CHAPTER

1

Scenic Resources

The Columbia Gorge is world renowned for its outstanding scenic beauty. The sea level chasm the Columbia River has cut through the Cascade Mountains, and the dramatic diverse landscapes it contains, create unparalleled grandeur. Within an hour's drive, one can witness towering cliffs and forests, orchards and farms, and sweeping grasslands. It is widely acknowledged that the need to protect the special scenic resources of the Gorge provided the major impetus for establishing the National Scenic Area. Much of the Gorge, with ~~it~~its steep landforms, forested slopes, waterfalls, pastoral areas, and rural townscapes, has outstanding visual diversity, integrity, and memorability. The Scenic resources of the Gorge *are* its natural, cultural, and recreational resources.

NATIONAL SCENIC AREA ACT PROVISIONS

The National Scenic Area Act's first purpose, as stated in Section 3(1), includes a mandate to protect and enhance scenic resources of the Columbia River Gorge. The Act directs the Gorge Commission to inventory the scenic resources of the Gorge and protect them by establishing guidelines and designating areas as open space. Open spaces, which the Gorge Commission is charged to protect and enhance [Section 6(d)], include: "scenic. . . areas;. . . outstanding scenic views and sites;. . . and Federal and State wild, scenic, and recreation waterways" [Section 2(l)].

KEY ISSUES

Several major issues had to be addressed in developing scenic resource protection provisions. One of the greatest challenges has been the need to establish guidelines to accommodate new development in a manner that protects ~~Gorge~~ scenic quality in the face of significant growth pressures for residences and related development. These pressures result from a number of factors, including substantial growth of the Portland/Vancouver metropolitan area and the rapid development of the Gorge as the leading ~~windsurfing~~windsports area in North America, if not the world.

The fact that the Gorge consists of many steep areas where development can be highly visible, combined with the desire for new residences with panoramic views, poses major challenges. The need to develop provisions that address long--term, cumulative effects of new development on the character of existing landscapes is as crucial as measures addressing the impacts of individual developments.

Another issue involves meeting the National Scenic Area Act's mandate to increase recreation river access while protecting scenic resources. Much of the shoreline area is both significant and sensitive from a scenic standpoint. This challenge required specific policies and guidelines that accommodate additional river-oriented recreation in a careful and sensitive manner.

OVERVIEW OF SCENIC RESOURCES PROVISIONS

The Gorge Commission and Forest Service have developed specific programs to address protection of scenic quality on lands seen from key viewing areas, maintenance of existing landscape settings, establishment of scenic travel corridors, and provisions for signage. The goals, objectives, policies and guidelines of this chapter provide a framework to guide actions of federal, state, and local agencies and private entities that may affect scenic resources of the National Scenic Area. This chapter is divided into the following sections:

Landscape Setting Character Descriptions

GMA Provisions:

- Overall Scenic Provisions
- Key Viewing Areas (KVAs)
- Landscape Settings
- Scenic Travel Corridors
- Signs

SMA Provisions:

- SMA Scenic Goals and Policies
- SMA Design Guidelines Based on Landscape Settings
- SMA Guidelines for Development and Uses Visible from KVAs
- SMA Guidelines for KVA Foregrounds and Scenic Routes
- SMA Guidelines for Areas not seen from KVA

LANDSCAPE SETTING & CHARACTER DESCRIPTIONS

During the course of the establishment of the National Scenic Area, inventories were carried out to help visually comprehend the fabric of Gorge. National Scenic Area landscapes were classified into different sub-regions, or setting types, which demonstrate unique qualities culturally, visually, and ecologically. Each Landscape Setting type has distinct characteristics and attributes, such as land use patterns and cultural features, landform patterns, vegetative patterns, and waterform patterns, which make it identifiable. Understanding what makes National Scenic Area landscapes special allows for the protection and enhancement of their intrinsic beauty and the integrity of their character into the future

Pastoral

Overview, Land Use, and Cultural Features

Pastoral settings are essentially agrarian in character, typified by areas of pastures and intensive agriculture often backing up to forested lots or bodies of water. This setting includes areas where orchards, vineyards, row crops, and irrigated pasture predominate the landscape. Distinct cultural features contributing to the sense of place, or valued visual image of the pastoral setting include wooden fence types, stone walls, barns (sometimes colorful), and other agricultural structures harmonious with the setting. Historic culturally modified landscapes and their associated structures, such as historic landmarks, and farmsteads are invaluable to the pastoral setting. This setting often includes forested lots and scattered rural residential development. Visual features distinguishing this setting include large expanses of cultivated fields and pastures, punctuated by clusters of farm accessory buildings and hedgerows or poplar rows defining distinct fields. Some small parcels with residences occur, but many parcels range between forty and several hundred acres in size. Seasonal interest in this setting can be a dramatic aesthetic experience when contrasted with adjacent natural appearing landscapes. Agricultural related tourism is experienced seasonally. Fire periodicity is variable and influenced primarily by adjacent vegetation types and human interaction.

Landform Patterns and Features

These landscape profiles read as predominately horizontal with occasional dome shaped features, and minimal landform complexity. Large swaths and expanses of unbroken, moderately level terrain punctuated by hedgerows and cultivated farmland form some of the more distinctive and memorable landform features.

These settings usually occur on level ground or gently rolling terrain, with grades averaging from 0-25% and elevations ranging from sea level to 2000 feet Some of these landscapes are found on relatively flat terraces and benches at the top of steep slopes that form the walls of the Gorge. Other pastoral areas occur in the fertile valleys of the major tributaries flowing into the Columbia River.

Vegetation

Non-native vegetation patterns are predominant. They include alfalfa fields and irrigated pasture, vineyards and fruit orchards, row crops, hedgerows, and poplar rows.

Scattered forested lots interspersed throughout this setting reflect the natural vegetation of the portion of the Gorge in which they are located (e.g. Oregon oak and ponderosa pine in the eastern Gorge; Douglas-fir, big leaf maple, and western red cedar in the west).

Waterform

Waterform elements are not typically distinctive identifying elements in this setting. Wetlands, streams (ephemeral, intermittent and perennial), ponds and man-made ponds are common, and add visual interest in form, line, color, and texture. Agricultural related ponds and irrigation features are seen occasionally but do not tend to contribute to the scenic quality of the setting.

Coniferous Woodland

Overview, Land Use and Cultural Features

These are predominately thickly forested areas characterized by forest uses and scattered residential development. Forest uses are often small to moderate in scale, particularly in the more settled portions of this setting. Parcels typically range between 20 and 160 acres in size. Large-scale silvicultural operations also occur in the less developed portions of this setting where land holdings tend to be relatively large (several hundred acres and larger) and residences fairly uncommon. Some scattered more intensive resource based recreation uses occur, but are infrequent. Cultural features contributing to the sense of place include historic landmarks, and scenic routes designed to lay light on the land and be harmonious with natural elements of the coniferous woodland setting. Valued cultural features contributing to the sense of place for the Coniferous Woodland setting include Civilian Conservation Corps era structures and their associated recreation areas and landscapes. Historic landmarks and structures built in the distinct Cascadia style and harmonious with the natural setting add interest and memorability. Fire periodicity is extremely variable from decades to centuries for major stand replacement occurrences.

Landform Patterns and Features

These settings are found in hilly and mountainous portions of the Gorge, particularly on the Washington side of the western Gorge (in the GMA). Landscape profiles read as predominately vertical, undulating ridges with well-defined forms, and steeply dissected v-shaped valleys. Landform complexity is moderate growing more steep and complex as forested slopes transition to the steep basalt cliffs of the Gorge Walls, Canyons, and Wildlands landscape setting. Mixed elevation terrain with gentle to steep slopes averaging 5 to 60%, and elevations from 500 to 1800 feet are common. The more gently rolling and accessible portions of this setting contain small-scale agricultural use and relatively more residences.

Vegetation

This setting is generally dominated by large conifer tree species associated with the ecosystems of the wet western slopes of the Cascades. Such species include Douglas-fir, western hemlock, western red cedar, and grand fir. Deciduous trees frequent the

riparian corridors and also cover many slopes in the wetter and westernmost portions of the Gorge. In the eastern portions of this setting and on dry, south-facing slopes, ponderosa pine and Oregon white oak are also common. Forested portions are typically densely vegetated, especially in the western side of the Gorge, with occasional small openings or breaks in canopy cover, and have little diversity in line and texture. Wildlife species passing/sightings through this landscape setting are a common occurrence.

Waterform

Water features are abundant in this setting, including many intermittent and perennial streams, lakes, ponds, cascades, waterfalls, and wetlands. Riparian areas in this setting are commonly home to species such as turtles, neo tropical bird species, raptors such as the bald eagle, and many species of fish. Although not as frequently occurring, distinct river views and waterfalls provide outstanding scenic and visual quality and contribute significantly to the inherent scenic attractiveness of the coniferous woodland setting.

Oak-Pine Woodland

Overview, Land Use, and Cultural Features

This visually complex setting represents the climatic transition area between the lush forests of the western Gorge and the semi-arid grasslands of the eastern Gorge. Variations in depth of view and spatial character contribute to outstanding scenic vistas. Dry oak-pine woods, savannah areas (predominantly grassy openings with scattered trees), and grassy prairies are interspersed with scattered rural development. Such development includes residences, roads, fences, etc. Distinct cultural features contributing to the sense of place of the Oak-Pine Woodland setting include wooden fence types, stone walls, barns, and other agricultural structures harmonious with the setting. Historic culturally modified landscapes and their associated structures are invaluable to the setting. Species such as western gray squirrel, Lewis woodpecker, California mountain kingsnake (near boulders), lesser goldfinch, elk, and mule deer play an important ecological role. In some portions of this setting, orchards and cultivated areas lend a pastoral flavor to this generally natural-appearing landscape. Most parcels are over 20 acres in size, and are frequently between 40 and 160 acres. Dramatic seasonal displays of color from wildflower meadows and oak-laden landscapes are highly valued by visitors. Fire periodicity is extremely variable. Wind is the principal disturbance feature.

Landform Patterns and Features

Landscape profiles read as dramatic, moderately steep and sloping, with complex juxtapositions of form, line, color, and texture. Some Oak Pine Woodland landscapes are found on relatively flat terraces and benches at the top of steep slopes and some along deeply incised river canyons and basalt cliffs. Occasional rock outcrops and formations punctuate open vistas and woodlands. Most of this setting is found on gently rolling to hilly terrain, with grades averaging 15-40% and elevations from 80 feet to 3,000 feet above sea level. Pastures and small farm uses are interspersed in the gentler portions of this setting.

Vegetation

This setting contains perhaps the most varied vegetative communities in the Gorge, adding to its visual richness. Mixed stands of Oregon white oak and ponderosa pine typify this setting. In the western portions, highest elevations, and north slopes, this community transitions into woodland vegetation patterns, with increasing numbers of Douglas-fir occurring. Drier portions of this setting and areas with poor, thin soils are often treeless prairies. "Biscuit scablands," or patterned ground areas with little vegetation and hummocky rock outcrops, also occur. This special landscape, created by scouring of great floods, is also found in some portions of the Grassland setting.

Waterform

Water features are common in this setting, often seasonal and ephemeral in nature, and include rocky drainages, intermittent and perennial streams, wetlands, and occasional ponds. A Wild and Scenic River passes through the Oak Pine Woodland setting, adding interest and memorability. Although not as frequently occurring, distinct river views and occasional waterfalls provide outstanding scenic quality and offer a contrasting visual experience to the drier and semi-arid portions of the setting.

Grassland

Overview, Land Use, and Cultural Features

This setting comprises large expanses of generally treeless grass and shrub-covered hills and terraces. It covers most of the eastern fourth of the National Scenic Area, stretching from just west of The Dalles to the eastern boundary of the National Scenic Area. Oak Pine Woodlands are commonly found naturally adjacent to this setting, and both share similar visual characteristics in lower elevations. Distinct cultural features contributing to the sense of place of the Grassland setting include pithouse depressions associated with First Peoples habitation, wooden fence types, stone walls, barns, and other agricultural structures harmonious with the setting. Historic culturally modified landscapes and their associated structures are invaluable to the setting. The dominant land use is cattle ranching, with widely scattered residences, accessory buildings, and related structures associated with ranching. Land holdings are relatively large, commonly ranging from several hundred to several thousand acres in size. The long, unbroken vistas and relatively sparse settlement patterns of this setting give it a dramatic, panoramic character distinct from the rest of the Gorge. Fire periodicity is variable and influenced primarily by adjacent vegetation types, wind patterns and human interaction.

Landform Patterns and Features

The Grassland setting is found on gentle to steeply sloping hillsides and relatively level terraces in the eastern Gorge. These landscape profiles read as predominately horizontal with occasional dome shaped features and cliffs leading to expansive benches. Cliffs, benches, and rock outcrops punctuating open vistas and woodlands add visual interest and moderate to high landform complexity. The distinctive hummocky terrain of some areas of "biscuit scablands" near Dallesport is also included in this setting. In the extreme eastern portions of the National Scenic Area, rugged rocky

cliffs along the Columbia River also occur. Grades vary widely from 0 to 50%, as do elevations, ranging from 90 feet to 3,225 feet above sea level.

Vegetation

Grasses, shrubs, and forbs are predominant in this mostly treeless setting. Introduced grass species cover most of the rangelands. Native species such as bitterbrush and sagebrush shrubland occurring in some areas. Some areas of native bunchgrasses and forbs still occur, and some rare plant species are found in a few areas of scablands and vernal ponds. Oregon white oak stands grow in some of the intermittent stream drainages. A few tree species have been widely planted as windbreaks and are naturalized to the area. A few vineyards and orchards have been planted in the lower terraces of this setting.

Waterform

Some moderate gradient ephemeral, intermittent or perennial streams, wetlands, and ponds are found throughout the grassland setting, and add visual interest in form, line, color, and texture. Few man-made ponds, reservoirs, and irrigation features can be seen, although they do not typically contribute to the scenic quality of the setting.

Rural Residential

Overview, Land Use, and Cultural Features

Rural Residential settings occur throughout the National Scenic Area, consisting of areas primarily committed to single-family residential development. These areas include numerous relatively small parcels, usually ranging between 1 and 5 acres. Because of these densities and the usually small size of these residential enclaves, Rural Residential settings often retain some rural character in contrast to larger, denser residential neighborhoods in the Urban Areas. Historic structures and landscapes, when maintained, add interest and memorability to this setting.

Landform Patterns and Features

Rural Residential settings occur in portions of the Gorge landscape that are relatively accessible and lacking in physical development constraints. Most of these areas are gently rolling or level terraces and valley floors. Rural Residential areas are rarely found in steep terrain.

Vegetation

Most Rural Residential settings include numerous plantings of ornamental and other non-native species in residential yards. In some of the less dense Rural Residential areas, remnants of the area's native vegetation have been preserved. In these areas, retention of the native vegetative communities has substantially contributed to the blending of the residential uses with their surroundings.

Waterform

Natural water features are uncommon in the rural residential setting and are not typically a contributing factor to its scenic character.

Rural Residential/Pastoral, Rural Residential/Coniferous Woodland, and Rural Residential/Oak-Pine Woodland

Overview, Land Use, and Cultural Features

This setting reflects areas that are partly rural residential in nature, yet still substantially retain characteristics of a more rural setting (either Pastoral, Coniferous Woodland or Oak-Pine Woodland).

Such areas are typically composed of a combination of rural residential and small-scale agricultural and forest uses. Parcels in these areas generally range between 5 and 20 acres in size, although some smaller residential lots and a few larger vacant parcels occur. Lots where intact distinguishing elements of the combined setting blend with its rural attributes contribute positively to the scenic character of landscapes in this setting. Historic structures and landscapes, when maintained, add interest and memorability to this setting.

Landform Pattern and Features

These combination settings generally occur in gentle terrain with relatively good access.

Vegetation

As with Rural Residential settings, natural vegetation patterns have been altered by ornamental and other non-native plantings on residential lots, although to a substantially lesser degree. The Rural Residential/Pastoral settings frequently contain pastures, small orchards, and other characteristic pastoral vegetation elements. Rural Residential/Coniferous Woodland and Rural Residential/Oak-Pine Woodland settings still retain much of the natural vegetative communities. In these settings, residential development blends with the rural landscape to a greater degree than in Rural Residential settings.

Waterform

Natural water features are uncommon in the rural residential setting and are not typically contributing factors to its character. Where they occur as typical to the combined setting, they add interest and memorability.

Residential

Overview, Land Use, and Cultural Features

A very limited number of areas in the General Management Area already contain dense residential development on parcels of less than 1 acre on the average. These areas, because of their density, size, and proximity to Urban Area development (in all but one case), are essentially suburban in nature and have not retained any rural characteristics. The subdivision north of Chenoweth Creek, known as "Murray's Addition," is the largest of the few Residential settings in the GMA. Historic structures and landscapes, when maintained, add interest and memorability to this setting.

Landform Pattern and Features

The Residential settings in the GMA are located on flat or gentle terrain in areas that are readily accessible.

Vegetation

With a few exceptions, natural vegetation patterns in these dense residential areas have been replaced by ornamental and non-native plantings.

Waterform

Natural water features are uncommon in the residential setting and are not typically a contributing factor to its character.

Village

Overview, Land Use, and Cultural Features

The Village setting applies to the two designated Rural Centers in the GMA (Corbett and Skamania--see Part II, Chapter 5), as well as the Broughton Mill area (approved for a resort by the Gorge Commission in 1989). This setting reflects the nature of the Rural Centers as service centers and gathering places for nearby rural residences. The Village setting contains many small residential parcels and a central core, serving both commercial and social functions. Village settings are distinguished from Rural Residential settings by their mix of residential, institutional (churches, schools, etc.), and commercial uses, creating a small town atmosphere. Historic structures and landscapes, when maintained, add interest and memorability to this setting.

Landform Pattern and Features

Village settings have evolved in level or gently rolling areas lacking any substantial physical development constraints or access problems.

Vegetation

Although the Village settings are densely settled relative to the surrounding rural landscape, some areas have retained the natural vegetation of the region in which they are located. Much of the vegetation in this setting, particularly in the Corbett area, consists of non-native species planted by homeowners.

Waterform

Natural water features are uncommon in the Village setting and are not typically contributing factors to its character.

River Bottomlands

Overview, Land Use, and Cultural Features

This setting includes lush floodplains and riparian forests found along the shores of the Columbia River, particularly below Bonneville Dam. Much of this setting has been lost to dam, freeway and railroad construction. In many places in the GMA, only thin strips of this setting remain, directly adjacent to the river. These remnants are still visually

distinct settings that markedly contrast with adjacent rocky slopes or upland conifer forests.

Some of these areas include small pastures and scattered rural residential development, as well as major transportation facilities. Distinct cultural features contributing to the sense of place of the River Bottomlands setting include wooden fence types, stone walls, barns, and other agricultural structures harmonious with the setting. Historic culturally modified landscapes and their associated structures are invaluable to the setting. Culturally significant features such as pithouses indicating early village sites, and glimpses of rock art associated with First Peoples, can be seen in this setting, serving as visual indicators of the ancestors of today's Tribal peoples, and conveying their continued connection to the land. This setting also includes major existing park and recreation facilities along the river (e.g. Celilo Park) and the most potentially suitable areas for concentrated public recreational river access, as identified in the planning process. Fire periodicity is variable and influenced primarily by adjacent vegetation types and human interaction

Landforms

River Bottomlands are, by their nature, confined to flat or gently sloping lands representing remnants of the original Columbia River floodplain. These landscape profiles read as predominately horizontal with minimal to moderate landform complexity. Elevations range from 0 to 200 feet above sea level with rare occurrences as high as 585 feet above sea level. Grades range from 0 to 5%.

Vegetation

Where unaltered, this setting consists primarily of a largely deciduous forest. Unforested marshes also occur in this setting, although the largest of these ecologically critical vegetative communities are in the Special Management Area. Major parks in River Bottomlands contain some vegetation patterns uncharacteristic of pristine riparian communities, such as mowed lawn areas and some ornamental plantings. However, to a large degree, the riverfront parks that best blend with the natural surroundings emphasize native species plantings and retention of existing riparian vegetation communities. Thus, the deciduous-dominated riparian species found in River Bottomlands are emphasized as the major vegetation element in the design guidelines applicable to new recreation uses in this setting.

Waterform

Distinctive, conspicuous waterscapes characterized by a rich combination of flow and scale are inextricably linked to the River Bottomlands setting, Water features abundant in this setting include rivers, lakes, wetlands, deltas, alluvial fans, ponds, and low gradient perennial and intermittent streams.

Gorge Walls, Canyons, and Wildlands

Overview,Land Use, and Cultural Features

This setting represents the rugged bluffs, cliffs and steep slopes that form the walls of the Gorge and the deeply incised canyons of the Columbia River's major tributaries.

Because of extreme steepness, and in some cases inaccessibility and instability, these areas are largely undeveloped. They represent some of the most natural settings in GMA lands, despite the proximity of some of these areas to major thoroughfares. Prevailing land use in these areas is undeveloped vacant land, although low-intensity recreation use and some silviculture occur in a few limited areas. Cultural features contributing to the sense of place include historic landmarks, and scenic travel corridors designed to lay light on the land and be harmonious with natural elements of the setting. American pika and the Larch Mountain salamander inhibit the rocky talus slopes, Fire periodicity is extremely variable from decades to centuries for major stand replacement occurrences.

Landform Patterns and Features

The landform component of this setting is a much greater determinant of its character than is true for any other setting. Steep wooded slopes, canyon walls, ancient slide complexes, talus slopes, and sheer rock faces with angular columnar basalt patterning characterize this setting. In the side canyons, small ribbons of riparian floodplain areas also occur. These landscape profiles read as predominately vertical with high landform complexity. Elevations range from 90 feet to 4,000 feet above sea level, with grades typically between 45% and 90%.

Vegetation

The steepest portions of this setting are rocky cliffs devoid of much vegetation or loose talus slopes with limited vegetation (although such slopes often include large, old fir, pine, and maple trees). Other portions of this setting include stands of large fir and pine trees, some of which appear to be the original forest cover. At the bottom of the Hood, White Salmon, and Little White Salmon River canyons, narrow bands of lush, riparian vegetation are found.

Waterform

Water features are abundant in this setting, including many intermittent and perennial streams, lakes, ponds, cascades, waterfalls, and wetlands. Riparian areas in this setting are commonly home to species such as turtles, neo tropical bird species, raptors such as the bald eagle, and many species of fish. Distinct river views and tall waterfalls provide outstanding scenic and visual quality and contribute significantly to the inherent scenic attractiveness of the Gorge Walls, Canyons, and Wildlands setting.

GMA PROVISIONS

OVERALL SCENIC PROVISIONS

GMA Goal

Protect and enhance the scenic resources of the National Scenic Area.

GMA Objectives

1. Encourage the establishment of programs offering incentives and other means of implementing scenic resource enhancement objectives and policies for existing uses, ~~targeting~~ focusing on private landowners, railroad and utility companies, and transportation and other public agencies.

2. ~~Encourage~~Support the ~~establishment~~efforts of a Scenic Area public land conservancy and/or nonprofit land trust to acquire fee interest, conservation easements, and other interests in properties whose preservation is important for protection of Gorge landscape settings and scenic values.

GMA Policies

1. Except for production and/or development of mineral resources and disposal sites for spoil materials from public road maintenance activities, nothing in the key viewing areas or landscape settings guidelines in this chapter shall be used as grounds to deny proposed uses otherwise authorized by the land use designation. However, the guidelines may affect the siting, location, size, and other design features of proposed developments, and compliance with them is mandatory.

2. The goals, objectives, policies, and guidelines in this chapter shall not affect agriculture or forest practices~~, nor equipment or structures (other than buildings) associated with such practices, such as irrigation equipment or orchard fans~~.

3. New development shall be compatible with its designated landscape setting (as described in the "Landscape Settings" section of this chapter). Expansion of existing development shall be compatible with its landscape setting to the maximum extent practicable.

4. New production and/or development of mineral resources and expansion of existing quarries shall include a reclamation plan to restore the site to a natural appearance that blends with and emulates ~~surrounding landforms to the maximum extent practicable~~distinctive characteristics inherent to its landscape setting.

5. ~~5.~~ New development shall retain existing landforms and strive to fit into the existing topography to the maximum extent feasible.

~~6. 6. The Gorge Discovery Center~~New development or expansion of facilities that are called for in the National Scenic Area Act shall be designed and ~~constructed~~constructed to be visually subordinate as seen from key viewing areas and compatible with ~~its~~their landscape setting to the maximum extent practicable, consistent with ~~its~~the facility's mission.

GMA Guidelines

1. New ~~buildings and roads~~development shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

2. 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. Findings addressing this guideline shall include but are not limited to:

   A. Application of the landscape setting design guidelines, if applicable.

   B. A defined study area surrounding the development that includes at least ten existing buildings, not including existing buildings within Urban Areas or outside the National Scenic Area.

   C. Individual evaluations of scale for each separate proposed building in the application and each separate building in the study area, including:

      (1) All finished above ground square footage;

      (2) Total area of covered decks and porches;

      (3) Attached garages

      (4) Daylight basements

      (5) Breezeways, if the breezeway shares a wall with an adjacent building

      (6) Height, based on information from the application or on Assessor's records

   D. An overall evaluation demonstrating the proposed development's compatibility with surrounding development. Buildings in the vicinity of the proposed development that are significantly larger in size than the rest of the buildings in the study area should be removed from this evaluation.

3. ~~Project Applicants~~Landowners shall be responsible for the proper maintenance and survival of any planted vegetation required by the guidelines in this chapter.

~~4. A site plan and land use application shall be submitted for all new buildings, 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 and application shall include all information required in the site plan guidelines in~~

"Review Uses" (Part II, Chapter 7: General Policies and Guidelines). Supplemental requirements for developments proposed on lands visible from key viewing areas are included in the key viewing areas guidelines in this chapter.

5. For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.

6. For all new production and/or development of mineral resources and expansion of existing quarries, a reclamation plan is required to restore the site to a natural appearance that 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 inch equals 200 feet (1:2,400) or a scale providing greater detail, with 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, processing activities, etc.

D. Description of drainage/erosion control features to be employed for the duration of the use.

E. 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.

7. All reclamation plans for new quarries or expansion of existing quarries shall be sent to the appropriate state reclamation permitting agency for review and comment. The state agency shall have 30 calendar days from the date a reclamation plan is mailed to submit written comments on the proposal. State agency comments shall address the followingWhether the proposed mining is subject to state reclamation permit requirements;

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.~~

~~Scenic Area implementing agencies may request technical assistance from state agencies on reclamation plans for proposed mining not within the state agency's jurisdiction.~~

KEY VIEWING AREAS

GMA Goal

Emphasize protection and enhancement of Gorge landscapes seen from key viewing areas.

GMA Objectives

1. Establish scenic enhancement programs prioritizing enhancement of lands seen from key viewing areas.
2. Establish a program to phase-out existing quarries and associated activities and develop reclamation plans for such quarries at sites where the Gorge Commission determines that such uses adversely affect scenic resources on land visible from key viewing areas. The Gorge Commission shall initiate this objective by inventorying existing quarries visible from key viewing areas. Phase-out plans may require some additional quarrying for a limited time to best achieve contours that blend with surrounding landforms. Phase-out and reclamation plans for particular quarries shall include a specified time period for completion, not to exceed 5 years from the commencement of such plans.
3. Encourage mining reclamation methods and features that enhance wildlife habitat and wetlands, ameliorate visual impacts of existing quarries, and accelerate achievement of desired ~~visual quality objectives~~scenic standard.
4. Encourage use of planned unit developments, clustering, lot reconfiguration and consolidation, and other techniques to reduce visual impacts of new development on lands that are visible from key viewing areas and that possess high or critical visual sensitivity.
5. Encourage plantings of native species or species characteristic of the landscape setting to screen existing development that is not visually subordinate on lands that are visible from key viewing areas and that possess high or critical visual sensitivity.

GMA Policies

1. Important public roads, parks, and other vantage points providing public scenic viewing opportunities shall be designated as key viewing areas, as identified in the glossary of the Management Plan.

2. Except for new production and/or development of mineral resources, new development on lands ~~seen~~visible from key viewing areas shall be visually subordinate to its landscape setting. This policy shall not apply to specified developed settings that are not visually sensitive (as identified in the "Landscape Settings" section), rehabilitation or modifications to significant historic structures as defined by state and Forest Service Archaeologists, shorelines on the main stem of the Columbia River that adjoin Urban Areas, or other developments expressly exempted from this requirement in this chapter.

3. In developing conditions of approval, agencies shall emphasize those elements that, in combination, provide effective, long-term scenic resource protection.

4. New utility transmission lines, transportation and communication facilities, docks and piers, and repairs and maintenance of existing lines, roads and facilities shall be visually subordinate as seen from key viewing areas to the maximum extent practicable.

5. New buildings shall be prohibited on steeply sloping lands visible from key viewing areas.

6. Proposed projects involving substantial grading on lands visible from key viewing areas shall include a grading plan addressing visual impacts of grading activities. All graded areas shall be revegetated to the maximum extent practicable.

7. Development along the shoreline of the Columbia River and on immediately adjacent lands shall be limited to water-dependent development and water-related recreation development.

8. New production and/or development of mineral resources on sites visible in the foreground or middle-ground from key viewing areas shall be permitted if fully screened from view from those key viewing areas. New production and/or development of mineral resources on sites visible in the background from key viewing areas shall be permitted if visually subordinate to its setting as seen from those key viewing areas.

9. Expansion of existing quarries on sites visible from key viewing areas shall be permitted if visually subordinate to its setting as seen from key viewing areas. Existing quarries are those determined not to be discontinued, pursuant to Guideline 4.D in "Existing Uses and Discontinued Uses" (Part II, Chapter 7: General Policies and Guidelines). Expansion refers to lateral expansion (expansion of mining activities into land surfaces previously unaffected by mining).

10. In addition to the guidelines contained in this section, applicable design guidelines specified for a particular landscape setting shall be used to ensure that new development on lands ~~seen~~visible from key viewing areas is visually subordinate to its setting in a manner responsive to the unique character of that setting.

11. The Commission and Forest Service shall maintain a Scenic Resources Implementation Handbook. The Handbook shall provide specific guidance for

applicants and planners in implementing color, reflectivity, landscaping and other guidelines for development ~~on sites visible from key viewing areas~~. It may be updated as needed, as determined by the Executive Director and National Scenic Area Manager. In updating the Handbook, the Commission and Forest Service will collaborate with the implementing counties, and solicit other agency and public input.

The Handbook is intended to provide non-exclusive, recommended lists of exterior building materials (for reflectivity) and vegetation species.

GMA Guidelines

1. The guidelines in this section shall apply to proposed developments on sites topographically visible from key viewing areas.

2. Each development shall be visually subordinate to its setting as seen from key viewing areas. 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, sensitive plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, new development siting shall comply with this guideline to the maximum extent practicable.

3. Determination of potential visual effects and compliance with visual subordinance policies shall include consideration of the cumulative effects of proposed developments.

~~4. The extent and type~~A determination of ~~conditions applied to~~ the potential visual impact of a ~~proposed~~new development ~~to achieve visual subordinance shall be proportionate to its potential visual impacts as seen from key viewing areas.~~

~~5. Decisions~~ shall include written findings addressing the following factors ~~influencing potential visual impact, including but not limited to:~~ :

   A. The amount of area of the building site exposed to key viewing areas.

   B. The degree of existing vegetation providing screening.

   C. The distance from the building site to the key viewing areas from which it is visible.

   D. The number of key viewing areas from which it is visible.

   E. The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).

   F. ~~Conditions may be~~ Other factors the reviewing agency determines relevant in consideration of the potential visual impact.

~~6.~~4. The extent and type of conditions applied to ~~various elements of~~ a proposed development~~s~~ to ~~ensure they are visually subordinate~~achieve visual

subordinance to ~~their~~its landscape setting shall be proportionate to its potential visual impacts 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).

B. Retention of existing vegetation.

C. Design (color, reflectivity, size, shape, height, architectural and design details and other elements).

D. New landscaping.~~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, sensitive plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, development shall comply with this guideline to the maximum extent practicab~~

~~7.~~5. New development shall be sited using existing topography and~~/or~~ existing vegetation as needed to achieve visual subordinance from key viewing areas. The following guidelines shall apply to new landscaping used to screen development from key viewing areas:

A. 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 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.

B. If new landscaping is required to make a proposed development visually subordinate 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 guideline shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction. If after five years the vegetation has not achieved a size sufficient to screen the development, additional screening vegetation may be required by the local government to make the development visually subordinate.

C. Unless as specified otherwise by provisions in this chapter, landscaping shall be installed as soon as practicable, and prior to project completion.

D. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

E. The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

~~8.~~6. Existing tree cover screening proposed development from key viewing areas shall be retained or as specified in the Landscape Settings Design Guidelines section of this chapter.

~~9.~~7. The silhouette of new buildings shall remain below the skyline of a bluff, cliff, or ridge as seen from key viewing areas. ~~Variances to this guideline may be granted if application of the guideline 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 guideline have been made.~~

~~10. An alteration to a building built before November 17, 1986, that 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:~~

~~A. The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration, and~~

~~B. There is no practicable alternative means of altering the building without increasing the protrusion.~~

~~11.~~8. Conditions regarding new landscaping or retention of existing vegetation for new developments on lands designated GMA ~~Forest~~Commercial Forest, Large Woodland, or Small Woodland shall meet both scenic guidelines and fuel break requirements in Criterion 1.A of "Approval Criteria for Fire Protection".~~-~~

~~12.~~9. Unless expressly exempted by other provisions in this chapter, colors of structures on sites 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~~approved by the reviewing agency shall be included as a condition of approval. ~~The Scenic Resources Implementation Handbook will include a recommended palette of colors.~~

~~13.~~10. The exterior of buildings ~~on lands seen from key viewing areas~~ shall be composed of non-reflective materials or materials with low reflectivity~~, unless the structure would be fully screened from all key viewing areas by existing topographic features.~~. Continuous surfaces of glass shall be limited to ensure visual subordinance. The Scenic Resources Implementation Handbook ~~will include~~includes a list of recommended exterior materials~~. These recommended materials~~ and ~~other materials may be deemed consistent with this guideline, 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. screening methods.

14.11. In addition to the site plan requirements in "Review Uses" (Part II, Chapter 7: General Policiand Guidelines), applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials,

15.12. Any exterior lighting , and landscaping details (type of plants used; number, size, locations ofplantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).For proposed mining and associated activities on lands visible from key viewing areas, in addition to submittal of plans and information pursuant to Guideline 6 in the "Overall Scenic Provisions" section of this chapter, project applicants shall submit perspective drawings of the proposed mining areas as seen from applicable key viewing areas.shall be directed downward and sited, hooded, andlimited in intensity, shielded such, or hooded in a manner that it is not prevents lights from being highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.

16.13. 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 building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colorsapproved by the reviewing agency shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.

17.14. Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordinance requirements for lands seen from key viewing areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, 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.

18.15. 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.

19.16. New communication facilities (antennae, dishes, etc.) on lands visible from key viewing areas that 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.

~~20.~~17. New communications facilities may protrude above a skyline visible from a key viewing area only upon demonstration that:

A. The facility is necessary for public service,

B. The break in the skyline is seen only in the background, and

C. The break in the skyline is the minimum necessary to provide the service.

~~21.~~18. 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:

A. The facility is necessary for public service, and

B. The break in the skyline is the minimum necessary to provide the service.

~~22. 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.~~

~~23.~~19. 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 if the guideline's application would render a property unbuildable. In determining the slope, the average percent slope of the proposed building ~~site~~footprint shall be used.

~~24.~~20. Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas.

~~25. All proposed structural development involving more than 200 cubic yards of grading on sites visible from key viewing areas shall include submittal of a grading plan. This plan shall be reviewed by the local government for compliance with key viewing area policies. The grading plan 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) Existing and proposed final 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.

26. Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than 3 miles from the nearest key viewing areas from which it is visible may be allowed upon a demonstration that:

A. The site plan requirements for such proposals pursuant to this chapter have been met.

B. 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 as seen from any key viewing areas.

C. A reclamation plan to restore the site to a natural appearance that blends with and emulates distinctive characteristics of the designated landscape setting to the maximum extent practicable has been approved. At minimum, the reclamation plan shall comply with Guidelines 6 and 7 in the "Overall Scenic Provisions" section of this chapter.

D. A written report on a determination of visual subordinance has been completed, with findings addressing the extent of visibility of proposed mining activities from key viewing areas, including:

(1) A list of key viewing areas from which exposed mining surfaces (and associated facilities/activities) would be visible.

(2) An estimate of the surface area of exposed mining surfaces that would be visible from those key viewing areas.

(3) The distance from those key viewing areas and the linear distance along those key viewing areas from which proposed mining surfaces are visible.

(4) The slope and aspect of mining surfaces relative to those portions of key viewing areas from which they are visible.

(5) The degree to which potentially visible mining surfaces are screened from key viewing areas by existing vegetation, including winter screening considerations.

(6) The degree to which potentially visible mining surfaces would be screened by new plantings, berms, etc. and appropriate time frames to achieve such results, including winter screening considerations.

27. Unless addressed by Guideline 27 of this section, new production and/or development of mineral resources may be allowed upon a demonstration that:

A. The site plan requirements for such proposals pursuant to this chapter have been met.

B. 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.

C. A reclamation plan to restore the area to a natural appearance that blends with and emulates surrounding landforms to the maximum extent practicable has been approved. At minimum, the reclamation plan shall comply with Guidelines 6 and 7 of the "Overall Scenic Provisions" section of this chapter.

28. An interim time period to achieve compliance with visual subordinance requirements for expansion of existing quarries and development of new quarries located more than 3 miles from the nearest visible key viewing area shall be established before approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the date of approval.

29. An interim time period to achieve compliance with full screening requirements for new quarries located less than 3 miles from the nearest visible key viewing area shall be established before approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the date of approval. Quarrying activity occurring before achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).

LANDSCAPE SETTINGS

GMA Goals

1. Maintain the diversity of Gorge landscapes to protect and enhance the Gorge's scenic beauty.
2. Retain the existing character of the Gorge's rural landscapes and two Rural Centers (Corbett and Skamania).
3. Protect existing riverfront landscape settings when providing additional recreational river access and ensure that riverfront recreation is provided in a manner compatible with those settings.

GMA Policies

1. New developments shall be compatible with their landscape setting and maintain the integrity of that setting. Expansion of existing developments shall be compatible with their landscape setting and maintain the integrity of that setting to the maximum extent practicable.
2. These goals, policies, and guidelines apply only to developments and uses subject to review, pursuant to the Management Plan~~. While agricultural and forest practices influence landscape settings, they are not subject to the goals, policies, and guidelines for landscape settings.~~
3. Because of the dynamic nature of landscape settings, these settings shall be reevaluated in the periodic plan review process. Substantial changes, particularly with respect to changes of large areas between wooded and agricultural settings, shall be reflected in periodic revisions to the Management Plan.
4. Maintenance of landscape settings shall be a key consideration in determining minimum parcel sizes for GMA land use designations. Recommended minimum parcel sizes for new land divisions to maintain landscape setting character are included where applicable in the landscape settings descriptions. The Gorge Commission shall use these recommendations when considering minimum parcel sizes for either plan amendments or plan updates.
5. The "Compatible Recreation Use Guidelines" for each landscape setting shall provide the basis for evaluating cumulative effects of recreation proposals on landscape settings, including types and intensities of recreation uses.

GMA ~~Descriptions and~~ Guidelines

Pastoral

~~Overview and Land Use~~

~~Pastoral settings are essentially agrarian in character, typified by areas of pastures and intensive agriculture. This setting includes areas where orchards, vineyards, row crops, and~~

~~irrigated pasture predominate the landscape. This setting often includes woodlots and scattered rural residential development. Visual features distinguishing this setting include large expanses of cultivated fields and pastures, punctuated by clusters of farm accessory buildings and hedgerows or poplar rows defining distinct fields. Some small parcels with residences occur, but many parcels range between forty and several hundred acres in size.~~

~~Landforms~~

~~These settings usually occur on level ground or gently rolling terrain. Some of these landscapes are found on relatively flat terraces and benches at the top of steep slopes that form the walls of the Gorge. Other pastoral areas occur in the fertile valleys of the major tributaries flowing into the Columbia River.~~

~~Vegetation~~

~~Non-native vegetation patterns are predominant. They include alfalfa fields and irrigated pasture, vineyards and fruit orchards, row crops, hedgerows, and poplar rows. Scattered woodlots interspersed throughout this setting reflect the natural vegetation of the portion of the Gorge in which they are located (e.g. Oregon oak and ponderosa pine in the eastern Gorge; Douglas-fir, big leaf maple, and western red cedar in the west).~~

Compatible Recreation Use GuidelineResource-based recreation uses of a very low-intensity or low-nature (as defined in the "Recreation Intensity Classes" section of Part I, Chapter 4: Recreation Resources), occurring infrequently in the landscape, are compatible with this setting.

Recommended Parcel Size for New Land Divisions

40 acres.

Design Guidelines

1. Accessory structures, outbuildings, and access ways 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 guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

   A. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.

   B. Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.

   C. At least half of any trees planted for screening purposes shall be species native to the setting ~~or commonly found in the area. Such~~. Examples of native species ~~include fruit trees, Douglas-fir, Lombardy poplar (usually in rows), Oregon white oak, big leaf maple, and black locust (primarily in the eastern Gorge).~~are identified in the Scenic Implementation Handbook as appropriate for the area.

D. At least one-quarter of any trees planted for screening shall be coniferous for winter screening. Variances may be granted to this guideline when development is directly adjacent or adjoining a landscape setting where coniferous trees are not common or appropriate (as identified in the Scenic Implementation Handbook), and tree species ultimately selected for winter screening are natives characteristic to that setting

Coniferous Woodland

~~**Overview and Land Use**~~

~~These are primarily thickly forested areas characterized by forest uses and scattered residential. Forest uses are often small to moderate in scale, particularly in the more settled portions of this setting. Parcels typically range between 20 and 160 acres in size. Large-scale silvicultural operations also occur in the less developed portions of this setting where land holdings tend to be relatively large (several hundred acres and larger) and residences fairly uncommon.~~

~~**Landforms**~~

~~These settings are found in hilly and mountainous portions of the Gorge, particularly on the Washington side of the western Gorge (in the GMA). The more gently rolling and accessible portions of this setting contain small-scale agricultural use and relatively more residences.~~

~~***Vegetation***~~

~~This setting is generally dominated by large conifer tree species associated with the ecosystems of the wet western slopes of the Cascades. Such species include Douglas-fir, western hemlock, western red cedar, and grand fir. Deciduous trees frequent the riparian corridors and also cover many slopes in the westernmost portions of the Gorge. Common deciduous species include big leaf maple, red alder, black cottonwood, and various species of willow trees. In the eastern portions of this setting and on dry, south-facing slopes, ponderosa pine and Oregon white oak are also common.~~

Compatible Recreation Use Guideline

Resource-based recreation uses of varying intensities may be compatible with this setting. Typically, outdoor recreation uses in Coniferous Woodlands are low intensity, and include trails, small picnic areas, and scenic viewpoints. Although infrequent, some more intensive recreation uses, such as campgrounds, occur. They tend to be scattered rather than concentrated, interspersed with large areas of undeveloped land and low-intensity uses.

Recommended Parcel Size for New Land Divisions

20 acres.

Design Guidelines

~~30.~~21. Structure height shall remain below the forest canopy level.

~~31.~~22. In portions of this setting visible from key viewing areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

A. Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.

B. 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, big leaf maple, red alder, ponderosa pine and Oregon white oak, and various native willows (for riparian areas).~~Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.

C. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

Oak-Pine Woodland

~~Overview and Land Use~~

~~This visually complex setting represents the climatic transition area between the lush forests of the western Gorge and the semi-arid grasslands of the eastern Gorge. Dry oak-pine woods, savannah-areas (predominantly grassy openings with scattered trees), and grassy prairies are interspersed with scattered rural development. Such development includes residences, roads, fences, etc. In some portions of this setting, orchards and cultivated areas lend a pastoral flavor to this generally natural-appearing landscape. Most parcels are over 20 acres in size, and are frequently between 40 and 160 acres.~~

~~Landforms~~

~~Most of this setting is found on gently rolling to hilly terrain. Pastures and small farm uses are interspersed in the gentler portions of this setting. Some very steep slopes and deeply incised side canyons are contained in the least developed portions of this setting.~~

~~*Vegetation*~~

~~This setting contains perhaps the most varied vegetative communities in the Gorge, adding to its visual richness. Mixed stands of Oregon white oak and ponderosa pine typify this setting. In the western portions, highest elevations, and north slopes, this community transitions into woodland vegetation patterns, with increasing numbers of Douglas-fir occurring. Drier portions of this setting and areas with poor, thin soils are often treeless prairies. "Biscuit scablands," or patterned ground areas with little vegetation and hummocky rock outcrops, also occur. This special landscape, created by scouring of great floods, is also found in some portions of the Grassland setting.~~

Compatible Recreation Use Guideline

Resource-based recreation uses of varying intensities may be compatible with this setting, although most are of a low-intensity nature (such as trails or small scenic outlooks). More intensive recreation uses may be compatible where allowed under the "Recreation Intensity Classes" in Part I, Chapter 4, although they are generally rare in this setting. As with Woodland settings, intensive recreation uses in Oak-Pine Woodlands may be compatible if widely scattered and not in large concentrations.

Recommended Parcel Size for New Land Divisions

40 acres.

1. Design GuidelinesStructure height shall remain below the tree canopy level ~~in wooded portions~~of the dominant vegetation types of this setting.

2. In portions of this setting visible from key viewing areas, the following guidelines 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, and Douglas-fir~~Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.

   B. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

   For substantially wooded portions:

   C. Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.

   For treeless portions or portions with scattered tree cover:

   D. Structures shall be sited on portions of the property that provide maximum screening from key viewing areas, using existing topographic features.

   E. 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.

   F. Accessory structures, outbuildings, and access ways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures, and farm fields.

Grassland

~~Overview and Land Use~~

~~This setting comprises large expanses of generally treeless grass and shrub-covered hills and terraces. It covers most of the eastern fourth of the Scenic Area, stretching from just west of The Dalles to the eastern boundary of the Scenic Area. The dominant land use is cattle ranching, with widely scattered residences, accessory buildings, and related structures associated with ranching. Land holdings are relatively large, commonly ranging from several hundred to several thousand acres in size. The long, unbroken vistas and relatively sparse settlement patterns of this setting give it a dramatic, panoramic character distinct from the rest of the Gorge.~~

~~Landforms~~

~~The Grassland setting is found on gentle to steeply sloping hillsides and relatively level terraces in the eastern Gorge. The distinctive hummocky terrain of some areas of "biscuit scablands" near Dallesport is also included in this setting. In the extreme eastern portions of the Scenic Area, rugged rocky cliffs along the Columbia River also occur.~~

~~*Vegetation*~~

~~Grasses, shrubs, and forbs are predominant in this mostly treeless setting. Introduced grass species cover most of the rangelands, with bitterbrush and sagebrush shrubland~~

~~occurring in some areas.~~ ~~Some areas of native bunchgrasses and forbs still occur, and some rare plant species are found in a few areas of scablands and vernal ponds.~~ ~~Oregon white oak stands grow in some of the intermittent stream drainages.~~ ~~A few tree species have been widely planted as windbreaks and are naturalized to the area~~~~, particularly black locust and poplar.~~ ~~A few vineyards and orchards have been planted in the lower terraces of this setting.~~

Compatible Recreation Use Guideline
Resource-based recreation uses of a very low-intensity or low-intensity nature that occur infrequently are compatible with this setting, and include hiking, hunting, and wildlife viewing.

Recommended Parcel Size for New Land Divisions

160 acres.

Design Guidelines

1. Accessory structures, outbuildings, and access ways shall be clustered together as much as possible. Exceptions to this guideline are permitted where necessary for farming operations

2. In portions of this setting visible from key viewing areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

   A. Structures shall be sited on portions of the property that provide maximum screening from key viewing areas, using existing topographic features.

   B. Lower structures that emphasize horizontal lines and blend with this sweeping landscape should 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 used, screening vegetation shall either tie in with nearby 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~~. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area. ~~Such species include Oregon white oak, Lombardy poplar, black locust, black cottonwood (wet locations), Russian olive and ponderosa pine.~~

Rural Residential

~~**Overview and Land Use**~~
~~Rural Residential settings occur throughout the Scenic Area, consisting of areas primarily committed to single-family residential development. These areas include numerous relatively small parcels, usually ranging between 1 and 5 acres. Because of these densities and the usually small~~

~~size of these residential enclaves, Rural Residential settings often retain some rural character in contrast to larger, denser residential neighborhoods in the Urban Areas.~~

~~**Landforms**~~

~~Rural Residential settings occur in portions of the Gorge landscape that are relatively accessible and lacking in physical development constraints. Most of these areas are gently rolling or level terraces and valley floors. Rural Residential areas are rarely found in steep terrain.~~

~~**Vegetation**~~

~~Most Rural Residential settings include numerous plantings of ornamental and other non-native species in residential yards. In some of the less dense Rural Residential areas, remnants of the area's native vegetation have been preserved. In these areas, retention of the native vegetative communities has substantially contributed to the blending of the residential uses with their surroundings.~~

Compatible Recreation Use Guideline

1. Compatible recreation uses are usually limited to small community park facilities, but may occasionally include low-intensity resource-based recreation uses (such as small scenic overlooks).

Recommended Parcel Size for New Development

1. Two acres or 5 acres, depending upon the existing character of the area as reflected in average parcel size and development patterns.

Design Guidelines

1. Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.
2. In portions of this setting visible from key viewing areas, and not exempt from visual subordinance guidelines (see "Developed Settings and Visual Subordinance Policies" in this section), the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:
   A. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
   B. At least half of any trees planted for screening purposes shall be species native to the setting or ~~commonly found~~species identified in the Scenic Implementation Handbook as appropriate for the area.
   C. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

Rural Residential/Pastoral, Rural Residential/Coniferous Woodland, and Rural Residential/Oak-Pine Woodland

~~Overview and Land Use~~

~~This setting reflects areas that are partly rural residential in nature, yet still substantially retain characteristics of a more rural setting (either Pastoral, Coniferous Woodland or Oak-Pine Woodland).~~
~~Such areas are typically composed of a combination of rural residential and small-scale agricultural and forest uses.~~ ~~Parcels in these areas generally range between 5 and 20 acres in size, although some smaller residential lots and a few larger vacant parcels occur.~~

~~Landforms~~

~~These combination settings generally occur in gentle terrain with relatively good access.~~

~~*Vegetation*~~

~~As with Rural Residential settings, natural vegetation patterns have been altered by ornamental and other non-native plantings on residential lots, although to a substantially lesser degree.~~ ~~The Rural Residential/Pastoral settings frequently contain pastures, small orchards, and other characteristic pastoral vegetation elements.~~ ~~Rural Residential/Coniferous Woodland and Rural Residential/Oak-Pine Woodland settings still retain much of the natural vegetative communities.~~ ~~In these settings, residential development blends with the rural landscape to a greater degree than in Rural Residential settings.~~

Compatible Recreation Use Guideline

Very low-intensity and low-intensity resource-based recreation uses, scattered infrequently in the landscape, may be compatible with this setting.

Recommended Parcel Size for New Land Divisions

Ten acres or 20 acres, depending upon the existing character of the area, as reflected in average parcel size and development patterns. However, a 10-acre minimum parcel size is recommended for all Rural Residential/Coniferous Woodland settings.

Design Guidelines

1. New development in this setting shall meet the design guidelines 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. Expansion of existing development shall comply with this guideline to the maximum extent practicable.

2. In the event of a possible conflict between the two sets of guidelines, the guidelines for the more rural setting (Coniferous Woodland, Oak-Pine Woodland or Pastoral) shall apply, unless it can be demonstrated that application of such guidelines would not be practicable.

Residential

~~Overview and Land Use~~

~~A very limited number of areas in the General Management Area already contain dense residential development on parcels of less than 1 acre on the average.~~ ~~These areas, because of their density,~~

~~size, and proximity to Urban Area development (in all but one case), are essentially suburban in nature and have not retained any rural characteristics. The subdivision north of Chenoweth Creek, known as "Murray's Addition," is the largest of the few Residential settings in the GMA.~~

~~**Landforms**~~

~~The Residential settings in the GMA are located on flat or gentle terrain in areas that are readily accessible.~~

~~***Vegetation***~~

~~With a few exceptions, natural vegetation patterns in these dense residential areas have been replaced by ornamental and non-native plantings.~~

Compatible Recreation Use Guideline

1. Compatible recreation uses are essentially limited to community park facilities.

Design Guidelines

1. In portions of this setting visible from key viewing areas ~~and not exempt from visual subordinance guidelines (see~~(except those areas described in the "Developed Settings and Visual Subordinance Policies" in this section), the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

   A. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.

   B. The exteriors of structures shall be non-~~-~~reflective unless fully screened from key viewing areas with existing vegetation and/or topography.

   C. At least half of any trees planted for screening purposes shall be species native to the setting ~~or commonly found~~. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.

   D. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

Village

~~**Overview and Land Use**~~

~~The Village setting applies to the two designated Rural Centers in the GMA (Corbett and Skamania - see Part II, Chapter 5), as well as the Broughton Mill area (approved for a resort by the Gorge Commission in 1989). This setting reflects the nature of the Rural Centers as service centers and gathering places for nearby rural residences. The Village setting contains many small residential parcels and a central core, serving both commercial and social functions. Village settings are distinguished from Rural Residential settings by their mix of residential, institutional (churches, schools, etc.), and commercial uses, creating a small town atmosphere.~~

~~**Landforms**~~

~~Village settings have evolved in level or gently rolling areas lacking any substantial physical development constraints or access problems.~~

~~***Vegetation***~~

~~Although the Village settings are densely settled relative to the surrounding rural landscape, some areas have retained the natural vegetation of the region in which they are located. Much of the vegetation in this setting, particularly in the Corbett area, consists of non-native species planted by homeowners.~~

Compatible Recreation Use Guideline

Compatible recreation uses may include community parks serving the recreation needs of local residents, and varying intensities of other recreation uses.

Special Policies for Village Setting

1. The Gorge Commission shall consult with community groups and the appropriate county to refine and revise these design guidelines as appropriate to reflect community desires and interests.
2. The Gorge Commission shall consult with the Oregon Department of Transportation, the Historic Columbia River Highway Advisory Committee, and Multnomah County to define desirable and appropriate provisions for curbs, parking treatments, and access on the Historic Highway.

Design Guidelines

1. New commercial buildings shall be limited in size to a total floor area of 5,000 square feet or less, and shall be limited in height to 2 1/2 stories or less.
2. For new commercial, institutional (churches, schools, government buildings), or multifamily residential uses on parcels fronting a scenic travel corridor (Washington State Route 14 or the Historic Columbia River Highway) and expansion of existing development for such uses, parking shall be limited to rear or side yards of buildings to the maximum extent practicable.
3. New vehicular access points to the scenic travel corridors shall be limited to the maximum extent practicable, and access consolidation shall be required where feasible.
4. New development proposals and expansion of existing development shall be encouraged to follow planned unit development approaches, featuring consolidated access, commonly shared landscaped open areas, etc.
5. New commercial, institutional or multifamily residential uses fronting a scenic travel corridor shall comply with the following landscape requirements:
   A. Parking or loading areas for 10 or more spaces shall include a landscaped strip at least 5 feet wide between the new use and the scenic travel corridor roadway.
   B. The landscape strip required in Guideline 5.A above, shall include shrubs, vegetative ground cover, and, at minimum, one tree. Trees shall be spaced as appropriate to the species and not to exceed 25 feet apart on the average.

6. The use of building materials that reinforce the Village setting's character, such as wood, logs, or stone, and that reflect community desires, should be encouraged.
7. Architectural styles that are characteristic of the area (such as 1 1/2-story dormer roof styles in Corbett) and that reflect community desires should be encouraged. Entry signs should be consistent with such architectural styles.
8. Design features that create a "pedestrian-friendly" atmosphere, such as large shop windows on the ground floor of commercial buildings, porches along ground floors with street frontage, etc., should be encouraged.
9. Pedestrian walkways and bicycle paths should be encouraged and integrated into new developments wherever feasible.
10. Where feasible, existing tree cover of species native to the region or ~~commonly found in~~species identified in the Scenic Implementation Handbook as appropriate for the area shall be retained when designing new development or expanding existing development.

River Bottomlands

~~Overview and Land Use~~

~~This setting includes lush floodplains and riparian forests found along the shores of the Columbia River, particularly below Bonneville Dam. Much of this setting has been lost to dam, freeway and railroad construction. In many places in the GMA, only thin strips of this setting remain, directly adjacent to the river. These remnants are still visually distinct settings that markedly contrast with adjacent rocky slopes or upland conifer forests.~~

~~Some of these areas include small pastures and scattered rural residential development, as well as major transportation facilities. This setting also includes major existing park and recreation facilities along the river (e.g. Celilo Park) and the most potentially suitable areas for concentrated public recreational river access, as identified in the planning process.~~

~~Landforms~~

~~River Bottomlands are, by their nature, confined to flat or gently sloping lands representing remnants of the original Columbia River floodplain.~~

~~*Vegetation*~~

~~Where unaltered, this setting consists primarily of a largely deciduous forest, with black cottonwood, red alder, bigleaf maple, and willows dominating. Unforested marshes also occur in this setting, although the largest of these ecologically critical vegetative communities are in the Special Management Area. Major parks in River Bottomlands contain some vegetation patterns uncharacteristic of pristine riparian communities, such as mowed lawn areas and some ornamental plantings. However, to a large degree, the riverfront parks that best blend with the natural surroundings emphasize native species plantings and retention of existing riparian vegetation communities. Thus, the deciduous-dominated riparian species found in River Bottomlands are emphasized as the major vegetation element in the design guidelines applicable to new recreation uses in this setting.~~

Compatible Recreation Use Guideline

Compatible recreation uses in this setting depend on the degree of natural resource sensitivity of a particular site. In the most critically sensitive River Bottomlands, very low-intensity uses that do not impair wetlands or special habitat requirements may be compatible.

In other River Bottomland areas, nodes of moderate-intensity and/or high-intensity recreation uses may be compatible, provided that: (1) their designs emphasize retention and/or enhancement of native riparian communities, (2) structures and parking areas are visually subordinate, and (3) they are separated from other areas of concentrated recreation usage by stretches of natural-appearing shoreline and adjacent uplands.

Design Guidelines

1. In portions of this setting visible from key viewing areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

   A. Except as is necessary for site development or safety purposes, existing tree cover screening the development from key viewing areas shall be retained.

   B. 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 species include black cottonwood, big leaf maple, red alder, Oregon white ash, Douglas-fir, western red cedar and western hemlock (west Gorge), and various native willow species.~~

   C. At least one-quarter of any trees planted for screening purposes shall be coniferous for winter screening. Variances may be granted to this guideline when development is directly adjacent or adjoining a landscape setting where coniferous trees are not common or appropriate (as identified in the Scenic Implementation Handbook), and tree species ultimately selected for winter screening are natives characteristic to that setting.

Gorge Walls, Canyons, and Wildlands

~~Overview and Land Use~~

~~This setting represents the bluffs, cliffs and steep slopes that form the walls of the Gorge and the deeply incised canyons of the Columbia River's major tributaries. Because of extreme steepness, and in some cases inaccessibility and instability, these areas are largely undeveloped. They represent some of the most natural settings in GMA lands, despite the proximity of some of these areas to major thoroughfares. Prevailing land use in these areas is undeveloped vacant land, although low-intensity recreation use and some silviculture occur in a few limited areas.~~

~~Landform~~

~~The landform component of this setting is a much greater determinant of its character than is true for any other setting. Steep wooded slopes, canyon walls, and sheer rock faces characterize this setting. In the side canyons, small ribbons of riparian floodplain areas also occur.~~

~~Vegetation~~

~~The steepest portions of this setting are rocky cliffs devoid of much vegetation or loose talus slopes with limited vegetation (although such slopes often include large, old fir, pine, and maple trees). Other portions of this setting include stands of large fir and pine trees, some of which appear to be the original forest cover. At the bottom of the Hood, White Salmon, and Little White Salmon River canyons, narrow bands of lush, riparian vegetation are found.~~

Compatible Recreation Use Guideline

Because of the fragility, steepness, and undeveloped nature of these lands, compatible recreation uses are usually limited to very low-intensity or low-intensity, resource-based activities that focus on enjoyment and appreciation of sensitive resources. Such uses (such as trails) are generally associated with minimal facility development, if any.

Design Guidelines

1. New development and expansion of existing development shall be screened so it is not 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. Existing tree cover shall be retained to the maximum extent practicable, except for the minimum removal necessary to accommodate facilities otherwise permitted in the underlying land use designation or for safety purposes.
4. All buildings shall be limited in height to a maximum of 1 1/2 stories.
5. The exteriors of structures shall be non-reflective.
6. Signage shall be limited to natural materials such as wood or stone, with natural or earth-tone colors found in the surrounding landscape, unless public safety concerns or federal or state highway standards require otherwise.

Developed Settings and Visual Subordinance Policies

GMA policies to protect key viewing area viewsheds require that all new development on lands seen from key viewing areas be visually subordinate to its landscape setting, except for "specified developed settings that are not visually sensitive."

Three landscape settings are considered developed settings within this context: Rural Residential, Residential, and Village. Of all GMA lands in these three settings, six particular areas that 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:

1. Corbett Rural Center (Village)
2. Skamania Rural Center (Village)
3. West of Hood River Urban Area, east of Country Club Road (Rural Residential)
4. Murray's Addition subdivision, The Dalles (Residential)
5. Two small areas south of The Dalles in Sections 9 and 10, Township 1N, Range 13E (Residential)
6. Portion of Underwood Heights along Cooper Avenue, south of Cook-Underwood Road (Rural Residential)

SCENIC TRAVEL CORRIDORS

GMA Goal

Designate those portions of the following roads in the National Scenic Area as scenic travel corridors and protect and enhance scenic resources within the corridors: Washington State Routes 14, 141, and 142, Interstate 84, the Historic Columbia River Highway (all segments), and Oregon Highway 35.

GMA Objectives

1. Establish coordinated, cooperative implementation programs with the state highway departments, railroads, the Bonneville Power Administration, and utility companies that include protection measures to mitigate visual effects of new corridor development and enhancement measures to reduce visual effects of existing development.
2. Establish a program to provide incentives for landowners or land managers to screen or remove discordant features in the foreground of scenic travel corridors.
3. Encourage communities along scenic travel corridors to enhance the entries to their communities.
4. Encourage the railroads and utility companies to place signal wires and powerlines underground where such features are visually dominant and detract from the visual quality of scenic travel corridors.
5. Encourage the railroads and utility companies to use colors that are visually subordinate on existing equipment along scenic travel corridors.
6. Encourage the Washington and Oregon Departments of Transportation to take the following measures to improve the visual quality of scenic travel corridors:

A. Place reflectors on guardrails rather than on free-standing posts where feasible and not detrimental to public safety.

B. Remove unnecessary highway signs and consolidate signs, wherever possible.

C. Replace sections of white guardrail where white contrasts noticeably with gray or galvanized sections, except along the Historic Columbia River Highway, where two-rail white guardrails are encouraged to emulate historic styles on sections of highway that are part of the original historic alignment.

D. Construct berms to emulate natural contours to the maximum extent practicable and eliminate any construction berms that no longer perform any function.

E. Close unused access roads that no longer provide any service or perform any function and that intersect scenic travel corridors.

F. Use native plants to the maximum extent practicable when planting any new vegetation in scenic travel corridor rights-of-way.

7. Establish a program to reclaim abandoned quarries in the foreground of scenic travel corridors.

8. Encourage the Bonneville Power Administration to use colors that are visually subordinate on its existing facilities seen from scenic travel corridors.

9. Encourage the Bonneville Power Administration to improve the visual quality of powerline rights-of-way by restoring vegetation to its natural appearance wherever possible.

10. Establish new viewpoints of the Columbia River and lands within the Gorge at places offering outstanding views along scenic travel corridors. (Same as objective 4 under "Scenic Appreciation and Scenic Travel Corridors" in Part I, Chapter 4.)

11. Create or restore openings in vegetation along Washington State Route 14, Interstate 84, and the Historic Columbia River Highway to provide or improve views of the Columbia River and the walls of the Gorge in a manner that does not adversely affect the scenic, cultural, natural, or recreation resources of the National Scenic Area. ~~(Same as objective 5 under "Scenic Appreciation and Scenic Travel Corridors" in Part I, Chapter 4.)~~

12. Encourage the railroads and state departments of transportation to use integrated vegetation management practices in managing vegetation in scenic travel corridor foregrounds.

GMA Policies

1. The *SR 14 Corridor Strategy* (1996) and *I-84 Corridor Strategy* (2005), as may

be updated from time to time, and associated documents for each shall continue to be implemented (and updated as needed).

2. The goals of scenic corridor strategies shall include: 1) providing a framework for future highway improvements and management that meet Management Plan scenic guidelines and public transportation needs; and 2) creating design continuity for the highway corridor within the National Scenic Area. Corridor strategies shall, at minimum, include: a) design guidelines (e.g. materials, conceptual designs, etc.) for typical projects that are consistent with Management Plan scenic resources provisions and b) an interdisciplinary, interagency project planning and development process.

3. Programs and specific provisions developed for scenic travel corridors shall emphasize protection and enhancement of the corridors' foreground.

4. To achieve scenic travel corridor objective 1, above, the Gorge Commission shall consider establishing an interagency Scenic Travel Corridor Implementation Task Force, to be composed of representatives of all entities referenced in objective 1, as well as local and Indian tribal government representatives.

5. New structural development, other than access roads, pathways, or necessary signage, shall be limited in the immediate foreground of scenic travel corridors. Expansion of existing development shall comply with this policy to the maximum extent practicable.

6. New production and/or development of mineral resources may be permitted in the foregrounds of scenic travel corridors upon a demonstration that such uses would be fully screened from view of the corridor roadway itself. Expansion of existing quarries in the foregrounds of scenic travel corridors may be permitted if determined to be visually subordinate.

7. A reclamation plan shall be required for expansion of existing quarries and all new mining activity within scenic travel corridors, including quarries for which no reclamation program is required by the laws of Washington or Oregon.

8. New signal wires and powerlines along scenic travel corridors shall be placed underground to the maximum extent practicable in areas where above-ground facilities would be visually dominant and detract from corridor visual quality.

9. New mailboxes and newspaper boxes along scenic travel corridors shall be clustered to the maximum extent practicable.

10. New residential and commercial driveway access to scenic travel corridors shall be consolidated to the maximum extent practicable.

11. New road cuts shall be contoured to approximate a natural-appearing grade and vegetated with species native or naturalized to the area in order to blend with the landscape setting.

GMA Guidelines

1. For the purposes of implementing this section, the immediate foreground of a scenic travel corridor shall include those lands within 1/4 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. This policy shall not apply in Rural Center designations (Village landscape setting). A variance to this setback requirement may be granted pursuant to Guideline 2 in "Variances from Setbacks and Buffers" (Part II, Chapter 7: General Policies and Guidelines). 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 Guideline 2 of this section to the maximum extent practicable. This guideline shall not apply in Rural Center designations (Village landscape setting).

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, sensitive 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 possible locations for 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* (April 1990).

6. New production and/or development of mineral resources proposed within 1/4 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. Compliance with full screening requirements shall be achieved within timeframes specified in Guideline 30 of the "Key Viewing Areas" section of this

chapter.

7. Expansion of existing quarries may be allowed pursuant to Guideline 27 in the "Key Viewing Areas" section of this chapter. Compliance with visual subordinance requirements shall be achieved within timeframes specified in Guideline 29 of the "Key Viewing Areas" section of this chapter.

SIGNS

GMA Goal

Protect and enhance scenic resources by minimizing visual impacts of signage, while authorizing signage necessary for commerce, recreation, safety, and public information.

GMA Objective

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.

GMA Policy

New signs within state and federal highway rights-of-way shall comply with the standards of the Columbia River Gorge National Scenic Area Graphic Signing System. Exceptions may be granted if necessary for public safety, traffic control, or highway construction signs when the Graphic Signing System conflicts with the requirements of the Manual for Uniform Traffic Control Devices.

New signs shall be designed and sited in a manner that achieves their intended function and is compatible with their settings, to the maximum extent practicable.

Guidelines for alteration and amortization of nonconforming signs shall be employed to bring such signage into conformance with the provisions of this section.

GMA Guidelines

1. Except for signs allowed without review pursuant to “Uses Allowed Outright” (Part II, Chapter 7: General Policies and Guidelines), all new signs must meet the following guidelines 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.

   A. The support structure shall be unobtrusive and have low visual impact.

   B. Lettering colors with sufficient contrast to provide clear message communication shall be allowed. Signs shall be colored to blend with their setting to the maximum extent practicable.

   C. Backs of all signs shall be unobtrusive, non-reflective, and blend in with the setting.

D. Spotlighting of signs may be allowed where needed for night visibility. Backlighting is not permitted for signs.

E. 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:

(1) 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.

(2) New billboards.

(3) Signs with moving elements.

(4) Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle.

F. In addition to A-E, signs shall meet the below guidelines according to Recreation Intensity Class (and subject to compliance with the "Approval Criteria for Recreation Uses" and "Facility Design Guidelines For All Recreation Projects, in Recreation Resources, GMA Provisions: Recreation Intensity Classes):

(1) Recreation Intensity Class 1 (Very Low Intensity) - Simple interpretive signs and/or displays, not to exceed a total of 50 square feet. Entry name signs, not to exceed 10 square feet per sign.

(2) Recreation Intensity Class 2 (Low Intensity) - Simple interpretive signs and displays, not to exceed a total of 100 square feet. Entry name signs, not to exceed 20 square feet per sign.

(3) Recreation Intensity Class 3 (Moderate Intensity) - Interpretive signs, displays and/or facilities. Visitor information and environmental education signs, displays, or facilities. Entry name signs, not to exceed 32 square feet per sign.

(4) Recreation Intensity Class 4 (High Intensity) - Entry name signs, not to exceed 40 square feet per sign.

G. For recreation facility design projects, signage shall be limited to that necessary to provide relevant recreation or facility information, interpretive information, vehicular and pedestrian direction, and for safety purposes

2. Any sign that does not conform with a provision of these guidelines and has existed before their adoption is subject to the following provisions:

A. Alteration of existing nonconforming signs shall comply with these guidelines.

B. Any nonconforming sign used by a business must be brought into conformance concurrent with any expansion or change in use that requires a development permit.

SMA PROVISIONS

SMA Goal

Protect and enhance scenic resources.

SMA Policies

~~32.~~23. The appearance and character of the Landscape Settings within the SMA shall be protected. ~~(Character is defined as the land use, landform and vegetation as described~~

~~33.~~24. In developing conditions of approval, agencies shall emphasize those elements that, in ~~the GMA Scenic Resources section of this chapter).~~combination, provide effective, long-term scenic resource protection.

~~34.~~25. In developing conditions of approval, agencies shall emphasize those elements that, in combination, provide effective, long-term scenic resource protection.

~~35.~~26. The Forest Service ~~Visual Quality Objective~~Scenery Management system shall be the basis for setting scenic standards to evaluate all new developments and land uses topographically visible from key viewing areas. Each landscape setting will be assigned specific scenic standards.

~~36.~~27. Size, scale, shape, color, texture, siting, height, building materials, lighting, or other visual aspects shall be regulated to protect the scenic resources.

~~37.~~28. New developments and land uses occurring in the foreground of key viewing areas shall protect scenic values.

~~38.~~29. Rehabilitation or modification of historic structures on or eligible for the National Register of Historic Places may be exempt from the above policies if such modification is in compliance with the National Register of Historic Places guidelines.

~~39.~~30. The Historic Columbia River Highway, Washington State Route 14, Interstate 84, the Larch Mountain Road, the Wyeth Bench Road, and ~~Klickitat County Road 1230~~Old Highway 8 shall be managed as scenic routes.

~~40.~~31. The Commission and Forest Service shall maintain a *Scenic Resources Implementation Handbook,* to be approved by the Executive Director and National Scenic Area Manager. The Handbook shall provide specific guidance for applicants and planners in implementing color, reflectivity, landscaping and other guidelines for development ~~on sites visible from key viewing areas.~~ In maintaining the *Handbook*, the Commission and Forest Service will collaborate with the implementing counties, and solicit other agency and public input.

~~The *Handbook* is intended to provide non-exclusive, recommended lists of exterior building materials (for reflectivity) and vegetation species.~~

SMA Design Guidelines Based on Landscape Settings

1. The following guidelines apply to all lands within SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs):

   A. Pastoral: Pastoral areas shall retain the overall appearance of an agricultural landscape.

      (1) The use of plant species ~~common~~native to the landscape setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area shall be encouraged. The use of agricultural plant species in rows, as commonly found in the landscape setting~~,~~ is also encouraged.

   B. Coniferous Woodland and Oak-Pine Woodland: Woodland 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 and Oak-Pine Woodland landscape.

      (1) Buildings ~~shall be encouraged~~designed to have a vertical overall appearance in the Coniferous Woodland landscape setting and a horizontal overall appearance in the Oak-Pine Woodland landscape setting~~.~~ shall be encouraged.

      (2) Use of plant species native to the landscape setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.

   C. Residential: The Residential setting is characterized by concentrations of dwellings.

      (1) At Rowena Dell, new buildings shall have a rustic appearance using natural materials. At Latourell Falls, new buildings shall have an appearance consistent with the predominant historical architectural style.

      (2) Use of plant species native to the landscape setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.

   D. River Bottomlands: River Bottomlands shall retain the overall visual character of a floodplain and associated islands.

      (1) Buildings shall have an overall horizontal appearance in areas with little tree cover.

(2) Use of plant species native to the landscape setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.

~~D.~~E. Gorge Walls, Canyonlands, and Wildlands: New developments and land uses shall retain the overall visual character of the natural-appearing landscape.

(1) Structures, including signs, shall have a rustic appearance, use non-reflective materials, have low contrast with the surrounding landscape, and be of a Cascadian architectural style.

(2) Temporary roads shall be promptly closed and revegetated.

(3) New utilities shall be below ground surface, where feasible.

(4) Use of plant species non-native to the Columbia River Gorge shall not be allowed.

SMA Guidelines for Development and Uses Visible from KVAs

1. The guidelines in this section shall apply to proposed developments on sites topographically visible from key viewing areas.

2. New developments and land uses shall be evaluated to ensure that the required scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from key viewing areas.

3. The required SMA scenic standards for all development and uses are summarized in the following table:

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

4. In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.

5. 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 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.

6. The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.

   A. Decisions shall include written findings addressing the factors influencing the degree of visibility, including but not limited to:

      (1) The amount of area of the building site exposed to key viewing areas,

      (2) The degree of existing vegetation providing screening,

      (3) The distance from the building site to the key viewing areas from which it is visible,

      (4) The number of key viewing areas from which it is visible, and

      (5) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).

   B. Conditions may be applied to various elements of proposed developments to ensure they meet the scenic standard for their setting as seen from key viewing areas, including but not limited to:

      (1) Siting (location of development on the subject property, building orientation, and other elements),

      (2) Retention of existing vegetation,

      (3) Design (form, line, color, texture, reflectivity, size, shape, height, architectural and design details and other elements), and

      (4) New landscaping.

7. Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources.

8. Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from key viewing areas.

9. 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 guideline is not feasible considering the function of the structure.

10. The following guidelines shall apply to new landscaping used to screen development from key viewing areas:

    A. New landscaping (including new earth berms) to achieve the required scenic standard from key viewing areas shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development meet the scenic standard from key viewing areas. Development shall be sited to avoid the need for new landscaping wherever possible.

    B. If new landscaping is necessary to meet the required standard, 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 guideline shall be sized to provide sufficient screening to meet the scenic standard within five years or less from the commencement of construction.

    C. Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

    D. The *Scenic Resources Implementation Handbook* shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

11. Unless expressly exempted by other provisions in this chapter, colors of structures on sites 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. The *Scenic Resources Implementation Handbook* shall include a recommended palette of colors as dark, or darker than the colors in the shadows of the natural features surrounding each landscape setting.

12. The exterior of structures on lands seen from key viewing areas shall be

composed of non-reflective materials or materials with low reflectivity. The *Scenic Resources Implementation Handbook* shall include a recommended list of exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval thresholds in the "Visibility and Reflectivity Matrices" in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.

13. Any exterior lighting shall be sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.

14. Seasonal lighting displays shall be permitted on a temporary basis, not to exceed 3 months.

SMA Guidelines for KVA Foregrounds and Scenic Routes

1. All new developments and land uses immediately adjacent to scenic routes shall be in conformance with state or county scenic route guidelines.

2. Scenic highway corridor strategies shall be ~~developed and~~ implemented for Interstate 84 (I-84), Washington State Route 14 (SR 14) and the Historic Columbia River Highway (HCRH). For I-84, SR 14 and the HCRH, this involves ongoing implementation (and possible updating) of the associated existing documents.

3. The goals of scenic corridor strategies shall include: 1) providing a framework for future highway improvements and management that meet Management Plan scenic guidelines and public transportation needs; and 2) creating design continuity for the highway corridor within the National Scenic Area. Corridor strategies shall, at minimum, include design guidelines (e.g. materials, conceptual designs, etc.) for typical projects that are consistent with Management Plan scenic resources provisions and an interdisciplinary, interagency project planning and development process.

4. The following guidelines shall apply only 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 of KVAs such as Crown Pt. and Multnomah Falls. They shall apply in addition to applicable guidelines in the previous section (**SMA Guidelines for Development Visible from KVAs**).

    A. 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.

B. Findings must evaluate the following:

(1) The limiting factors to meeting the required scenic standard and/or applicable guidelines from the previous section;

(2) Reduction in project size;

(3) Options for alternative sites for all or part of the project, considering parcel configuration and on-site topographic or vegetative screening;

(4) Options for design changes including changing the design shape, configuration, color, height, or texture in order to meet the scenic standard.

C. 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:

(1) **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.

(2) **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.

(3) **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.

(4) **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.

5. Right-of-way vegetation shall be managed to minimize visual impacts of clearing and other vegetation removal as seen from key viewing areas. Roadside vegetation management (vista clearing, planting, etc.) should enhance views from the highway.

6. Screening from key viewing areas shall be encouraged for existing and required for new road maintenance, warehouse, and stockpile areas.

SMA Guidelines for Areas Not Seen from KVAs

15. Unless expressly exempted by other provisions in this chapter, colors of structures on sites not visible from key viewing areas shall be earth-tones found at the specific site. The specific colors or list of acceptable colors shall be approved as a condition of approval, drawing from the recommended palette of colors included in the *Scenic Resources Implementation Handbook*.

SMA SIGN PROVISIONS

SMA Signs Goal

1. Allow signs in the SMA that meet the functional needs for which they are designed while minimizing scenic impacts.

SMA Signs Policies

1. All public signs subject to review located in the SMA must be designed and located in compliance with the standards described in the Columbia River Gorge National Scenic Area Graphic Signing System and must conform to the standards contained in the Manual for Uniform Traffic Control Devices.

16. New signs shall meet the minimum provisions of these guidelines in all cases where these provisions do not conflict with other regulations intended for public safety and information.

SMA Signs Guidelines

1. New signs shall be allowed as specified in the applicable land use designation.

17. 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.

18. Preexisting signs are allowed to continue, provided no changes occur in size, structure, color, or message.

19. Except for signs allowed without review pursuant to Part II, Chapter 7: General Policies and Guidelines, 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. The backs of all signs shall be visually unobtrusive, non-reflective, and blend in with the setting.

H. Internal illumination or backlighting of signs shall not be permitted except for highway construction, warning, or safety.

20. Public signs shall meet the following standards in addition to Guidelines 1 through 4 of this section:

A. The Graphic Signing 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 surface.

B. Signs located outside public road rights-of-way are encouraged to be designed in a way that is consistent with similar-purpose signs described in the Graphic Signing System.

21. Signs located outside public road rights-of-way are encouraged to be designed in a way that is consistent with similar-purpose signs described in the Graphic Signing System. Signs posted by governmental jurisdictions giving notice to the public shall be no larger than that required to convey the intended message.

22. Signs for public and commercial recreation facilities, home occupations, cottage industries, and commercial uses shall meet the following guidelines in addition to Guidelines 1 through 4 and 7 of this section:

A. Any sign advertising or relating to a business that 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 before any expansion or change in use that is subject to review by the counties.

C. Offsite and onsite directional signs on approach roads to recreational facilities may be permitted. Name and interpretive signs may be permitted

onsite, 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 have 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 Signing System.

23. The following signs are prohibited:

A. Advertising 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.

24. 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.