

CITY OF MOSIER
small enough to make a difference

Columbia River Gorge Commission
PO Box 730
1 Town & Country Square
57 NE Wauna Avenue
White Salmon, WA 98672

P.O. BOX 456 / 208 WASHINGTON ST.
MOSIER, OR 97040

June 30, 2020

Re: Gorge 2020 Draft Management Plan – Urban Area Boundaries Comment

Dear Chair Liberty and Commissioners,

The City of Mosier is a small, but unique community bound by National Scenic Area forest and agricultural land to the south, east and west and I-84/Columbia River to the north. While we have gone through significant growth over the last 10 years with over 60 new homes built or proposed, both long time residents as well as new ones reside in Mosier because of our unique 'livability' embraced in situ by the National Scenic Area. Some have called us an urban oasis for our surroundings and simple lifestyle. As such, we have a strong commitment to our citizens to keep our community small with rural character, utilizing conservation ethics and methods in our own permit process for development.

Therefore, in the event that the Commission considers boundary expansion for urban areas in the Gorge, we recommend the applicants be required to respond to a clear set of performance criteria or mitigation actions prior to approval or in tandem with development in the expanded area. A few considerations include:

- 1) Required Vulnerability Assessment and Climate Mitigation or Action Plan for the Urban Community - prior to application for expansion
- 2) Required percentage of density to be reached within the current urban area prior to award of or application for expansion
- 3) Required conservation easements and/or buffers on properties expanding into the Scenic Area that would include provisions for:
 - 200 ft. buffers along streams
 - No development over the top of streams or in wetland areas in the expanded area
 - Specific percentage of landscape coverage on proposed development area

If these types of performance criteria are not required across the board, assuring cities and urban areas approach the Commission only after addressing mitigation planning and 'livability' unique to the National Scenic Area, at this time we would vote in favor of the 1% or 20 acre restriction on expansion.

We understand this is a difficult decision for all urban areas facing a statewide housing crisis and surge in population. However, speaking for own community, we must maintain protection of our most valuable asset—the precious natural resources that surround us and contribute to the health of our citizens.

Sincerely,



Arlene Burns
Mayor



Colleen Coleman
City Manager