

Recreation Designations

This chapter contains land use policies and guidelines for lands designated Public Recreation and Commercial Recreation. Recreation uses may also be authorized in other land use designations. The guidelines in Part I, Chapter 4: Recreation Resources apply to all resource-based recreation uses; the guidelines in this chapter apply to uses located in the Public and Commercial Recreation designations.

This chapter is divided into three sections. A section addressing land uses and development actions on lands designated Public Recreation in the GMA is followed by a similar section for lands designated Commercial Recreation in the GMA. These two sections are followed by a section on lands designated Public Recreation in the SMA.

GMA PROVISIONS

PUBLIC RECREATION

GMA Goal

Protect and enhance opportunities for publicly-owned, moderate- and high-intensity resource-based recreation uses on lands most suitable for such uses.

GMA Policies

1. The following lands shall be designated as Public Recreation:
 - A. Existing public park and recreation sites providing moderate- and/or high-intensity recreation uses.
 - B. Those public lands suitable for moderate- and/or high-intensity recreation uses, where provision of such uses is consistent with adopted policies, plans, and programs of the owning or managing agency.

- C. Those privately owned lands most potentially suitable for provision of moderate- and/or high-intensity public recreation uses.
2. Lands shall be considered highly suitable for Public Recreation designation if they possess significant potential for providing two or more of the following opportunities, are readily accessible, and lack hazards or highly sensitive resources:
 - A. River access.
 - B. Possibility of multiple recreation uses.
 - C. Scenic appreciation.
 - D. Facilities satisfying a demonstrated public recreation need.
 - E. Trailhead.
 - F. Enhancement of scenic, natural, and/or cultural resources.
3. Uses other than those providing public recreation opportunities shall be allowed if they do not interfere with existing or approved recreation uses on the subject site or adjacent lands, and do not permanently commit the site to non-recreation uses.
4. Commercial uses shall be allowed if they are part of an existing or approved public recreation use and are consistent with the policies and guidelines contained in this chapter for private concessions and commercial uses at recreation sites.

GMA Guidelines

Uses Allowed Outright

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

Uses Allowed through the Expedited Development Review Process

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

Review Uses

1. The following uses may be allowed on lands designated Public Recreation, subject to compliance with guidelines for the protection of scenic, natural, cultural, and recreation resources and compliance with numbers 1.A, 1.C, 1.D, 1.E, 1.F, and 1.G

(where applicable) of the "Approval Criteria for Recreation Uses" contained in the recreation intensity class guidelines (Part I, Chapter 4: Recreation Resources):

- A. Publicly-owned, resource-based recreation uses, consistent with recreation intensity class policies and guidelines (Part I, Chapter 4: Recreation Resources).
 - B. Commercial uses and non-resource based recreation uses that are part of an existing or approved resource-based public recreation use, consistent with the policies, guidelines, and conditional use criteria for such uses contained in this section.
 - C. New cultivation, subject to compliance with guidelines for the protection of cultural resources (Part I, Chapter 2: Cultural Resources) and natural resources (Part I, Chapter 4: Natural Resources).
 - D. Special uses in historic buildings, subject to the guidelines in "Special Uses in Historic Buildings" (Part II, Chapter 7: General Policies and Guidelines).
2. The following uses may be allowed on lands designated Public Recreation, subject to compliance with the "Approval Criteria for Non-Recreation Uses in Public Recreation designations," below, and the guidelines for the protection of scenic, natural, cultural, and recreation resources:
- A. One single-family dwelling for each parcel legally created prior to adoption of the Management Plan. Exceptions may be considered only upon demonstration that more than one residence is necessary for management of a public park.
 - B. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in Guideline 2.C below.
 - C. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards:
 - (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
 - (2) The height of any individual accessory building shall not exceed 24 feet.
 - D. Agricultural structures, except buildings, in conjunction with agricultural use.

- E. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the standards in "Agricultural Buildings" (Part II, Chapter 7: General Policies and Guidelines).
 - F. Utility transmission, transportation, communication, and public works facilities.
 - G. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject to the guidelines in "Resource Enhancement Projects" (Part II, Chapter 7: General Policies and Guidelines). These projects may include new structures (e.g., fish ladders, sediment barriers) and/or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).
 - H. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.
 - I. Docks and boathouses, subject to the guidelines in "Docks and Boathouses" (Part II, Chapter 7: General Policies and Guidelines).
 - J. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.
 - K. Commercial events, subject to the guidelines in "Commercial Events" (Part II, Chapter 7: General Policies and Guidelines).
- 3. Land divisions may be allowed, subject to compliance with criterion 1.C under "Approval Criteria for Non-Recreation Uses in Public Recreation," below.
 - 4. Lot line adjustments may be allowed, subject to compliance with the guidelines in "Lot Line Adjustments" (Part II, Chapter 7: General Policies and Guidelines).

Approval Criteria for Non-Recreation Uses in Public Recreation

- 1. The uses identified under Guidelines 2 and 3 under "Review Uses," above, may be allowed if they meet the following criteria:
 - A. The proposed use will not interfere with existing or approved public recreation uses on the subject property or adjacent lands. Mitigative measures used to comply with this criterion may include provision of onsite buffers, seasonal or temporary closures during peak recreation use periods, etc.
 - B. The proposed use will not permanently commit the majority of the site to a non-recreational use. Careful siting and design of structures and other improvements may be used to comply with this criterion.

- C. Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance, or otherwise improve recreational uses on the site.

COMMERCIAL RECREATION

GMA Goal

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

GMA Policies

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

development (existing or authorized in the Management Plan) in the Scenic Area or in the vicinity of the development.

3. Overnight accommodations (in addition to campgrounds) shall be allowed if they are rural in scale, such as cabins or cottages, and are closely associated with resource-based recreation opportunities located onsite or on adjacent lands that are accessed through the site. This policy shall not apply to a recreation resort. *(Revised: CRGC adopted 7/7/08; U.S. Sec. Ag. concurrence 10/8/08)*
4. Uses other than those providing commercially owned, resource-based recreation opportunities shall be allowed if they do not interfere with existing or approved recreation uses on the subject site or adjacent lands and do not permanently commit the site to non-recreational uses.
5. Commercial uses (such as restaurants) shall be allowed if they are part of an existing or approved commercial recreation use and are consistent with the policies and guidelines for private concessions and commercial uses at recreation sites contained in this chapter.
6. Redevelopment of an existing industrial complex as a recreation resort may be allowed if the result is protection of and enhancement to scenic, cultural, natural and recreation resources, and protection of tribal treaty rights. All uses must be part of an approved master plan and consistent with the policies and guidelines for recreation resorts contained in this chapter. *(Added: CRGC adopted 7/7/08; U.S. Sec. Ag concurrence 10/8/08)*
 - A. The overall scale of a resort shall be limited to ensure the resort protects and supports the economies of urban areas and protects scenic area resources. The total number of resort users shall be roughly equivalent to what is otherwise allowed in the designation.
 - B. All existing industrial uses shall be extinguished. All structures associated with the existing industrial complex that are not reused or restored for adaptation to resort use shall be removed. Existing residential uses may remain.
 - C. Recreation uses (including campgrounds) consistent with the recreation intensity class guidelines associated with the recreation resort may extend to contiguous and adjacent lands under other land use designations if consistent with the adjacent land use designation and the recreation intensity class policies and guidelines. All recreation development shall be included in the resort master plan.
 - D. All accommodation units shall be designed for, and uses limited to, short-term occupancy to ensure the resort protects and supports the economies of urban areas.
 - E. Commercial uses shall be limited to ensure the resort protects and supports the

economies of urban areas. Commercial uses shall be oriented toward serving resort guests and recreation site users rather than the traveling public.

- F. The general scale (height, dimensions and overall mass) of buildings in the resort core may be compatible with the scale of the buildings located within the existing industrial complex prior to redevelopment as a recreation resort.
- H. The recreation resort shall be compatible with the surrounding areas.

GMA Guidelines

Uses Allowed Outright

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

Uses Allowed through the Expedited Development Review Process

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

Review Uses

- 1. The following uses may be allowed on lands designated Commercial Recreation, subject to compliance with guidelines for the protection of scenic, natural, cultural and recreation resources and compliance with numbers 1.A, 1.C, 1.D, 1.E, 1.F, and 1.G (where applicable) of the "Approval Criteria for Recreation Uses" contained in the recreation intensity class guidelines (Part I, Chapter 4: Recreation Resources):
 - A. Commercially owned, resource-based recreation uses, consistent with recreation intensity class policies and guidelines (Part I, Chapter 4: Recreation Resources).
 - B. Overnight accommodations that are part of a commercially owned, resource-based recreation use, where such resource-based recreation use occurs on the subject site or on adjacent lands that are accessed through the site, and that meet the following standards:
 - (1) Buildings containing individual units shall be no larger than 1,500 square feet in total floor area and no higher than 2-1/2 stories.

- (2) Buildings containing more than one unit shall be no larger than 5,000 square feet in total floor area and no higher than 2-1/2 stories.
 - (3) The total number of individual units shall not exceed 25, unless the proposed development complies with standards for clustered accommodations in subsection (4) of this guideline.
 - (4) Clustered overnight travelers accommodations meeting the following standards may include up to 35 individual units:
 - (a) Average total floor area of all units is 1,000 square feet or less per unit.
 - (b) A minimum of 50 percent of the project site is dedicated to undeveloped, open areas (not including roads or parking areas).
 - (c) The facility is in an area classified for high-intensity recreation (Recreation Intensity Class 4).
- C. Commercial uses, including restaurants sized to accommodate overnight visitors and their guests, and non-resource based recreation uses that are part of an existing or approved resource-based commercial recreation use, consistent with the policies, guidelines, and conditional use criteria for such uses contained in this section.
- D. New cultivation, subject to compliance with guidelines for the protection of cultural resources (Part I, Chapter 2: Cultural Resources) and natural resources (Part I, Chapter 4: Natural Resources).
- E. Special uses in historic buildings, subject to the guidelines in "Special Uses in Historic Buildings" (Part II, Chapter 7: General Policies and Guidelines).
2. The following uses may be allowed on lands designated Commercial Recreation, subject to compliance with the "Approval Criteria for Non-Recreational Uses in Commercial Recreation," below, and the guidelines for the protection of scenic, natural, cultural, and recreation resources:
- A. One single-family dwelling for each lot or parcel legally created prior to adoption of the Management Plan.
 - B. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in Guideline 2.C below.

- C. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards:
 - (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
 - (2) The height of any individual accessory building shall not exceed 24 feet.
 - D. Agricultural structures, except buildings, in conjunction with agricultural use.
 - E. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to the standards in "Agricultural Buildings" (Part II, Chapter 7: General Policies and Guidelines).
 - F. Utility transmission, transportation, and communication facilities.
 - G. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject to the guidelines in "Resource Enhancement Projects" (Part II, Chapter 7: General Policies and Guidelines). These projects may include new structures (e.g., fish ladders, sediment barriers) and/or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).
 - H. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.
 - I. Docks and boathouses, subject to the guidelines in "Docks and Boathouses" (Part II, Chapter 7: General Policies and Guidelines).
 - J. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.
 - K. Commercial events, subject to the guidelines in "Commercial Events" (Part II, Chapter 7: General Policies and Guidelines).
- 3. Land divisions may be allowed, subject to compliance with criterion 1.C under "Approval Criteria for Non-Recreational Uses in Commercial Recreation," below.
 - 4. Lot line adjustments may be allowed, subject to compliance with the guidelines in "Lot Line Adjustments" (Part II, Chapter 7: General Policies and Guidelines).
 - 5. Recreation resorts may be allowed on lands designated Commercial Recreation that include an existing industrial complex, subject to compliance with the following

approval criteria, and the guidelines for the protection of scenic, natural, cultural, and recreation resources. All uses on lands with an approved recreation resort shall be subject to the following limitations: *(Added: CRGC adopted 7/7/08; U.S. Sec. Ag. concurrence 10/8/08)*

- A. Uses Allowed: All commercial development (except for privately owned, public use resource-based recreation uses) and accommodations within a recreation resort shall be located within the resort core. Recreation facilities associated with the recreation resort shall be included on the resort master plan and may extend to contiguous and adjacent lands under other land use designations only if consistent with the land use designation and the recreation intensity class policies and guidelines (Part I, Chapter 4: Recreation Resources).
- (1) Accommodations that are part of a recreation resort shall meet the following standards:
 - (a) The total number of accommodation units and campground sites shall not exceed that approved by the resort master plan.
 - (b) The average size of accommodation units shall not exceed 1,300 square feet. Individual accommodation units shall be no larger than 1,600 square feet in total floor area.
 - (c) No unit shall contain more than one kitchen.
 - (d) Parking shall be predominantly in common lots or structures and accessed through shared driveways. Individual accommodation units shall not have separate or attached garages.
 - (e) All accommodation units shall have design and use restrictions that effectively limit their use to short-term occupancy and that require occupancy to be limited to no more than 45 days in any 90 day period.
 - (2) Commercial uses that are part of a recreation resort shall meet the following standards:
 - (a) Commercial uses shall be located predominantly within and oriented internally toward the center of the resort core or to serve adjacent recreation areas, rather than at or toward the resort perimeter.
 - (b) Commercial uses are limited to restaurants and pubs, a mini-mart, recreation equipment rental, and other small-scale retail and guest services. Conference and meeting facilities may be permitted.
 - (c) Gas stations, banks, grocery stores, or other services commonly found in urban areas or catering to the traveling public shall not be permitted.

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

- (a) Types of recreation resources and levels of current use.
 - (b) Existing site conditions and recreation site capacity, including parking, safety, river access, and on-river conditions.
 - (c) Projected additional use and effect on existing recreation areas due to recreation resort development, by phase and at full build-out.
 - (d) Potential effect on the quality of the recreation experience at adjacent recreation sites; including effects due to potential changes in parking, traffic, public health and safety due to recreation resort development.
 - (e) Identification of potential mitigation and enhancement actions that would improve the quality of the experience for current and projected levels of use.
- (6) Assessment of effect on surrounding areas. Review of impacts at a minimum shall include the visual character of the area, traffic generation, emergency response, fire risk and lighting.
- (7) A delineation of the boundary of the existing industrial complex, and an inventory of existing development within the complex, including the dimensions and locations of all buildings.
- C. All development within the recreation resort shall be based on a master plan. Master plans shall be sufficiently detailed to enable the reviewing agency to confirm the guidelines of this section will be met through the development.
- (1) The resort master plan shall include:
- (a) Land use plan: This shall designate uses for all areas within the development. This shall also include a delineation of the resort core.
 - (b) Building design plan: This shall describe the location, materials, colors, and dimensions of all structures proposed.
 - (c) Landscape plan: This shall identify all areas where existing vegetation is to be removed and retained, and describe proposed landscape plantings, species and size of plants used, as well as irrigation and landscape maintenance plans.
 - (d) Traffic circulation plan: This shall describe all road way and parking locations, widths, and surfacing materials.

- (e) Roadway improvement plan: This shall describe all on-site and off-site improvements necessary to mitigate traffic impacts and enhance driver and pedestrian safety in the vicinity of the resort.
 - (f) Grading and drainage plan: This shall indicate existing and proposed contours throughout the redevelopment area. Stormwater drainage routes and facilities shall also be indicated on this plan.
 - (g) Infrastructure development plan: This shall describe the location, size, basic design, funding mechanisms, and operational plans for water, sewer, power, and emergency services.
 - (h) Construction phasing plan: This shall indicate intended phasing of development of the project, if any, including anticipated initiation and completion dates for each component of the development. This shall also discuss how the project will function at interim stages prior to completion of all phases, and how the resort may operate successfully and meet its resource protection and enhancement commitments should development cease before all phases are completed.
 - (i) Resource protection and enhancement plan: This shall describe and indicate proposed measures that will be implemented to protect and enhance scenic, natural, cultural and recreation resources, including measures necessary to mitigate impacts identified through assessments required by this section.
- (2) Reviewing agencies shall develop procedures for master plan and phase approval, time extension, and revision consistent with the following:
- (a) Construction of all phases of the master plan shall be completed within 12 years from the date of approval. A reviewing agency may grant one extension of time, not to exceed three years, to the validity of the master plan if it determines that events beyond the control of the applicant prevented completion of all phases of the master plan.
 - (b) The initial phase of the master plan shall be commenced within 3 years of master plan approval by the reviewing agency. The reviewing agency may approve one extension of time, not to exceed two years, to initiate the initial phase if it determines that events beyond the control of the applicant prevented commencement of the phase.
 - (c) The reviewing agency shall review each phase of the master plan for consistency with the master plan prior to any construction on that phase. The review for consistency shall be an administrative decision. Each phase of the master plan shall be completed within

three years from the date the reviewing agency determines that phase is consistent with the master plan. The reviewing agency may grant one extension of time, not to exceed two years, if it determines that events beyond the control of the applicant prevented completion of that phase.

- (d) The reviewing agency may approve minor changes to the findings, conclusions, and conditions of approval for master plans and phases if the change is deemed to be consistent with the guidelines of this section and does not generate new significant potential impacts not previously addressed in the original review. Approval or denial of a request for a minor change or extension shall be an administrative decision.
- D. Development Standards: The applicant shall demonstrate and the reviewing agency shall make findings that determine the following standards are met through development under the approved master plan for the recreation resort:
- (1) Master Plan:
 - (a) Removal: The first phase of recreation resort development shall result in the elimination of industrial uses and removal of all portions of the industrial complex that are not planned for use as part of the resort. Existing residential uses may remain.
 - (b) Infrastructure: The recreation resort shall provide its own sewer, water and internal circulation system, including roads. The development shall accommodate mass transportation to access the site and adjacent recreation areas.
 - (c) On-site and off-site infrastructure impacts shall be fully considered and mitigated. Mitigation may include assessment of impact fees, provision of community facilities within or adjacent to the resort. The reviewing agency may require that some or all reasonable and negotiated costs, expenses or charges associated with the alteration, construction or improvement of public services and facilities shall be the responsibility of the applicant.
 - (d) Phasing: Each phase shall be self-sufficient, in conjunction with existing elements of the resort. Transportation, parking, utilities, landscaping, as well as recreation mitigation and enhancements for each phase shall be satisfied within each phase and shall not be dependent upon a future phase.
 - (i) Each phase of the development shall be designed to be completed within two years of the commencement of construction

- for that phase.
- (ii) Off-site recreation mitigation and enhancement shall be included in the first phase and completed prior to occupancy of resort buildings and initiation of a second phase.
 - (iii) On-site recreation mitigation and enhancement shall be developed in proportion to the type and amount of development in each phase.
- (e) Landscaping necessary to screen development from key viewing areas shall be sized to provide sufficient screening to make development of each phase visually subordinate within 5 years or less from the commencement of construction of that phase, except for landscaping necessary to screen development from the section of SR 14 passing through the resort core. Such landscaping may be sized to provide sufficient screening to make development visually subordinate within 10 years from the commencement of construction of each phase. Landscaping for each phase shall be installed as soon as possible and prior to phase completion.
 - (f) Bonding sufficient to ensure remediation and clean up of the site and completion of resource enhancements identified in the master plan is required.
- (2) Potentially adverse impacts of a recreation resort on surrounding areas shall be mitigated.
 - (a) Traffic, safety, and circulation impacts shall be mitigated in conformity with reviewing agency requirements. For each phase of the proposed development, the developer shall make road and intersection improvements to maintain traffic levels of service existing prior to each phase. The developer shall ensure that in no event may it cause the public road system to operate below a level-of-service (LOS) C for intersection delay during the peak traffic hour. LOS C standards shall be determined based on the most recently adopted version of the Highway Capacity Manual (Transportation Research Board).
 - (b) Reviewing agencies may apply additional restrictions on noise, odor, lighting and water treatment in order to mitigate identified impacts.
 - (3) Recreation resources on the subject property shall be protected and enhanced by the development of the recreation resort. Recreation resources on adjacent lands and nearby areas shall be protected.

- (a) Potentially adverse impacts to adjacent recreation sites due to the development shall be mitigated.
- (b) Recreation enhancements shall include, but are not limited to, measures that address existing site conditions and provide new or expanded facilities that are open to the public.
- (c) Resource protection and enhancement plans shall address at a minimum:
 - (i) Improvements to recreation user areas.
 - (ii) New or improved access to recreation sites.
 - (iii) Parking improvements and other potential methods to reduce parking demand at adjacent recreation sites by resort guests, such as shuttles or parking restrictions.
 - (iv) Cooperative agreements with the management of adjacent recreation sites to jointly address potential adverse impacts.
 - (v) Establishment of mitigation funds to be applied to improvements at public recreation sites.
 - (vi) Development of secondary activities, such as spectator seating, development of recreational trails, interpretation sites and trails.
- (4) Scenic resources shall be protected and enhanced by the development of the recreation resort. All new development, including additions or re-use of existing structures for resort use shall be visually subordinate as seen from key viewing areas. Enhancements may include, but are not limited to: removal of visually discordant structures and building materials not associated with the existing industrial complex, grading and vegetative restoration of previously disturbed areas and permanent protection of undeveloped lands in the master plan area or adjoining lands in the same ownership.
- (5) Cultural resources shall be protected and enhanced by development of the recreation resort. Cultural resource reconnaissance survey procedures and standards for large-scale uses are applicable to recreation resort development. Enhancements may include, but are not limited to, interpretive displays, restoration or adaptive re-use of historical structures.
- (6) Natural resources shall be protected and enhanced by the development of the recreation resort. Enhancements may include, but are not limited to, habitat improvements, permanent protection of undeveloped lands, water-quality improvements.

- (7) Tribal treaty rights shall be protected by development of the recreation resort. Protection requires determination that the policies for River Access and Protection of Treaty Rights in Part I, Chapter 4 have been met by the application and development plan.

Approval Criteria for Non-Recreational Uses in Commercial Recreation

1. The uses identified under Guidelines 2 and 3 under "Review Uses," above, may be allowed if they meet the following criteria:
 - A. The proposed use will not interfere with existing or approved commercial recreation uses on the subject property or adjacent lands. Mitigative measures used to comply with this criterion may include provision of onsite buffers, seasonal or temporary closures during peak recreation use periods, etc.
 - B. The proposed use will not permanently commit the majority of the site to a non-recreational use. Careful siting and design of structure and other improvements may be used to comply with this criterion.
 - C. Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance, or otherwise improve recreational uses on the site.

SMA PROVISIONS

PUBLIC RECREATION

SMA Goal

Protect and enhance lands that are suitable for public recreation.

SMA Policies

1. Public recreation shall be natural resource based.
2. All existing developed public recreation sites providing moderate- and/or high-intensity uses shall be designated as Public Recreation.
3. Recreation development shall meet the guidelines set forth in Part I, Chapter 4: Recreation Resources.
4. All new land uses and developments shall protect the scenic, natural, cultural, and recreation resources.
5. Opportunities for moderate and intensive natural resource-based recreation development shall be protected by applying a Public Recreation designation.
6. No new dwellings shall be permitted on parcels of less than 40 contiguous acres.
7. Dwellings shall only be allowed when they meet the conditions described for Agricultural Land (Part II, Chapter 1) or Forest Land (Part II, Chapter 2), or when they are shown to be necessary for public recreation site management purposes.
8. New commercial recreation facilities shall not be permitted.
9. All National Forest System lands shall be subject to the laws and regulations pertaining to the National Forest system, including the National Environmental Policy Act (NEPA), the Mt. Hood National Forest Land and Resource Management Plan, and the Gifford Pinchot National Forest Land and Resource Management Plan, as amended by the Northwest Forest Plan. The most protective standards of the National Scenic Area Management Plan or the respective Forest Land and Resource Management Plans (as amended by the Northwest Forest Plan) shall apply to National Forest System lands.

SMA Guidelines

Uses Allowed Outright

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

Uses Allowed through the Expedited Development Review Process

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

Review Uses

1. The following uses may be allowed on lands designated Public Recreation subject to review for compliance with scenic, cultural, natural, and recreational resources guidelines:
 - A. Forest uses and practices, as allowed for in Part II, Chapter 2: Forest Land, except Forest Land Review Uses 1. I, 1.L, 1.M, and 1.V.
 - B. Public trails, consistent with the provisions in Part I, Chapter 4: Recreation Resources.
 - C. Public recreational facilities, consistent with the provisions in Part I, Chapter 4: Recreation Resources.
 - D. Public nonprofit group camps, retreats, conference or educational centers, and interpretive facilities.
 - E. One single-family dwelling on a parcel of 40 contiguous acres or larger when it meets the conditions described for Agricultural Land (Part II, Chapter 1) or Forest Land (Part II, Chapter 2), or when shown to be necessary for public recreation site management purposes.
 - F. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in Guideline 1.G below.
 - G. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards:
 - (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
 - (2) The height of any individual accessory building shall not exceed 24 feet.
 - H. Home occupation and cottage industries, as specified in Part II, Chapter 7: General Policies and Guidelines.

- I. Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources, subject to the guidelines in "Resource Enhancement Projects" (Part II, Chapter 7: General Policies and Guidelines). These projects may include new structures (e.g., fish ladders, sediment barriers) and/or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).
- J. Road and railroad construction and reconstruction.
- K. Utility facilities for public service upon a showing that:
 - (1) There is no alternative location with less adverse effect on Public Recreation land.
 - (2) The size is the minimum necessary to provide the service.
- L. Agricultural review uses, as allowed for in Part II, Chapter 1: Agricultural Land, except Agricultural Land Review Uses 1.H, 1.I, 1.T, and 1.AA.
- M. On a parcel of 40 acres or greater with an existing dwelling, the temporary use of a mobile home in the case of a family hardship, subject to the guidelines for hardship dwellings in "Temporary Use - Hardship Dwelling" (Part II, Chapter 7: General Policies and Guidelines).
- N. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.
- O. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.
- P. Docks and boathouses, subject to the guidelines in "Docks and Boathouses" (Part II, Chapter 7: General Policies and Guidelines).