



**MEMORANDUM**

**TO:** Columbia River Gorge Commission  
**FROM:** Joanna Kaiserman, Land Use Planner  
**DATE:** May 26, 2020  
**SUBJECT:** Staff Report for Gorge 2020: Land Uses Part II Chapter 7 Revisions

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**Background**

At the April 29, 2020 Commission meeting, the Commission requested to review the draft redline of Part II Chapter 7 before the draft chapter is shared for public comment June 1 – July 1, 2020 as part of the Draft Revised Plan. This memo presents the Gorge Commission with a summary of proposed revisions related to the Gorge 2020 Land Uses and Development Reviews Focus Topic. The draft edits in the attached Part II Chapter 7 Land Uses General Policies and Guidelines are a compilation of input received from the public, county planners, and Commission. These draft revisions also include the latest public comments and Commission guidance received during the April 29, 2020 Commission meeting.

Part II, Chapter 7: General Policies and Guidelines for uses in Land of Use Designations in the National Scenic Area Management Plan has been reviewed for policy and technical revisions, with a focus on clarifying policies and improving implementation of the guidelines. Staff is also reviewing all the Goals, Objectives, and Policies in the rest of the Land Use Designation chapters in Part II of the Management Plan. Additionally, staff reviewed this part of the Plan for non-policy revisions such as redundancies and places where language can be clarified to streamline implementation.

**Draft revision formatting**

~~Green Double Strikethrough~~ = Moved to somewhere else in the Plan

Green Double Underline = Moved from somewhere else in the Plan

~~Red Strikethrough~~ = Original Plan text removed

Red underline = New proposed text

Black = Original text

**ATTACHMENT:** Guide to Land Uses Chapter edits

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**SAVINGS POLICIES:** removed

Page 20: These policies repeat direction in the Act that the Plan not affect certain uses that take place in the NSA. We don't need to have savings policies in the plan when they're already in the act.

**STANDARDS FOR APPLICATION, EXPIRATION OF APPROVALS, VESTED RIGHTS**

Page 3: Clarification to streamline implementation.

**EXISTING USES AND DISCONTINUED USES**

Page 5: Clarification to streamline implementation.

Page 6: Changed to be consistent with compatibility analysis in Scenic Resources Chapter. 3. D. (3): Duplicative of language in Scenic Resources Chapter.

Page 7: Changed for consistency with language in Scenic Resources Chapter.

Page 8: Deleted. In a recent appeal, the Gorge Commission determined that the one-year rule applied in addition to this. Applying both would be confusing.

**UNIFORM APPLICATION OF MANAGEMENT PLAN**

Page 10: Codifying existing practices.

**USES ALLOWED OUTRIGHT**

Page 12: Added language for rockfall structures and traffic barriers to reflect current practices.

**EXPEDITED DEVELOPMENT REVIEW PROCESS**

Page 22: Added language to reflect new draft policy to allow accessory renewable energy systems.

**RESOURCE AND TREATY RIGHTS PROTECTION GUIDELINES**

Page 23: Updated for consistency with new draft language in Scenic Resources Chapter.

Page 24: Updated for consistency with new draft language in Natural Resources Chapter.

Page 25: Updated for consistency with new draft language in Cultural Resources Chapter

**LAND DIVISIONS AND CLUSTER DEVELOPMENT**

Page 40: Commission agreed to draft recommendations to remove provisions for Cluster Developments from the Plan on April 14<sup>th</sup> 2020.

Page 42: Language added about land divisions from Natural Resources Chapter.

**TEMPORARY USE--HARDSHIP DWELLING**

Page 46: Added language to clarify policy and streamline implementation.

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## **DOCKS AND BOATHOUSES**

Page 47: Clarifying language added.

## **HOME OCCUPATIONS AND COTTAGE INDUSTRIES**

Page 48: Commission agreed to draft recommendations to remove the term “cottage industries” to streamline language.

## **BED AND BREAKFAST INNS**

Page 49: On April 29, 2020 the Commission agreed to staff’s draft recommendation to change the guidelines for Bed and Breakfast Inns to Overnight Accommodations and to revise the guidelines in this section accordingly.

Glossary: Draft definition added for Overnight Accommodations: “The rental of rooms located in a legal single-family dwelling. Overnight accommodations are clearly incidental to the use of a structure as a single-family dwelling and are owner-operated and occupied. Overnight accommodations are not a commercial use.”

## **RESOURCE ENHANCEMENT PROJECTS**

Page 52: Green underlined text moved from the Scenic Resources chapter.

## **COMMERCIAL EVENTS**

Page 55: Description of Commercial events modified.

Glossary: Draft definition added to the glossary for Commercial event: “A gathering at an allowed commercial development/use in which money is exchanged for use of the facility. Such events include weddings, receptions, concerts, and farm dinners, and must be incidental and subordinate to the primary use on a parcel.”

Page 56: Removed “winery” and “bed and breakfast inns”. Staff consulted with county planners, there are no known wineries in the NSA that are permitted for commercial events that do not have an associated wine sales or tasting room.

Page 57: Added guidelines for monitoring commercial events.

## **VARIANCES FROM SETBACKS AND BUFFERS**

Page 59: Clarified language about additions. Not a policy change.

## **REVIEW USES**

Pages 61-65: Language moved from Scenic Resources chapter.

## **RENEWABLE ENERGY PRODUCTION**

Page 76: New draft policy for allowing renewable energy production as a review use.

Glossary: Draft definition added for Accessory renewable energy system: “A system accessory to a primary structure or allowed use on the parcel that converts energy into a

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usable form such as electricity or heat and conveys that energy to the allowed structure or use. An Accessory Renewable Energy System is a solar thermal, photovoltaic, or wind turbine structure, or group of structures designed to offset all or part of the annual energy requirements of the primary use on the subject parcel.”