

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Alan Abramson

Signature: Alan

Address: 33536 Hurlburt Rd SE

Date: May 27 - 97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Michelle Abramson

Signature: 

Address: 33536 Hurlburt Rd SE

Date: May 27 - 97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Barbara Adams

Signature: Barbara Adams

Address: 34444 SE Himbley

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: DAVE ADAMS

Signature: Dave Adams

Address: 34444 KIMBLEY RD.

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Jane Anderson

Signature: Jane Anderson

Address: 37915 SE Howard Rd.

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: DAVID BLACK

Signature: David Black

Address: 2025 S.E. Littlepage Rd. Corbett, OR,

97019

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: GRAHAM BLACK

Signature: Graham Black

Address: 2025 S.E. Littlepage Rd. Corbett, OR
97019

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: TAYLOR BLACK

Signature: Taylor Black


Address: 2025 S.E. Littlepage Rd. Corbett, OR.
97019

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Mary Blankenship

Signature: 

Address: 31350 NE Hunt Rd Troutdale 97060

Date: 5/27/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name:

Ron Cannon

Signature:

Ronald L Cannon

Address:

33000 E. Belt Rd.

Date:

5/28/97



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: Shirley Cannon

Signature: Shirley J. Cannon


Address: 33000 E Bell Rd.

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: OWEN B. CHAMBERLAIN

Signature: 

Address: 31706 NE WAND ROAD

Date: 5/25/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: ROGER L. CLARK

Signature: Roger L. Clark

Address: 300 S.E. LITTLEPAGE RD.

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Sue T. Clark

Signature: Sue T Clark

Address: 300 SE Lillpage Rd

Date: 5/22/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Julie Dearden

Signature: Julie Dearden

Address: 1016 Northway Rd

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Arlene Dunlop

Signature: Arlene H. Dunlop

Address: 32634 NE Hershon

Date: 5/27/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Laura Furrier

Signature: 

Address: P.O. Box 331 32803 E Historic Columbia

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Hazel Linton Forsythe

Signature: Hazel Linton Forsythe

Address: 33200 SE Stevens Rd

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: MARKUS Forsythe

Signature: M. Forsythe

Address: Stevens Road (33200)

Date: 5-22-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Lindsey Fry

Signature: Lindsey Fry

Address: 123 Little page Road

Date: May 28, 1997 ☒ Corbett ☐ Troutdale

Agricultural rural needs
to remain as is. Rural
development needs to
maintain a green belt
to lessen urban
sprawling.

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name:

Steve Gamri

Signature:

Stephen Gamri

Address:

31141 NE Hurt RD

Date:

5-26-97



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Carmenza Gonzalez

Signature: Carmenza Gonzalez

Address: 30925 N.E. HURT Rd

Date: 5-28-97 ☐ Corbett ☒ Troutdale

I support the AAP
except to

Streamside protection

Disaggregation

Home occupation
— allows
but will be dealt
with

as Support

Planning Committee
Plan

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: David Gorman

Signature: David Gorman

Address: 2016 SE Henkle Rd.

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name:

Larry G. Haffner

Signature:

LARRY G. HAFFNER

Address:

35708 SE Hurlburt Rd, Corbett, OR

Date:

5/27/97



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Mrs. Pat Haffner

Signature: Pat Haffner

Address: 35708 SE Hurlburt Rd

Date: 5/25/99 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Jeanette Handley

Signature: Jeanette Handley

Address: 35605 E Historic Col. Ri. Hwy

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future,** *as a minimal
measure. Would like to see it made more strict.*

Name: Frank Haynes III

Signature: *Frank Haynes III*


Address: 31410 NE Wand Rd.

Date: 5/25/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.** *I hope
will can move toward stricter controls in the future.*

Name: Rae Ann Haynes

Signature: 

Address: 31410 NE Wand

Date: 5/25 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: JACOB C. HEILMAN

Signature: 

Address: P.O. Box 331 32803 E. Hest. Co. Rur. Hwy. Corbett OR

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Elaine Hutson

Signature: Elaine Hutson

Address: 33512, Clatskanie Rd

Date: _____ ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: OSCAR HUTSON

Signature: Oscar Hutson

Address: 33512 HURLBURT RD.

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Robert Jenkins

Signature: Robert Jenkins

Address: POB 159 CORBETT, OREGON

Date: 5-26-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: JOHN KERSLAKE

Signature: John Kerslake

Address: 1434 SE NORTHWAY RD

Date: 5-26-98 ☒ Corbett ☐ Troutdale

97017

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: Mitch K Kerlake

Signature: Mitch K Kerlake

Address: 1434 S.E. Northway Rd

Date: May 27 1998 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: _____

Signature: _____

Address: _____

Date: _____



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Tim Veslake Sr.

Signature: Tim Veslake

Address: 510 SE Northway Rd.

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Dawn Klann

Signature: Dawn Klann

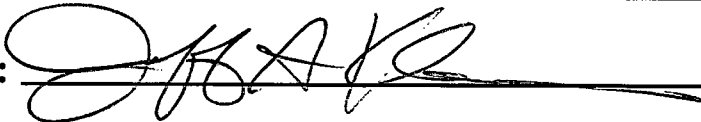
Address: 32431 E. Bell Rd.

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: JEFF A. KLANN

Signature: 

Address: 32431 E. Bell Rd.

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: JON LINCOLN

Signature: Jon Lincoln

Address: 31706 Wand Road NE.

Date: 5/25/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: JAMES D MASTRE

Signature: James Mastre

Address: P.O. Box 166

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Maureen Michelson

Signature: Maureen Michelson

Address: 30925 N.E. Hurst Rd

Date: May 27, 1997 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Caryn Mitas

Signature: 

Address: 33500 SE Stevens

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name:

FRITZ MITAS

Signature:



Address:

33500 S.E. STEVENSON

Date:

MAY 08/97

☒ Corbett

☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Richard Mitchell

Signature: Rich A Mitchell

Address: 1835 SE EVA RD C

Date: 5-28-77 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Dolores OLCOTT

Signature: Dolores OLCOTT

Address: 43120 SE DEVERELL Rd

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: BILLY OSKAY

Signature: Billy Oskay

Address: 34805 SE HURLBURT RD

Date: 5/29/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: George H. Perry

Signature: George H. Perry

Address: 32905 NE Chamberlain Road Corbett OR 97019

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: GEORGE H PERRY VII

Signature: George Perry

Address: 32905 NE CHAMBERLAIN RD

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: MARGUERITE PERRY

Signature: Marguerite Perry

Address: 32905 NE Chamberlain Rd

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name:

Sta Virginia Perry

Signature:

Virginia Perry

Address:

32905 Chamberlain

Date:

5-28-97



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: Dianna Popm

C.A.C plan

Signature: Dianna L. Popm

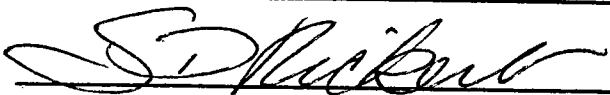
Address: 1314 SE Christensen Rd

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: STEPHANIE RICKERT

Signature: 

Address: 1001 SE EVANS RD CORBETT OR 97019

Date: 05-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: WAYNE RICKERT

Signature: Wayne A. Rickert

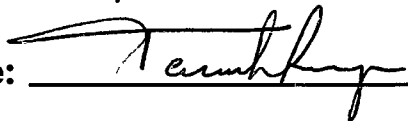
Address: 1001 SE EVANS RD. CORBETT OR 97019

Date: 052897 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: TERRENCE L. RONNINGEN

Signature: 

Address: 38543 SE. Loudon Road Corbett, Oregon 97019

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: David Rossman

Signature: David Rossman

Address: 505 NE Thompson Mill Rd

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Katy Prossman

Signature: Katy Prossman

Address: 404 NE Thompson Mill Rd

Date: 5-28 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Enhanced

stream protection.

Name:

Mark D Schaaf

No

disaggregation.

Signature:

Mark D Schaaf

Address:

32201 E. Hbst. Cl. Riv. Hwy

Date:

5/27/97



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: V. Cloudy Sears

Signature: 

Address: 41401 S.E. London Rd.

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: Nathan Sears dodd

Signature: Nathan

Address: 41401 S.E. Loudon Rd.

Date: 5-28-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: Tiffany Sears Dodd

Signature: Tiffany Sears Dodd

Address: 41401 SE London Rd.

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Dale F. Siefert

Signature: Dale F. Siefert


Address: 31320 NE Hurt Rd., Troutdale, 97060

Date: 5/27/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Susan Smith

Signature: 

Address: 35728 S.E. Hurlburt Rd.

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Joyce Sorensen

Signature: Joyce Sorensen

Address: 38941 SE Gordon Cr Rd

Date: 5/28/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Christine Spanjer

Signature: Christine Spanjer

Address: 40210 SE London Rd

Date: 5/27 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name:

Gary Spierle

Signature:

Gary Spierle

Address:

30925 NE Hurt Rd

Date:

5/26/97



Corbett



Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Tom Steenour

Signature: Tom Steenour

Address: 47829 Loulon Rd

Date: 5/28/92 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: GERALDINE L. STEWART

Signature: Geraldine L. Stewart

Address: 2267 S.E. DARLING AVE. (PROPERTY OWNERS)
GRESHAM, OR 97080 (ON GROCE ROAD)

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: RONALD E. STEWART

Signature: Ronald E. Stewart

Address: 2267 S.E. DARLING AV. (PROPERTY OWNER
GRESHAM, OR 97080 ON GROCE RD.)

Date: 5/27/97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: LISA STONE

Signature: Lisa Stone

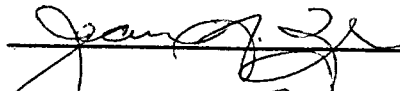
Address: 2025 S.E. Littlepage Rd. Corbett, OR.
97019

Date: 5-27-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.

Name: Jeanne Tyler

Signature: 

Address: 33605 SE Stevas Rd

Date: 5/28/97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name:

CHRIS TYMOSHUK
~~CHRIS TYMOSHUK~~

Signature:

Chris Tymoshuk

Address:

31800 E. West Columbia Ranch Hwy

Date:

5-27-97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Paul Tymoshuk

Signature: Paul Tymoshuk

Address: 31800 E. Hist Hwy

Date: 5-27-97 ☐ Corbett ☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Iris Venable

Signature: Iris Venable

Address: 1916 SE Henkle

Date: 5-21-97 ☒ Corbett ☐ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: Teresa Wrightson

Signature: Teresa Wrightson

Address: 31141 NE Hunt Rd

Date: 5-26-97 ☐ Corbett ☒ Troutdale

I support stringent regulation to preserve the rural/forest nature of ^{this area.} ↑

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name:

JORDIS YOST

Signature:

Jordis Yost

Address:

31403 NE HURT RD

Date:

5-28-97

☐ Corbett

☒ Troutdale

To the Multnomah County Board of Commissioners:

**I support the East of Sandy River Rural Area Plan
and its rural vision for our area's future.**

Name: MICHAEL YOST

Signature: Michael Yost

Address: 31403 NE HURT RD

Date: 5/28/97 ☐ Corbett ☒ Troutdale

#1

PLEASE PRINT LEGIBLY!

MEETING DATE 5/28/97

NAME William L. Finney

ADDRESS 43900 SE Devereill Rd.

STREET

Corbett, OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT

OPPOSE

✓

SUBMIT TO BOARD CLERK

GAVE HIS 3 minutes to William Finney
PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Mike Doerf "GERTZ"

ADDRESS

31430 NE MERSHON

STREET

TRUDDALE DR 97060

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P 1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

#2

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME Susan Fry

ADDRESS 123 Littlepage Rd

STREET

Corbett

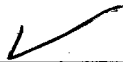
CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#3

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

RICK RAY

ADDRESS

30649 NE HURT RD

STREET

TROUTDALE

97060

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

Planning Commission

OPPOSE

SUBMIT TO BOARD CLERK

PLEASE PRINT LEGIBLY!

MEETING DATE 5.28.97

NAME Penny Rossman

ADDRESS 505 NE Thompson Mill Rd

STREET

STREET
Corbett OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT X OPPOSE _____
SUBMIT TO BOARD CLERK

#5

PLEASE PRINT LEGIBLY!

MEETING DATE 4-28-97

NAME Richard J Mackay

ADDRESS 601 NE Brower Rd

STREET
Corbett Or

CITY 97019
ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # ✓

SUPPORT OPPOSE Very Much
SUBMIT TO BOARD CLERK

#6

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME Ken Blanc

ADDRESS 956 SE EVANS Rd

STREET

CORbett

CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # ~~2~~ 295 Resolution

SUPPORT _____ OPPOSE X

SUBMIT TO BOARD CLERK

#7

PLEASE PRINT LEGIBLY!

MEETING DATE

4-5-28

NAME

MIKE BLACKWELL

ADDRESS

43501 S.E. HOGG Mill
STREET
CORBERT OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE ☒

SUBMIT TO BOARD CLERK

#8

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME ALFRED O. ZIMMER

ADDRESS 8431 SE. GROCE RD

STREET CORBETT 97019

CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT OPPOSE ✓

SUBMIT TO BOARD CLERK

#9

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Kay Finney

ADDRESS

43900 SE Devereil Rd.

STREET

Corbett, OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE

✓

SUBMIT TO BOARD CLERK

#10

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28

NAME

Pat Smith

ADDRESS

42800 SE London

STREET

Corbett OK

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

Whole plan

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

GAVE 3mins to Patti Smith

PLEASE PRINT LEGIBLY!

MEETING DATE 8-28-97

NAME Chad Marmol/BJO

ADDRESS 5127 SE SH/Quist Rd

STREET Gresham OR 97080

CITY Gresham ZIP CODE 97080

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT OPPOSE ✓
SUBMIT TO BOARD CLERK

GAVE 3 mins to Patti Smith

PLEASE PRINT LEGIBLY!

MEETING DATE

5.28.97

NAME

Leah Marano Lejo

ADDRESS

5627 SE Salpust

STREET

Grisham Don

CITY

ZIP CODE

97080

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

GAVE 3 miss to Patti Smith

PLEASE PRINT LEGIBLY!

MEETING DATE

May 27, 1993

NAME

Shannon Marmolejo

ADDRESS

11818 NE Holladay

STREET

Portland OR

97220

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK



#11

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

GARY TYLER

ADDRESS

33605 JST STEVENS RD

STREET

CORBETT

CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#12

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

CAROLYN L. COONR

ADDRESS

41101 SE Loudon Rd

STREET

Corbett, OR. 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P1

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#13

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME Leroy Smith

ADDRESS 42800 SE London Rd

STREET

Corbett

CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P1

SUPPORT OPPOSE X

SUBMIT TO BOARD CLERK

GAVE HIS 3 mins to Leroy Smith
PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME JERRY CILINN

ADDRESS 745 SE LITTLEPAGE RD

STREET

CORBETT OR

CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # PI

SUPPORT _____ OPPOSE _____
SUBMIT TO BOARD CLERK

GAVE HIS 3mins to Leroy Smith
PLEASE PRINT LEGIBLY!

MEETING DATE May 28 1997

NAME Matt McDonald

ADDRESS 43800 NE Haines Rd

STREET Corbett

CITY 97019 ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P1

SUPPORT Undecided OPPOSE Undecided
SUBMIT TO BOARD CLERK

GAVE 3 minutes to Leroy Smith
PLEASE PRINT LEGIBLY!

MEETING DATE

5/26/97

NAME

FRANK WINDUST

ADDRESS

37938 SE RICKERT RD.

STREET

CORBETT, OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

#14

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Billy Oskay

ADDRESS

1 Huebs Rd

STREET

Corbett, OR

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P1

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#15

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

TOM WIEMANN

ADDRESS

P.O. BOX 276

SE Louisal

STREET

CORBETT

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

71

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#16

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

KLAUS HEYNE

ADDRESS

41101SE London Rd

STREET

Corbett

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P1

SUPPORT

 OPPOSE

SUBMIT TO BOARD CLERK

#17
PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Emily Roth

ADDRESS

Metro 600 NE Grand Ave

STREET

Portland

OR 97232

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

1

SUPPORT

☒

OPPOSE

SUBMIT TO BOARD CLERK

#18

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Gusi Baker

ADDRESS

37611 SE Howard Rd

STREET

Portland OR

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

#19

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Catherine Dunlap

ADDRESS

40840 SE Gordon CK

STREET

Corbett

CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

✓

SUBMIT TO BOARD CLERK

#20

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Barb Adams

ADDRESS

34444 SE Kimbley

STREET

Unsett. DR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#21

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME DAVE BLACK

ADDRESS 2025 S.E. Littlepage Rd.

STREET

Corbett, OR

CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT ✓ OPPOSE

SUBMIT TO BOARD CLERK

#22

PLEASE PRINT LEGIBLY!

MEETING DATE May 28, 1997

NAME Karen Schaaf "SHOFF"

ADDRESS 3224 E Hist Col. Rv. Hwy
STREET

Corbett 97019
CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT ✓ OPPOSE _____
SUBMIT TO BOARD CLERK

#23

PLEASE PRINT LEGIBLY!

MEETING DATE

5-28-97

NAME

Kathleen Shelman

ADDRESS

36141 SE Hurdburt

STREET

Corbett OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

☒

Citizen Advisory Committee

OPPOSE

Recommendations

SUBMIT TO BOARD CLERK

#24

PLEASE PRINT LEGIBLY!

MEETING DATE

5-28-99

NAME

Alan H. Stokes

ADDRESS

38025 S.E. Howard Rd

STREET

CITY

Cary, NC 27513

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

63-95

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

X

GAVE HIS 3 mins to ALAN Stokes

PLEASE PRINT LEGIBLY!

MEETING DATE 5/28/97

NAME Jim STEIN

ADDRESS 38421 CPH

STREET

CORBETT

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # OPEN

SUPPORT _____ OPPOSE ✓

SUBMIT TO BOARD CLERK

#25

PLEASE PRINT LEGIBLY!

MEETING DATE 5/28/97

NAME PAT BROTHERS

ADDRESS 46125 E. HIST COL RVR HWY
STREET

ORBIT OR 97019
CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P1

SUPPORT _____ OPPOSE X
SUBMIT TO BOARD CLERK

#26

PLEASE PRINT LEGIBLY!

MEETING DATE 5.28.97

NAME Kathleen Wadron

ADDRESS 33130 NE Marshon Rd

STREET

Corbett OK 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # Land use

SUPPORT _____ OPPOSE ✓

SUBMIT TO BOARD CLERK

Supports Citizen Advisory Committee
Recommendations

#27

PLEASE PRINT LEGIBLY!

MEETING DATE

5-28-97

NAME

Mary Blankenship

ADDRESS

31320 NE Hunt Rd

STREET

Troutdale

CITY

97060

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P1

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#28

PLEASE PRINT LEGIBLY!

MEETING DATE

28 May 97

NAME

Clint Davis

ADDRESS

40601 E Larch mb Rd

STREET

Coebeitt

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

A-1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

GAVE Clint DAVIS his 3 mins

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME RANDY BURBACH

ADDRESS 1525 NE CRESTVIEW LN

STREET
CORBETT OR 97019
CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT OPPOSE X
SUBMIT TO BOARD CLERK

#29

PLEASE PRINT LEGIBLY!

MEETING DATE May-28-97

NAME C Charlotte No moss

ADDRESS P.O. Box 479 - 2015 ridge w

STREET

Wesley Ave

97040

CITY

ZIP CODE

Scenic Forge

I WISH TO SPEAK ON AGENDA ITEM # yes

SUPPORT _____ OPPOSE ✓

SUBMIT TO BOARD CLERK

GAVE 3 mins to Charlotte Pernoss

PLEASE PRINT LEGIBLY!

MEETING DATE

May 28 97

NAME

Sherwood Davis

ADDRESS

36250 SE Gordon Cr Rd.

STREET

Coconut

Or

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK



#30

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28

NAME

MATTHEW LAO LONG

ADDRESS

432 HE SALZMAN

STREET

CREBT

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

X

OPPOSE

SUBMIT TO BOARD CLERK

#31

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Jim Webber

ADDRESS

44095 Trout Creek Rd

STREET

CITY

Corbett Ore

ZIP CODE

97019

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK



GAVE HIS 3 mins to Jim WEBBER
PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Chuck Mickelson

ADDRESS

31714 N.E. CLAND RD

STREET

FOREDALE OR

CITY

97060

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

X

#32
McTV.

PLEASE PRINT LEGIBLY!

MEETING DATE

5/25/1997

NAME

Clare Donison

ADDRESS

25027 SE Orient Dr

STREET

Gresham

97080

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

#33

PLEASE PRINT LEGIBLY!

MEETING DATE MAY 28

NAME MIKE GROVER

ADDRESS 2518 SE Mannthuyir

STREET

Carbett CR

CITY

97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT _____ OPPOSE ✓
SUBMIT TO BOARD CLERK

#34

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME DAN GIRAFF

ADDRESS 39121 SE Howard

STREET

Corbett, OR 97219

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT OPPOSE X

SUBMIT TO BOARD CLERK

#35

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

BEN MACKANESS

ADDRESS

2429 CASCADE ST.

STREET

1100D RIVER GR 97031

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

✓

SUBMIT TO BOARD CLERK

#36

PLEASE PRINT LEGIBLY!

MEETING DATE May 28

NAME Willard Gaul

ADDRESS 7301 S.W. 26th Ave.

STREET Portland Or.

CITY 97219 ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT _____ OPPOSE ✓
SUBMIT TO BOARD CLERK

#37

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME Victoria Cloud Sears

ADDRESS 41401 SE. Loudon Rd.

STREET

Corbett, OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT ✓ Support max. OPPOSE _____
SUBMIT TO BOARD CLERK

envyrom. protection
and proposed plan

#38

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Larry George

ADDRESS

Oregonians In Action

STREET

Tigard OR

97281

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OFFERING SERVICES

OPPOSE

✓

SUBMIT TO BOARD CLERK

#39

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Albert Kimbley

ADDRESS

34595 Kimbley Rd

STREET

Corbett

97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

#40

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Tom Steenson

ADDRESS

41029 Loudon Rd

STREET

Corbett

97015

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

X

OPPOSE

SUBMIT TO BOARD CLERK

#41

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Peter F Fry

ADDRESS

123 NE Littlepage
STREET

Corbett, OR 97019
CITY ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

C 3-95

SUPPORT

☒ PC RECOMMENDATIONS

OPPOSE

SUBMIT TO BOARD CLERK

#42

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Wayne Ricker

ADDRESS

1001 SE Evans Rd

STREET

Corbett Rd 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

✓

OPPOSE

SUBMIT TO BOARD CLERK

#43

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

Stephanie Rickett

ADDRESS

1001 SE Evans Rd

STREET

Corbett, OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT



OPPOSE

SUBMIT TO BOARD CLERK

#44

PLEASE PRINT LEGIBLY!

MEETING DATE

5/29/97

NAME

Katherine Ziemian

ADDRESS

2016 SE Henkle

STREET

Corbett, OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

X

OPPOSE

SUBMIT TO BOARD CLERK

#45

PLEASE PRINT LEGIBLY!

MEETING DATE 5/28/97

NAME ALLAN BAKER

ADDRESS 41501 SE Gordon Cr Rd

STREET

Covell Or 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT _____ OPPOSE ✓
SUBMIT TO BOARD CLERK

#46

PLEASE PRINT LEGIBLY!

MEETING DATE

5-28-87

NAME

JOE FAHLMAN

ADDRESS

38105 GORDON CREEK RD

STREET

CITY

OSBETT OR

ZIP/CODE

97049

Trout Creek Bible Camp

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

OPPOSE

SUBMIT TO BOARD CLERK

X

DID NOT TESTIFY

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME Terry Redfern

ADDRESS 43149 E. Larch MT Rd.

STREET Corbett OR.

CITY 97019

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT _____ OPPOSE _____

SUBMIT TO BOARD CLERK

DID NOT TESTIFY

PLEASE PRINT LEGIBLY!

MEETING DATE 5-28-97

NAME MARGUERITE PERRY

ADDRESS 32905 NE Chamberlain Rd

STREET

CORBETT OR 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM # P-1

SUPPORT



OPPOSE



SUBMIT TO BOARD CLERK

DID NOT TESTIFY

PLEASE PRINT LEGIBLY!

MEETING DATE

5/28/97

NAME

BEVERLY E CLAIR KLOCK

ADDRESS

931 NE Salzman Rd,

STREET

CORBETT, OR. 97019

CITY

ZIP CODE

I WISH TO SPEAK ON AGENDA ITEM #

P-1

SUPPORT

X

OPPOSE

SUBMIT TO BOARD CLERK



MULTNOMAH COUNTY OREGON

BOARD CLERK

OFFICE OF BEVERLY STEIN, COUNTY CHAIR
1120 SW FIFTH AVENUE, SUITE 1515
PORTLAND, OREGON 97204
TELEPHONE • (503) 248-3277
FAX • (503) 248-3013

BOARD OF COUNTY COMMISSIONERS

BEVERLY STEIN •	CHAIR	•248-3308
DAN SALTZMAN •	DISTRICT 1	•248-5220
GARY HANSEN •	DISTRICT 2	•248-5219
TANYA COLLIER •	DISTRICT 3	•248-5217
SHARRON KELLEY •	DISTRICT 4	•248-5213

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

AGENDA

FOR THE WEEK OF
MAY 26, 1997 - MAY 30, 1997

Tuesday, May 27, 1997 - 9:30 AM - MCSO Budget Work Session..... Page 2

Tuesday, May 27, 1997 - 1:30 PM - DJACJ Budget Work Session..... Page 2

Wednesday, May 28, 1997 - 6:00 PM - Land Use Planning..... Page 2

Thursday, May 29, 1997 - 9:30 AM - Regular Meeting Page 3

Thursday, May 29, 1997 - 11:20 AM - Board Briefing..... Page 5

Tuesday, Wednesday and Thursday meetings this week will be cable-cast live and taped and can be seen by cable subscribers in Multnomah County on Channel 30 at the following times:

Tuesday, 9:30 AM live; playback Tuesday, 11:00 PM & Sunday, 10:30 AM, CityNet 30

Tuesday, 1:30 PM live; playback Wednesday, 1:30 AM & Sunday, 8:30 PM, CityNet 30

Wednesday - playback Monday 11:00 PM, Tuesday 3:00 PM & Thursday, 7:00 PM, Channel 30

Thursday, 9:30 AM live; playback Friday, 10:00 PM & Sunday, 1:00 PM, Channel 30

****Tuesday meetings produced through Portland Cable Access**

****Wednesday and Thursday meetings produced through Multnomah Community Television**

AN EQUAL OPPORTUNITY EMPLOYER

Tuesday, May 27, 1997 - 9:30 AM
Portland Building, Second Floor Auditorium
1120 SW Fifth Avenue, Portland

MCSO BUDGET WORK SESSION

- WS-1 The Multnomah County Sheriff's Office Department 1997-98 Budget Overview and Highlights. MCSO Citizen Budget Advisory Committee Presentation. Measure 47 and Other Issues. Board Questions and Answers. 2 HOURS REQUESTED.
-

Tuesday, May 27, 1997 - 1:30 PM
Portland Building, Second Floor Auditorium
1120 SW Fifth Avenue, Portland

DJACJ BUDGET WORK SESSION

- WS-2 The Department of Juvenile and Adult Community Justice 1997-98 Budget Overview and Highlights. DJACJ Citizen Budget Advisory Committee Presentation. Measure 47 and Other Issues. Board Questions and Answers. 2 HOURS REQUESTED.
-

Wednesday, May 28, 1997 - 6:00 PM
Corbett School District #39 Multi-Purpose Building
35800 E. Historic Columbia River Highway, Corbett

LAND USE PLANNING MEETING

- P-1 First Reading of an ORDINANCE Adopting the East of Sandy River Rural Area Plan, a Portion of the Multnomah County Comprehensive Framework Plan. 2 HOURS REQUESTED.

Thursday, May 29, 1997 - 9:30 AM
Portland Building, Second Floor Auditorium
1120 SW Fifth Avenue, Portland

REGULAR MEETING

CONSENT CALENDAR

DISTRICT ATTORNEY'S OFFICE

- C-1 Renewal of Intergovernmental Agreement 700045 with the Gresham Police Bureau to Fund One Police Investigator Assigned to the Multi-disciplinary Child Abuse Intervention Team

SHERIFF'S OFFICE

- C-2 Renewal of Intergovernmental Agreement 800198 with the City of Portland Providing Fingerprints and Photographs of Individuals Arrested for Crimes for Fiscal Year 1997-98

REGULAR AGENDA

PUBLIC COMMENT

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

NON-DEPARTMENTAL

- R-2 PROCLAMATION Recognizing the Outstanding Achievements of Portland State University President, Judith Ramaley
- R-3 RESOLUTION Adopting an Updated Strategic Plan and 1997-99 Action Plan and Rural Action Plan and Submitting the Strategic Plan to the Governor and the Oregon Economic Development Commission for Consideration Under the Regional Strategies Program
- R-4 RESOLUTION Authorizing Extension of Franchise Agreement Between TCI of Oregon, Inc. and Multnomah County to July 31, 1997

BUDGET COMMITTEES

(Recess as the Board of County Commissioners and convene as the Dunthorpe Riverdale Sanitary Service District No. 1 Budget Committee)

- R-5 Selection of Budget Committee Chair and Secretary and PUBLIC HEARING to Consider and Approve the 1997-98 Dunthorpe Riverdale Sanitary Service District No. 1 Proposed Budget for Submittal to the Tax Supervising and Conservation Commission

(Adjourn as the Dunthorpe Riverdale Sanitary Service District No. 1 Budget Committee and convene as the Mid County Street Lighting Service District No. 14)

- R-6 Selection of Budget Committee Chair and Secretary and PUBLIC HEARING to Consider and Approve the 1997-98 Mid County Street Lighting Service District No. 14 Proposed Budget for Submittal to the Tax Supervising and Conservation Commission

(Adjourn as the Mid County Street Lighting Service District No. 14 Budget Committee and reconvene as the Board of County Commissioners)

DEPARTMENT OF LIBRARY SERVICES

- R-7 Budget Modification DLS 2 Authorizing Appropriation of \$20,000 in Grant Revenue from the Library Foundation for Specific Library Materials and Services
- R-8 Budget Modification DLS 3 Authorizing Appropriation of a \$500,000 Grant from the Library Foundation (Meyer Memorial Trust) to Enhance Specific Library Materials and Services

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-9 ORDER Authorizing Private Sale of Certain Tax Foreclosed Property to Lester L. Browning, Including Direction to Tax Title for Publication of Notice Pursuant to ORS 275.225
- R-10 First Reading and Adoption of an ORDINANCE Amending Multnomah County Code Chapter 11.15 to Limit Required Notification for Planning Commission and Hearings Officer Decisions to Persons Who Participated in the Hearings as Consistent with State Law, and Declaring an Emergency

DEPARTMENT OF SUPPORT SERVICES

- R-11 First Reading of an ORDINANCE Relating to the Pay Ranges and COLA Increases for Exempt Employees and to Make Special Adjustments

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- R-12 PUBLIC HEARING and Consideration of a RESOLUTION Approving the 1997-98 Multnomah County Consolidated Plan and Annual Action Plan for the Community Development Block Grant Program and HOME Investment Partnership Program to be Submitted to the Department of Housing and Urban Development
- R-13 Notice of Intent to Apply to the Federal Department of Substance Abuse and Mental Health Services Administration for a Grant of \$1,470,669 to Study the Impact of the Crisis Triage Center on Jail Diversion for Persons with Co-occurring Mental Illness and Substance Abuse Disorders
-

Thursday, May 29, 1997 - 11:20 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Portland Building, Second Floor Auditorium
1120 SW Fifth Avenue, Portland

BOARD BRIEFING

- B-1 Summary of the January, 1997 Joint City County Audit of the Local Housing Delivery System Recommendations; Responses and Information; and Recommended Implementation Steps. Presented by Gretchen Kafoury, Gary Blackmer, Dick Tracy and Denny West. 30 MINUTES REQUESTED.

Meeting Date: MAY 28 1997
Agenda No: P-1
Est. Start Time: 6:00pm

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: First Reading of an Ordinance adopting the East of Sandy River Rural Area Plan (C 3-95)

BOARD BRIEFING Date Requested:
 Amt. of Time Needed:
 Requested By:

REGULAR MEETING Date Requested: May 28, 1997
 Amt. of Time Needed: 2 hours

DEPARTMENT: DES **DIVISION:** Transportation & Land Use Planning
CONTACT: Gordon Howard **TELEPHONE:** 248-3043
 BLDG/ROOM: 412 / 1st Floor

PERSON(S) MAKING PRESENTATION: Gordon Howard

ACTION REQUESTED

☐ Informational Only ☐ Policy Direction ☒ Approval ☐ Other

SUGGESTED AGENDA TITLE

First reading of an ordinance adopting the East of Sandy River Rural Area Plan, which will refine the Multnomah County Comprehensive Framework Plan by providing a policy direction for land use issues in the East of Sandy River Rural Area.

SIGNATURES REQUIRED

Elected Official: _____

or

Department Manager: _____

KB *Lenny E. Nicholas*

REVISED
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM BRIEFING
SUPPLEMENTAL STAFF REPORT

To: Multnomah County Board of Commissioners

From: Division of Transportation and Land Use Planning

Today's Date: May 27, 1997

Requested

Placement Date: May 28, 1997

Subject: First Reading on Adoption of the East of Sandy River Rural Area Plan, a component of the Multnomah County Comprehensive Framework Plan

I. Recommendation / Action Requested:

Hold the public hearing, consider the first reading the ordinance adopting the East of Sandy River Rural Area Plan, and schedule a subsequent reading of the ordinance for an appropriate date.

II. Background / Analysis:

Multnomah County began work on the East of Sandy River Rural Area Plan in 1995 with an issues identification process. The result of this process was a Scoping Report, identifying major issues expressed by citizens at a public workshop meeting, other governmental agencies, and organized interest groups. In July, 1995, the Board of Commissioners heard and accepted the Scoping Report.

After adoption of the Scoping Report, which identified major issues to be addressed in the plan, the Multnomah County Chair appointed the East of Sandy River Rural Area Plan Citizen's Advisory Committee, consisting of thirteen members plus one Planning Commission ex-officio member, to work with Planning Division staff on preparation of this document. The Committee held monthly meetings between October 1995 and June 1996 to review all elements included within this document. The Committee's role was to review and comment upon materials prepared by Planning Division staff, make policy recommendations to the Multnomah County Planning Commission and Board of Commissioners, and provide a forum for additional public involvement in the preparation of the East of Sandy River Rural Area Plan. In June, 1996 Multnomah County hosted a public forum in order to present recommendations which came from the Citizen's Advisory Committee meetings.

This meeting attracted almost 300 participants and indicated a strong level of disagreement and animosity over planning issues among individuals and groups within the community. As a result, Commissioner Sharron Kelley hosted three meetings at the Corbett Grange Hall in November and December of 1996 in order to further discuss and provide input regarding contentious land use, environmental, and other issues. The Planning Division prepared a written summary of the results of these meetings, which were conducted as a series of small group discussions, and which resulted in specific recommendations on

contentious issues which represented a majority of the participants at these meetings. The Citizens' Advisory Committee held one additional meeting in January, 1997, and modified some of its recommendations based upon input from the Grange Hall meetings.

In February, 1997, the Multnomah County Planning Commission held a public hearing on the draft plan, and received a large amount of written and oral testimony on different aspects of the document. On April 7, 1997, after two additional deliberative meetings, the Planning Commission approved a recommended draft for transmittal to the Board of Commissioners. The primary focus of the East of Sandy River Rural Area Plan is to maintain the area as rural. Multnomah County should not allow any expansion of the urban growth boundary into the area East of the Sandy River, and should preserve its mixture of forestry and farming activities, natural resources, and rural residences. Virtually all participants in the process of developing the East of Sandy River Rural Area Plan agreed on this basic point. However, there is significant difference among community members as to the measures necessary to protect the rural and natural aspects of the East of Sandy River rural area.

The East of Sandy River Rural Area Plan is guided by and must conform to three documents of regional and statewide significance. First, the plan is a subset of the Multnomah County Comprehensive Framework Plan, and must conform to that plan's findings and policies. Second, the plan must conform to the METRO 2040 Concept, which designates the East of Sandy River area as a "rural reserve," not to be added to the Portland Metropolitan Area Urban Growth Boundary. Third, the plan must conform to the goals and rules of the Oregon Statewide Planning Program. This plan cannot conflict with any of these three plans without amendments to those plans.

For an analysis of the major issues associated with the plan, please see Section V.

III. Financial Impact:

Implementing the East of Sandy River Rural Area Plan through amendments to the zoning and other County ordinances will require on-going long-range planning staff to complete the work and on-going current planning staff to apply the plan policies to land use permits.

IV. Legal Issues:

The proposed East of Sandy River Rural Area Plan has been submitted to the Oregon Department of Land Conservation and Development for a 45-day review period regarding compliance with the Goals of the Oregon Statewide Planning Program on April 19, 1997. Multnomah County has received no comment from the Department within the review period to date. Planning staff will notify the Board of Commissioners of any comment on the draft at the second reading of the ordinance.

V. Controversial Issues:

The following is a discussion of issues staff expects to be controversial at the public hearing: COMMERCIAL FOREST USE DWELLINGS, STREAM PROTECTION, and COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLING STANDARDS. Staff will be prepared to respond to any questions or comments regarding issues other than those discussed below at the public hearing.

RULES FOR DWELLINGS IN THE COMMERCIAL FOREST USE ZONING DISTRICT

The process of preparing the East of Sandy River Rural Area Plan produced much discussion and conflict regarding the proper rules for new dwellings in the Commercial Forest Use zoning district. In January, 1993, Multnomah County combined two old zoning districts, Commercial Forest Use and Multiple Use Forest, into one new Commercial Forest Use district and adopted strict rules regarding new dwellings as mandated by administrative rules adopted by the Oregon Land Conservation and Development Commission. Later, the 1993 legislature adopted statutes which gave Counties more latitude in adopting less strict rules regarding new dwellings on commercial forest lands. Multnomah County's rules remain the same however, and there was much debate about this subject in the East of Sandy River community. The two remaining areas of controversy are as follows:

TEMPLATE TEST:

New dwellings in the Commercial Forest Use zone must meet a "template test," which requires that the parcel upon which the dwelling is proposed is surrounded by a minimum number of existing dwellings and parcels within one-half mile of the parcel. The number of dwellings Multnomah County requires within the "template" is greater than permitted by the State of Oregon.

AGGREGATION REQUIREMENT:

Multnomah County does not allow owners of contiguous legally created parcels which are less than 19 acres in size in the Commercial Forest Use zoning district to sell those parcels separately to another party who could then propose a dwelling on the separated parcel - in other words, the County requires "aggregation" of the lots less than 19 acres into one legal parcel. The State of Oregon does not require Counties to adopt such aggregation rules.

PLANNING COMMISSION RECOMMENDATION

TEMPLATE TEST: Do not change the existing Multnomah County template test for Commercial Forest Use dwellings.

AGGREGATION REQUIREMENT: Do not change the existing Multnomah County limits on disaggregation of common ownerships (no disaggregation of lots less than 19 acres).

PLANNING COMMISSION RATIONALE:

TEMPLATE TEST: Multnomah County has a higher standard for the template test on Commercial Forest Use (CFU) dwellings than the state allows and should maintain this higher standard in order to limit the numbers of new dwellings in the CFU areas. This and the aggregation requirement are the only tools available to protect forest lands from residential development.

AGGREGATION REQUIREMENT: Multnomah County should not make any changes in our strict disaggregation rules. The County's prohibition of disaggregation limits the number of new dwellings in the CFU areas, and Multnomah County should not adopt rules which will allow more dwelling units. Also, Multnomah County should not have differing rules for CFU dwellings in different rural areas of Multnomah County, and should keep a level of consistency in these rules throughout the County. The impacts of allowing disaggregation in Commercial Forest Use zoned areas of the West Hills would be much larger than in the East of Sandy River area, due to the large number of contiguously-owned old subdivision plats.

ALTERNATIVES

The East of Sandy River Citizens' Advisory Committee recommended that no changes be made to the template test, but did recommend the following policy which would allow limited disaggregation of legally created parcels less than 19 acres:

Allow dis-aggregation of existing legally-created lots for purposes of consideration of an additional dwelling unit on a lot less than 19 acres in size under the following conditions:

One of the lots to be dis-aggregated has an existing legal dwelling.

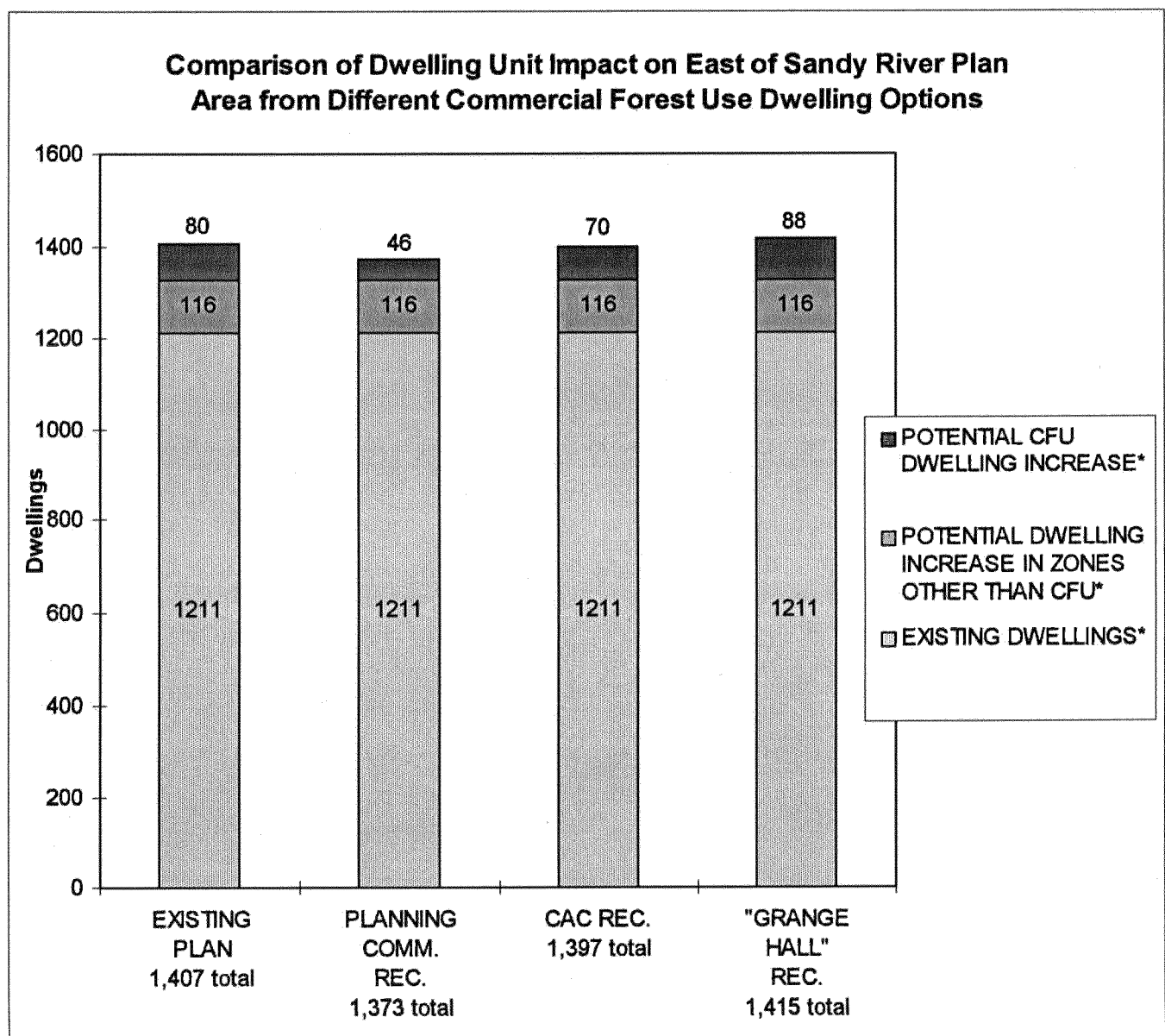
If more than two lots are part of an aggregated ownership which if disaggregated would result in a lot less than 19 acres in size, then the owner shall be allowed to dis-aggregate only one lot and shall be required to aggregate the remaining lots into a single new lot.

Both of the lots were owned by the current owner prior to 1985, or the current owner owned two lots prior to 1985 and sold one of them, rendering the other one undevelopable.

The Citizens' Advisory Committee came to a consensus (with one dissenting member) position after much community discussion and input received from the Grange Hall meetings, the June 1996 Public Forum, and the Scoping Report, about this issue. They decided that Multnomah County should allow limited disaggregation for lots smaller than 19 acres which were legally created and contiguously owned by the same property owner before 1985. This would allow long time property owners who were unfairly victimized (in the view of the Citizens' Advisory Committee) by changes in the Commercial Forest Use rules the opportunity to sell one of their contiguous parcels. The impact of this change in the context of the entire East of Sandy River area is minimal (see chart). One of the major goals of the rural area plan program is to have land use regulations appropriate for each particular rural community; an insistence on consistency of land use regulations among all rural areas defeats this purpose. The Citizens' Advisory Committee also received testimony from several long-time small lot property owners of two contiguous lots who believed that they were unfairly treated by the imposition of the aggregation rule after they had bought their properties.

The Grange Hall majority position on this issue, which the Citizens' Advisory Committee considered, was that Multnomah County should not have rules more strict than the State of Oregon rules for dwellings in the Commercial Forest Use zoning district. Multnomah County is one of only two counties with Commercial Forest Use (CFU) template dwelling rules stricter than required by the State of Oregon. This is unfair to Multnomah County property owners. The impact of allowing the state minimum template test is minimal.

The following chart illustrates the differences between the impact of these three alternatives in terms of potential new dwellings allowed within the entire East of Sandy River rural area. The Planning Commission debate on this issue centered on whether the differences in dwelling unit increases between the options resulted in significant adverse impacts upon forest lands and forest resources. The reason for the actual decline in the potential Commercial Forest Use (CFU) selling increase in all but one of the options is a policy, agreed to by the Planning Commission and the Citizens' Advisory Committee, to prohibit new dwellings on the eastern-most large-tract commercial timber lands (adjacent to Mt. Hood National Forest) within the plan area. This has the effect of eliminating 50 potential dwelling units.



*** The existing dwellings and potential dwelling increase in zones other than CFU categories along with the totals at the bottom of the chart include both the East of Sandy River Rural Area outside of the National Scenic Area AND that portion of the National Scenic Area between the Sandy River and Latourell Falls that is considered part of the same "Corbett" community.**

STREAM PROTECTION

Five stream systems tributary to the Sandy River were either inventoried by Multnomah County in 1993 as part of the Howard Canyon reconciliation report or in 1995 as part of the preparation of the East of Sandy River Rural Area Plan. The reports found five stream systems significant (Smith, Big, Buck, Gordon, and Trout Creeks). The controversy is about how best to protect these significant streams.

PLANNING COMMISSION RECOMMENDATION:

Set a 150 foot setback line from the centerline of each significant stream. Allow no new structures within this area. Allow expansion of existing structures only up to 400 additional square feet of ground coverage. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.

PLANNING COMMISSION RATIONALE:

The streams east of the Sandy River are important watersheds which feed a federally designated Wild and Scenic River. They deserve a strict level of protection. The 150 foot setback was suggested in the East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report. The Planning Commission believed that too much of the resource might be lost during an educational experimental period of three years as recommended by the Citizens' Advisory Committee. The Planning Commission also believed that an educational program would cost money that a regulatory program would not.

ALTERNATIVES

The East of Sandy River Citizens' Advisory Committee recommended the following policy regarding protection of significant streams:

Develop a public information and assistance program in order to encourage voluntary measures to protect streams which flow into the Sandy River and their watersheds through the use of sound management techniques -- review the effectiveness of these measures after three years of their use. If this review shows no improvement in or increased degradation of significant streams, consider appropriate regulatory methods in order to review proposed grading and construction activities which impact significant streams.

The Citizens' Advisory Committee dealt with much diverse and contentious discussion and opinion in the community regarding this issue. The Committee believes that Multnomah County should promote voluntary, educational methods to protect streams east of the Sandy River. Instilling incentives and a sense of stewardship in the community will best protect these streams. Also, the problems currently facing these streams are mainly the result of a few property owners already living alongside the banks, not as a result of new development. However, if a three year educational program does not improve stream

quality, then Multnomah County should consider regulatory measures for both existing and proposed development to control negative impacts upon these streams.

The Grange Hall meetings also produced a majority opinion supporting education and voluntary measures to control stream impacts. Majority opinion at these meetings was that the County should not impose the "dead hand of regulation," which could in fact have a contrary effect of promoting resentment and increased degradation of streams and streamside areas.

The Board of Commissioners have two additional alternatives available for protecting significant streams east of the Sandy River:

1) Existing Howard Canyon Streams Alternative

Set a 300 foot setback line from the centerline of the stream. Require any new development within this area to minimize impacts to the stream, and to provide compensatory improvements to the stream and its surrounding riparian areas. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.

This regulatory mechanism is already in place on three streams adjacent to the Howard Canyon quarry and in the West Hills rural area. It could be applied to the remaining significant streams east of the Sandy River. It provides a broad (300 foot from centerline) zone of protection, but regulates the siting of, rather than prohibits, certain uses.

2) Land Conservation and Development Commission "Safe Harbor" Alternative: this regulatory mechanism was suggested by the Oregon Land Conservation and Development Commission in their 1996 revisions of rules concerning Goal 5 of the Statewide Planning Program.

Set a 50 foot setback line from the top of bank of each significant stream. Do not allow new structures or new impervious surfaces or grading within this setback area except for necessary roadways and replacement of existing structures without disturbing any additional ground area. Control the removal of riparian vegetation except for agricultural and forestry operations in EFU and CFU zones.

If local governments provide this level of protection, they are exempt from many of the procedures and requirements for complying with Goal 5. Since Multnomah County began this Goal 5 process prior to the rule's adoption in 1996, the County is under no obligation to adopt this regulation.

COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLINGS

An issue of controversy for the East of Sandy River Citizens' Advisory Committee was the consistency of rules relating to forest and farm dwellings in the Columbia Gorge National Scenic Area vs. similar rules outside of the National Scenic Area. As a quick summary of these existing differences, it is easier to gain approval to build a dwelling on one of the forest zones and all of the farm zones within the National Scenic Area as opposed to outside of the National Scenic Area. However, the National Scenic Area approval process then goes on to include design review considerations regarding siting, building style,

building materials, and other such issues which are not considered for dwellings outside of the National Scenic Area.

The Citizens' Advisory Committee and the community were split on whether to make the farm and forest dwelling rules within the National Scenic Area as strict as they are outside of the National Scenic Area. The Planning Commission adopted a compromise policy on this issue, which reads as follows:

Review land use issues regarding forest lands in the Columbia Gorge National Scenic Area.

STRATEGY: Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding forest lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.

A similar policy is proposed for farm lands.

This policy commits Multnomah County to reviewing this issue either 1) in conjunction with an overall periodic review of the National Scenic Area Management Plan by the Columbia Gorge Commission, tentatively scheduled for 1999 or 2) an independent review of this issue by Multnomah County if the Columbia Gorge Commission does not conduct such a review in the near future or does not include a review of farm and forest dwelling rules in its work program for a periodic review of the Management Plan. The Planning Commission recognized that the Columbia Gorge National Scenic Area is under the purview of federal, rather than state, land use law, and that review of land use rules would be best done as part of a review by the Columbia Gorge Commission

The following tables summarize the various recommendations and alternatives regarding controversial issues:

RULES FOR DWELLINGS IN THE COMMERCIAL FOREST USE ZONING DISTRICT

PLANNING COMMISSION RECOMMENDATION	CITIZENS' ADVISORY COMMITTEE RECOMMENDATION	"GRANGE HALL" MEETINGS MAJORITY OUTCOME
<p>TEMPLATE TEST</p> <p>Do not change the existing Multnomah County template test for Commercial Forest Use dwellings. This and the aggregation requirement are the only tools available to protect forest lands from residential development.</p> <p>AGGREGATION REQUIREMENT</p> <p>Do not change the existing Multnomah County limits on disaggregation of common ownerships (no disaggregation of lots less than 19 acres).</p>	<p>TEMPLATE TEST</p> <p>Do not change the existing Multnomah County template test for Commercial Forest Use dwellings.</p> <p>AGGREGATION REQUIREMENT</p> <p>Allow limited disaggregation of lots less than 19 acres in size if the property owner owned the parcels prior to 1985. The limits are 1) the property owner has a dwelling on one of the lots to be disaggregated, and 2) if the property owner has more than two lots, he/she can only disaggregate one of the lots.</p>	<p>TEMPLATE TEST</p> <p>Change the existing Multnomah County template test to the state minimum requirements.</p> <p>AGGREGATION REQUIREMENT</p> <p>Allow limited disaggregation of lots less than 19 acres, but without any time restriction on ownership. The other limits under Column 2 would apply.</p>
<p>PLANNING COMMISSION RATIONALE:</p> <p><u>TEMPLATE TEST:</u> Multnomah County has a higher standard for the template test on Commercial Forest Use (CFU) dwellings than the state allows and should maintain this higher standard in order to limit the numbers of new dwellings in the CFU areas.</p> <p><u>AGGREGATION REQUIREMENT:</u> Multnomah County should not make any changes in our strict disaggregation rules, which state that any CFU property owner who owns contiguous legally created parcels of less than 19 acres cannot sell any of the parcels separately to another party, even</p>	<p>CAC RATIONALE</p> <p><u>TEMPLATE TEST:</u> Same as Planning Commission Rationale.</p> <p><u>AGGREGATION REQUIREMENT:</u> Multnomah County should allow limited disaggregation for lots smaller than 19 acres which were legally created and contiguously owned by the same property owner before 1985. This would allow long time property owners who were unfairly victimized (in the view of the Citizens' Advisory Committee) by changes in the Commercial Forest Use rules the opportunity to sell one of their</p>	<p>"GRANGE HALL" RATIONALE</p> <p><u>TEMPLATE TEST:</u> Multnomah County is one of only two counties with Commercial Forest Use (CFU) template dwelling rules stricter than required by the State of Oregon. This is unfair to Multnomah County property owners. The impact of allowing the state minimum template test is minimal (see chart on Page 4).</p>

though these rules are not required by the state. The County's prohibition of disaggregation limits the number of new dwellings in the CFU areas. Also, Multnomah County should not have differing rules for CFU dwellings in different rural areas of Multnomah County, and should keep a level of consistency in these rules throughout the County.	contiguous parcels. The impact of this change in the context of the entire East of Sandy River area is minimal (see chart on Page 4). One of the major goals of the rural area plan program is to have land use regulations appropriate for each particular rural community; an insistence on consistency of land use regulations among all rural areas defeats this purpose.	AGGREGATION REQUIREMENT: Same as CAC rationale, with the exception that the limited aggregation allowed should not be limited to just long time property owners. There is no state requirement to prohibit disaggregation.
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STREAM PROTECTION

Planning Commission Recommendation	Citizens' Advisory Committee, Grange Hall Recommendation	Existing Howard Canyon Streams Alternative	Land Conservation & Development "Safe Harbor"
Set a 150 foot setback line from the centerline of each significant stream. Allow no new structures within this area. Allow expansion of existing structures only up to 400 additional square feet of ground coverage. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.	Develop a public information and assistance program in order to encourage voluntary measures to protect streams through the use of sound management techniques - review the effectiveness of these measures after three years of their use. If this review shows no improvement, consider appropriate regulatory methods in order to review proposed grading and construction activities which impact significant streams.	Set a 300 foot setback line from the centerline of the stream. Require any new development within this area to minimize impacts to the stream, and to provide compensatory improvements to the stream and its surrounding riparian areas. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.	Set a 50 foot setback line from the top of bank of each significant stream. Do not allow new structures or new impervious surfaces or grading within this setback area except for necessary roadways and replacement of existing structures without disturbing any additional ground area. Control the removal of riparian vegetation except for agricultural and forestry operations in EFU and CFU zones.
PLANNING COMMISSION RATIONALE: The streams east of the Sandy River are important watersheds which feed a federally designated Wild and Scenic River. They deserve a strict level of protection. The 150 foot	CAC/ "GRANGE HALL" RATIONALE Multnomah County should promote voluntary, educational methods to protect streams east of the Sandy River instead of imposing the "dead hand of	EXISTING HOWARD CANYON STREAMS ALTERNATIVE RATIONALE This regulatory mechanism is already in place on three streams	LAND CONSERVATION & DEVELOPMENT "SAFE HARBOR" RATIONALE This regulatory mechanism was suggested by the Oregon Land Conservation and

<p>setback was suggested in the <u>East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report</u>. The Planning Commission believed that too much of the resource might be lost during an educational experimental period of three years as recommended by the Citizens' Advisory Committee. The Planning Commission also believed that an educational program would cost money that a regulatory program would not.</p>	<p>regulation." Instilling incentives and a sense of stewardship in the community will best protect these streams.</p>	<p>adjacent to the Howard Canyon quarry and in the West Hills rural area. It provides a broad (300 foot from centerline) zone of protection, but regulates the siting of, rather than prohibits, certain uses.</p>	<p>Development Commission in their 1996 revisions of rules concerning Goal 5 of the Statewide Planning Program. If local governments provide this level of protection, they are exempt from many of the procedures and requirements for complying with Goal 5. Since Multnomah County began this Goal 5 process prior to the rule's adoption in 1996, the County is under no obligation to adopt this regulation.</p>
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COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLINGS

PLANNING COMMISSION RECOMMENDATION	CONSISTENCY ALTERNATIVE	"STAND-ALONE" ALTERNATIVE
<p>Commit Multnomah County to reviewing this issue either 1) as part of a scheduled plan review conducted by the Columbia Gorge Commission within the next two years, or 2) independently, if the Gorge Commission delays or cancels this review.</p>	<p>Change farm and forest dwelling rules in the National Scenic Area by requiring forest dwellings to meet the County's template test and requiring farm dwellings to meet the County's farm income requirements.</p>	<p>Do not make any changes in farm or forest dwelling rules in the National Scenic Area.</p>
<p>PLANNING COMMISSION RATIONALE:</p> <p>Multnomah County should review this issue in concert with the Columbia Gorge Commission in the context of an overall review of the National Scenic Area Management Plan. However, if the Commission cannot or does not begin this review within the next two years, Multnomah County should not wait indefinitely, but should go ahead and study this issue independently at that time. The Planning Commission recognized that the Columbia Gorge</p>	<p>RATIONALE:</p> <p>Multnomah County should apply consistent rules for farm and forest dwellings both inside and outside of the National Scenic Area. Farm and forest lands within the National Scenic Area deserve at least equal, if not greater, protection than lands outside of this area.</p>	<p>RATIONALE:</p> <p>The National Scenic Area rules were reached with much effort and controversy, and should not be altered again to further restrict landowners. While it is easier for a property owner to get approval for a dwelling "in concept" in the National Scenic Area, the dwelling proposed must then go through a difficult design review process for scenic and other impacts that new dwellings outside the National Scenic Area do not have to go through.</p>

National Scenic Area is under the purview of federal, rather than state, land use law, and that review of land use rules would be best done as part of a review by the Columbia Gorge Commission		
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OTHER ISSUES

On a number of issues which involve changes to County policy there is general agreement regarding proposed policies. Major issues of agreement include the following:

VISION STATEMENT

The East of Sandy River Citizens' Advisory Committee crafted a vision statement which acts as a preamble to the Rural Area Plan. It has goal statements for the environment, the community, and the future.

PROHIBITION OF DWELLINGS ADJACENT TO MT. HOOD NATIONAL FOREST

Policy # 3 would prohibit new dwellings on large commercial timber parcels in the eastern portion of the plan area adjacent to the Mt. Hood National Forest. Under current rules, these parcels could be divided into 160 acre tracts, each with a single-family dwelling.

1985 LOT OF RECORD PROVISION

Policies #4 and #10 would allow some long-time (since 1985) owners of vacant parcels in the Commercial Forest Use and Exclusive Farm Use zoning districts the ability to place a single family dwelling on their parcel, subject to restrictions spelled out in state law.

FARM STANDS

Policies #16 and #17 would streamline rules regarding farm stands of various sizes in different parts of the East of Sandy River Rural Area.

HOME OCCUPATIONS

Policy #18 would commit Multnomah County to reviewing home occupation rules in the East of Sandy River area, consistent with the rest of Multnomah County.

WILDLIFE HABITAT

Policies #29 through #34 regarding wildlife habitat recognize that the best protection for continued wildlife habitat values in the East of Sandy River Rural Area is maintenance of the large-lot Commercial

Forest Use zoning provisions, and that no additional zoning regulation is needed regarding this issue (unlike the West Hills Rural Area).

TRAILS

Policy #40 encourages creation of a private (with some public elements where trails would parallel or cross roads) mainly off-road equestrian trail to serve the Corbett community.

VI. Link to Current County Policies:

The East of Sandy River Rural Area Plan would be the second adopted as part of Multnomah County's rural area planning program, begun in 1993. The aim of this program is the adoption of rural area plans (considered "subsets" of the Multnomah County Comprehensive Framework Plan) for all of Multnomah County's rural communities. The Board of Commissioners will be asked to consider the Sauvie Island/Multnomah Channel Rural Area Plan in the near future. Work has not yet begun on a West of Sandy River rural area plan.

VII. Citizen Participation:

Prior to beginning plan preparation, Multnomah County completed a process of scoping all major issues associated with land use in the East of Sandy River rural area. This process included a public forum noticed to all property owners at which the attendees were asked for input on major issues they wished to be addressed. The result was a scoping report presented to the Planning Commission and Board of Commissioners in July, 1995.

In August 1995, the Multnomah County Chair appointed a Citizens' Advisory Committee to provide input on the preparation of the East of Sandy River Rural Area Plan. This committee met monthly through May, 1996 and came forth with a set of recommended policies and principles to guide the plan. These policies and principles were presented to the public in June, 1996 at an open house at the Corbett Middle School.

In November and December of 1996 Commissioner Sharron Kelley hosted three meetings at the Corbett Grange Hall to further discuss several controversial issues relating to the East of Sandy River Rural Area Plan. Notice of these meetings was mailed to all rural area property owners.

Multnomah County mailed notice of the Planning Commission hearing on the West Hills Rural Area Plan in January, 1997 to all East of Sandy River Rural Area property owners. Notice of this public hearing has also been mailed to all property owners.

VIII. Other Government Participation:

Multnomah County invited the participation of other local governmental agencies throughout the preparation of East of Sandy River Rural Area Plan. We have received comments and input from the following state and local agencies:

Oregon Department of Land Conservation and Development
Oregon Department of Fish & Wildlife
Oregon Department of Transportation
Corbett School District
Corbett Water District
Corbett Rural Fire Protection District
METRO Parks and Greenspaces Division
Columbia Gorge National Scenic Area Commission

REVISED
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM BRIEFING
SUPPLEMENTAL STAFF REPORT

To: Multnomah County Board of Commissioners

From: Division of Transportation and Land Use Planning

Today's Date: May 23, 1997

**Requested
Placement Date:** May 28, 1997

Subject: First Reading on Adoption of the East of Sandy River Rural Area Plan, a component of the Multnomah County Comprehensive Framework Plan

I. Recommendation / Action Requested:

Hold the public hearing, consider the first reading the ordinance adopting the East of Sandy River Rural Area Plan, and schedule a subsequent reading of the ordinance for an appropriate date.

II. Background / Analysis:

Multnomah County began work on the East of Sandy River Rural Area Plan in 1995 with an issues identification process. The result of this process was a Scoping Report, identifying major issues expressed by citizens at a public workshop meeting, other governmental agencies, and organized interest groups. In July, 1995, the Board of Commissioners heard and accepted the Scoping Report.

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For an analysis of the major issues associated with the plan, please see Section V., Controversial Issues.

III. Financial Impact:

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IV. Legal Issues:

The proposed East of Sandy River Rural Area Plan has been submitted to the Oregon Department of Land Conservation and Development for a 45-day review period regarding compliance with the Goals of the Oregon Statewide Planning Program on April 19, 1997. Multnomah County has received no comment from the Department within the review period to date. Planning staff will notify the Board of Commissioners of any comment on the draft at the second reading of the ordinance.

V. Controversial Issues:

The following is a discussion of issues staff expects to be controversial at the public hearing: COMMERCIAL FOREST USE DWELLINGS, STREAM PROTECTION, and COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLING STANDARDS. Staff will be prepared to respond to any questions or comments regarding issues other than those discussed below at the public hearing.

RULES FOR DWELLINGS IN THE COMMERCIAL FOREST USE ZONING DISTRICT

The process of preparing the East of Sandy River Rural Area Plan produced much discussion and conflict regarding the proper rules for new dwellings in the Commercial Forest Use zoning district. In January, 1993, Multnomah County combined two old zoning districts, Commercial Forest Use and Multiple Use Forest, into one new Commercial Forest Use district and adopted strict rules regarding new dwellings as mandated by administrative rules adopted by the Oregon Land Conservation and Development Commission. Later, the 1993 legislature adopted statutes which gave Counties more latitude in adopting less strict rules regarding new dwellings on commercial forest lands. Multnomah County's rules remain the same however, and there was much debate about this subject in the East of Sandy River community. The two remaining areas of controversy are as follows:

TEMPLATE TEST:

New dwellings in the Commercial Forest Use zone must meet a "template test," which requires that the parcel upon which the dwelling is proposed is surrounded by a minimum number of existing dwellings and parcels within one-half mile of the parcel. The number of dwellings Multnomah County requires within the "template" is greater than permitted by the State of Oregon.

AGGREGATION REQUIREMENT:

Multnomah County does not allow owners of contiguous legally created parcels which are less than 19 acres in size in the Commercial Forest Use zoning district to sell those parcels separately to another party who could then propose a dwelling on the separated parcel - in other words, the County requires "aggregation" of the lots less than 19 acres into one legal parcel. The State of Oregon does not require Counties to adopt such aggregation rules.

PLANNING COMMISSION RECOMMENDATION

TEMPLATE TEST: Do not change the existing Multnomah County template test for Commercial Forest Use dwellings.

AGGREGATION REQUIREMENT: Do not change the existing Multnomah County limits on disaggregation of common ownerships (no disaggregation of lots less than 19 acres).

PLANNING COMMISSION RATIONALE:

TEMPLATE TEST: Multnomah County has a higher standard for the template test on Commercial Forest Use (CFU) dwellings than the state allows and should maintain this higher standard in order to limit the numbers of new dwellings in the CFU areas.

AGGREGATION REQUIREMENT: Multnomah County should not make any changes in our strict disaggregation rules. The County's prohibition of disaggregation limits the number of new dwellings in the CFU areas, and Multnomah County should not adopt rules which will allow more dwelling units. Also, Multnomah County should not have differing rules for CFU dwellings in different rural areas of Multnomah County, and should keep a level of consistency in these rules throughout the County. The impacts of allowing disaggregation in Commercial Forest Use zoned areas of the West Hills would be much larger than in the East of Sandy River area, due to the large number of contiguously-owned old subdivision plats.

ALTERNATIVES

The East of Sandy River Citizens' Advisory Committee recommended that no changes be made to the template test, but did recommend the following policy which would allow limited disaggregation of legally created parcels less than 19 acres:

Allow dis-aggregation of existing legally-created lots for purposes of consideration of an additional dwelling unit on a lot less than 19 acres in size under the following conditions:

One of the lots to be dis-aggregated has an existing legal dwelling.

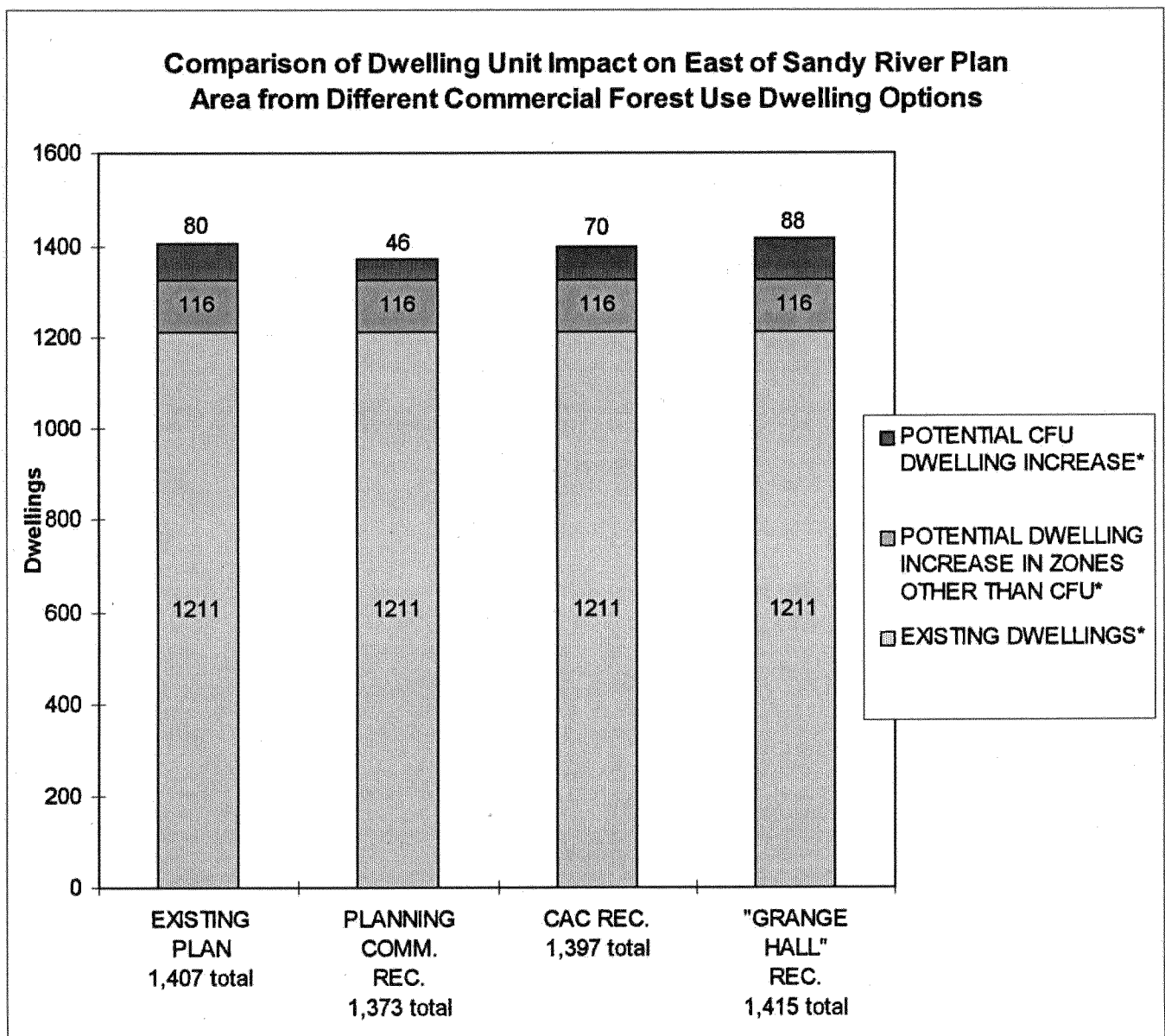
If more than two lots are part of an aggregated ownership which if disaggregated would result in a lot less than 19 acres in size, then the owner shall be allowed to dis-aggregate only one lot and shall be required to aggregate the remaining lots into a single new lot.

Both of the lots were owned by the current owner prior to 1985, or the current owner owned two lots prior to 1985 and sold one of them, rendering the other one undevelopable.

The Citizens' Advisory Committee came to a consensus (with one dissenting member) position after much community discussion and input received from the Grange Hall meetings, the June 1996 Public Forum, and the Scoping Report, about this issue. They decided that Multnomah County should allow limited disaggregation for lots smaller than 19 acres which were legally created and contiguously owned by the same property owner before 1985. This would allow long time property owners who were unfairly victimized by changes in the Commercial Forest Use rules the opportunity to sell one of their contiguous parcels. The impact of this change in the context of the entire East of Sandy River area is minimal (see chart). One of the major goals of the rural area plan program is to have land use regulations appropriate for each particular rural community; an insistence on consistency of land use regulations among all rural areas defeats this purpose. The Citizens' Advisory Committee also received testimony from several long-time small lot property owners of two contiguous lots who believed that they were unfairly treated by the imposition of the aggregation rule after they had bought their properties.

The Grange Hall majority position on this issue, which the Citizens' Advisory Committee considered, was that Multnomah County should not have rules more strict than the State of Oregon rules for dwellings in the Commercial Forest Use zoning district. Multnomah County is one of only two counties with Commercial Forest Use (CFU) template dwelling rules stricter than required by the State of Oregon. This is unfair to Multnomah County property owners. The impact of allowing the state minimum template test is minimal.

The following chart illustrates the differences between the impact of these three alternatives in terms of potential new dwellings allowed within the entire East of Sandy River rural area. The reason for the actual decline in the potential Commercial Forest Use (CFU) selling increase in all but one of the options is a policy, agreed to by the Planning Commission and the Citizens' Advisory Committee, to prohibit new dwellings on the eastern-most large-tract commercial timber lands (adjacent to Mt. Hood National Forest) within the plan area. This has the effect of eliminating 50 potential dwelling units.



*** The existing dwellings and potential dwelling increase in zones other than CFU categories along with the totals at the bottom of the chart include both the East of Sandy River Rural Area outside of the National Scenic Area AND that portion of the National Scenic Area between the Sandy River and Latourell Falls that is considered part of the same "Corbett" community.**

STREAM PROTECTION

Five stream systems tributary to the Sandy River were either inventoried by Multnomah County in 1993 as part of the Howard Canyon reconciliation report or in 1995 as part of the preparation of the East of Sandy River Rural Area Plan. The reports found five stream systems significant (Smith, Big, Buck, Gordon, and Trout Creeks). The controversy is about how best to protect these significant streams.

PLANNING COMMISSION RECOMMENDATION:

Set a 150 foot setback line from the centerline of each significant stream. Allow no new structures within this area. Allow expansion of existing structures only up to 400 additional square feet of ground coverage. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.

PLANNING COMMISSION RATIONALE:

The streams east of the Sandy River are important watersheds which feed a federally designated Wild and Scenic River. They deserve a strict level of protection. The 150 foot setback was suggested in the East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report.

ALTERNATIVES

The East of Sandy River Citizens' Advisory Committee recommended the following policy regarding protection of significant streams:

Develop a public information and assistance program in order to encourage voluntary measures to protect streams which flow into the Sandy River and their watersheds through the use of sound management techniques -- review the effectiveness of these measures after three years of their use. If this review shows no improvement in or increased degradation of significant streams, consider appropriate regulatory methods in order to review proposed grading and construction activities which impact significant streams.

The Citizens' Advisory Committee dealt with much diverse and contentious discussion and opinion in the community regarding this issue. The Committee believes that Multnomah County should promote voluntary, educational methods to protect streams east of the Sandy River. Instilling incentives and a sense of stewardship in the community will best protect these streams. Also, the problems currently facing these streams are mainly the result of a few property owners already living alongside the banks, not as a result of new development. However, if a three year educational program does not improve stream quality, then Multnomah County should consider regulatory measures for both existing and proposed development to control negative impacts upon these streams.

The Grange Hall meetings also produced a majority opinion supporting education and voluntary measures to control stream impacts. Majority opinion at these meetings was that the County should not impose the "dead hand of regulation," which could in fact have a contrary effect of promoting resentment and increased degradation of streams and streamside areas.

The Board of Commissioners have two additional alternatives available for protecting significant streams east of the Sandy River:

1) Existing Howard Canyon Streams Alternative

Set a 300 foot setback line from the centerline of the stream. Require any new development within this area to minimize impacts to the stream, and to provide compensatory improvements to the stream and its surrounding riparian areas. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.

This regulatory mechanism is already in place on three streams adjacent to the Howard Canyon quarry and in the West Hills rural area. It could be applied to the remaining significant streams east of the Sandy River. It provides a broad (300 foot from centerline) zone of protection, but regulates the siting of, rather than prohibits, certain uses.

2) Land Conservation and Development Commission "Safe Harbor" Alternative: this regulatory mechanism was suggested by the Oregon Land Conservation and Development Commission in their 1996 revisions of rules concerning Goal 5 of the Statewide Planning Program.

Set a 50 foot setback line from the top of bank of each significant stream. Do not allow new structures or new impervious surfaces or grading within this setback area except for necessary roadways and replacement of existing structures without disturbing any additional ground area. Control the removal of riparian vegetation except for agricultural and forestry operations in EFU and CFU zones.

If local governments provide this level of protection, they are exempt from many of the procedures and requirements for complying with Goal 5. Since Multnomah County began this Goal 5 process prior to the rule's adoption in 1996, the County is under no obligation to adopt this regulation.

COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLINGS

An issue of controversy for the East of Sandy River Citizens' Advisory Committee was the consistency of rules relating to forest and farm dwellings in the Columbia Gorge National Scenic Area vs. similar rules outside of the National Scenic Area. As a quick summary of these existing differences, it is easier to gain approval to build a dwelling on one of the forest zones and all of the farm zones within the National Scenic Area as opposed to outside of the National Scenic Area. However, the National Scenic Area approval process then goes on to include design review considerations regarding siting, building style, building materials, and other such issues which are not considered for dwellings outside of the National Scenic Area.

The Citizens' Advisory Committee and the community were split on whether to make the farm and forest dwelling rules within the National Scenic Area as strict as they are outside of the National Scenic Area. The Planning Commission adopted a compromise policy on this issue, which reads as follows:

Review land use issues regarding forest lands in the Columbia Gorge National Scenic Area.

STRATEGY: Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding forest lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.

A similar policy is proposed for farm lands.

This policy commits Multnomah County to reviewing this issue either 1) in conjunction with an overall periodic review of the National Scenic Area Management Plan by the Columbia Gorge Commission, tentatively scheduled for 1999 or 2) an independent review of this issue by Multnomah County if the Columbia Gorge Commission does not conduct such a review in the near future or does not include a review of farm and forest dwelling rules in its work program for a periodic review of the Management Plan.

The following tables summarize the various recommendations and alternatives regarding controversial issues:

RULES FOR DWELLINGS IN THE COMMERCIAL FOREST USE ZONING DISTRICT

PLANNING COMMISSION RECOMMENDATION	CITIZENS' ADVISORY COMMITTEE RECOMMENDATION	"GRANGE HALL" MEETINGS MAJORITY OUTCOME
<p>TEMPLATE TEST</p> <p>Do not change the existing Multnomah County template test for Commercial Forest Use dwellings.</p> <p>AGGREGATION REQUIREMENT</p> <p>Do not change the existing Multnomah County limits on disaggregation of common ownerships (no disaggregation of lots less than 19 acres).</p>	<p>TEMPLATE TEST</p> <p>Do not change the existing Multnomah County template test for Commercial Forest Use dwellings.</p> <p>AGGREGATION REQUIREMENT</p> <p>Allow limited disaggregation of lots less than 19 acres in size if the property owner owned the parcels prior to 1985. The limits are 1) the property owner has a dwelling on one of the lots to be disaggregated, and 2) if the property owner has more than two lots, he/she can only disaggregate one of the lots.</p>	<p>TEMPLATE TEST</p> <p>Change the existing Multnomah County template test to the state minimum requirements.</p> <p>AGGREGATION REQUIREMENT</p> <p>Allow limited disaggregation of lots less than 19 acres, but without any time restriction on ownership. The other limits under Column 2 would apply.</p>
<p>PLANNING COMMISSION RATIONALE:</p> <p><u>TEMPLATE TEST:</u> Multnomah County has a higher standard for the template test on Commercial Forest Use (CFU) dwellings than the state allows and should maintain this higher standard in order to limit the numbers of new dwellings in the CFU areas.</p> <p><u>AGGREGATION REQUIREMENT:</u> Multnomah County should not make any changes in our strict disaggregation rules, which state that any CFU property owner who owns contiguous legally created parcels of less than 19 acres cannot sell any of the parcels separately to another party, even though these rules are not required by the</p>	<p>CAC RATIONALE</p> <p><u>TEMPLATE TEST:</u> Same as Planning Commission Rationale.</p> <p><u>AGGREGATION REQUIREMENT:</u> Multnomah County should allow limited disaggregation for lots smaller than 19 acres which were legally created and contiguously owned by the same property owner before 1985. This would allow long time property owners who were unfairly victimized by changes in the Commercial Forest Use rules the opportunity to sell one of their contiguous parcels. The impact of this change in the context of the entire East</p>	<p>"GRANGE HALL" RATIONALE</p> <p><u>TEMPLATE TEST:</u> Multnomah County is one of only two counties with Commercial Forest Use (CFU) template dwelling rules stricter than required by the State of Oregon. This is unfair to Multnomah County property owners. The impact of allowing the state minimum template test is minimal (see chart on Page 4).</p> <p><u>AGGREGATION</u></p>

state. The County's prohibition of disaggregation limits the number of new dwellings in the CFU areas. Also, Multnomah County should not have differing rules for CFU dwellings in different rural areas of Multnomah County, and should keep a level of consistency in these rules throughout the County.	of Sandy River area is minimal (see chart on Page 4). One of the major goals of the rural area plan program is to have land use regulations appropriate for each particular rural community; an insistence on consistency of land use regulations among all rural areas defeats this purpose.	<u>REQUIREMENT:</u> Same as CAC rationale, with the exception that the limited aggregation allowed should not be limited to just long time property owners. There is no state requirement to prohibit disaggregation.
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STREAM PROTECTION

Planning Commission Recommendation	Citizens' Advisory Committee, Grange Hall Recommendation	Existing Howard Canyon Streams Alternative	Land Conservation & Development "Safe Harbor"
Set a 150 foot setback line from the centerline of each significant stream. Allow no new structures within this area. Allow expansion of existing structures only up to 400 additional square feet of ground coverage. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.	Develop a public information and assistance program in order to encourage voluntary measures to protect streams through the use of sound management techniques -- review the effectiveness of these measures after three years of their use. If this review shows no improvement, consider appropriate regulatory methods in order to review proposed grading and construction activities which impact significant streams.	Set a 300 foot setback line from the centerline of the stream. Require any new development within this area to minimize impacts to the stream, and to provide compensatory improvements to the stream and its surrounding riparian areas. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.	Set a 50 foot setback line from the top of bank of each significant stream. Do not allow new structures or new impervious surfaces or grading within this setback area except for necessary roadways and replacement of existing structures without disturbing any additional ground area. Control the removal of riparian vegetation except for agricultural and forestry operations in EFU and CFU zones.
PLANNING COMMISSION RATIONALE: The streams east of the Sandy River are important watersheds which feed a federally designated Wild and Scenic River. They	CAC/ "GRANGE HALL" RATIONALE Multnomah County should promote voluntary, educational methods to protect streams east of the Sandy River instead of	EXISTING HOWARD CANYON STREAMS ALTERNATIVE RATIONALE This regulatory mechanism is already in	LAND CONSERVATION & DEVELOPMENT "SAFE HARBOR" RATIONALE This regulatory mechanism was suggested by the Oregon Land Conservation and Development Commission in their 1996

deserve a strict level of protection. The 150 foot setback was suggested in the <u>East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report</u> .	imposing the "dead hand of regulation." Instilling incentives and a sense of stewardship in the community will best protect these streams.	place on three streams adjacent to the Howard Canyon quarry and in the West Hills rural area. It provides a broad (300 foot from centerline) zone of protection, but regulates the siting of, rather than prohibits, certain uses.	revisions of rules concerning Goal 5 of the Statewide Planning Program. If local governments provide this level of protection, they are exempt from many of the procedures and requirements for complying with Goal 5. Since Multnomah County began this Goal 5 process prior to the rule's adoption in 1996, the County is under no obligation to adopt this regulation.
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COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLINGS

PLANNING COMMISSION RECOMMENDATION	CONSISTENCY ALTERNATIVE	"STAND-ALONE" ALTERNATIVE
Commit Multnomah County to reviewing this issue either 1) as part of a scheduled plan review conducted by the Columbia Gorge Commission within the next two years, or 2) independently, if the Gorge Commission delays or cancels this review.	Change farm and forest dwelling rules in the National Scenic Area by requiring forest dwellings to meet the County's template test and requiring farm dwellings to meet the County's farm income requirements.	Do not make any changes in farm or forest dwelling rules in the National Scenic Area.
PLANNING COMMISSION RATIONALE: Multnomah County should review this issue in concert with the Columbia Gorge Commission in the context of an overall review of the National Scenic Area Management Plan. However, if the Commission cannot or does not begin this review within the next two years, Multnomah County should not wait indefinitely, but should go ahead and study this issue independently at that time.	RATIONALE: Multnomah County should apply consistent rules for farm and forest dwellings both inside and outside of the National Scenic Area. Farm and forest lands within the National Scenic Area deserve at least equal, if not greater, protection than lands outside of this area.	RATIONALE: The National Scenic Area rules were reached with much effort and controversy, and should not be altered again to further restrict landowners. While it is easier for a property owner to get approval for a dwelling "in concept" in the National Scenic Area, the dwelling proposed must then go through a difficult design review process for scenic and other impacts that new dwellings outside the National Scenic Area do not have to go through.

OTHER ISSUES

On a number of issues which involve changes to County policy there is general agreement regarding proposed policies. Major issues of agreement include the following:

VISION STATEMENT

The East of Sandy River Citizens' Advisory Committee crafted a vision statement which acts as a preamble to the Rural Area Plan. It has goal statements for the environment, the community, and the future.

PROHIBITION OF DWELLINGS ADJACENT TO MT. HOOD NATIONAL FOREST

Policy # 3 would prohibit new dwellings on large commercial timber parcels in the eastern portion of the plan area adjacent to the Mt. Hood National Forest. Under current rules, these parcels could be divided into 160 acre tracts, each with a single-family dwelling.

1985 LOT OF RECORD PROVISION

Policies #4 and #10 would allow some long-time (since 1985) owners of vacant parcels in the Commercial Forest Use and Exclusive Farm Use zoning districts the ability to place a single family dwelling on their parcel, subject to restrictions spelled out in state law.

FARM STANDS

Policies #16 and #17 would streamline rules regarding farm stands of various sizes in different parts of the East of Sandy River Rural Area.

HOME OCCUPATIONS

Policy #18 would commit Multnomah County to reviewing home occupation rules in the East of Sandy River area, consistent with the rest of Multnomah County.

WILDLIFE HABITAT

Policies #29 through #34 regarding wildlife habitat recognize that the best protection for continued wildlife habitat values in the East of Sandy River Rural Area is maintenance of the large-lot Commercial Forest Use zoning provisions, and that no additional zoning regulation is needed regarding this issue (unlike the West Hills Rural Area).

TRAILS

Policy #40 encourages creation of a private (with some public elements where trails would parallel or cross roads) mainly off-road equestrian trail to serve the Corbett community.

VI. Link to Current County Policies:

The East of Sandy River Rural Area Plan would be the second adopted as part of Multnomah County's rural area planning program, begun in 1993. The aim of this program is the adoption of rural area plans (considered "subsets" of the Multnomah County Comprehensive Framework Plan) for all of Multnomah County's rural communities. The Board of Commissioners will be asked to consider the Sauvie Island/Multnomah Channel Rural Area Plan in the near future. Work has not yet begun on a West of Sandy River rural area plan.

VII. Citizen Participation:

Prior to beginning plan preparation, Multnomah County completed a process of scoping all major issues associated with land use in the East of Sandy River rural area. This process included a public forum noticed to all property owners at which the attendees were asked for input on major issues they wished to be addressed. The result was a scoping report presented to the Planning Commission and Board of Commissioners in July, 1995.

In August 1995, the Multnomah County Chair appointed a Citizens' Advisory Committee to provide input on the preparation of the East of Sandy River Rural Area Plan. This committee met monthly through May, 1996 and came forth with a set of recommended policies and principles to guide the plan. These policies and principles were presented to the public in June, 1996 at an open house at the Corbett Middle School.

In November and December of 1996 Commissioner Sharron Kelley hosted three meetings at the Corbett Grange Hall to further discuss several controversial issues relating to the East of Sandy River Rural Area Plan. Notice of these meetings was mailed to all rural area property owners.

Multnomah County mailed notice of the Planning Commission hearing on the West Hills Rural Area Plan in January, 1997 to all East of Sandy River Rural Area property owners. Notice of this public hearing has also been mailed to all property owners.

VIII. Other Government Participation:

Multnomah County invited the participation of other local governmental agencies throughout the preparation of East of Sandy River Rural Area Plan. We have received comments and input from the following state and local agencies:

Oregon Department of Land Conservation and Development
Oregon Department of Fish & Wildlife
Oregon Department of Transportation
Corbett School District
Corbett Water District
Corbett Rural Fire Protection District
METRO Parks and Greenspaces Division
Columbia Gorge National Scenic Area Commission

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM BRIEFING
SUPPLEMENTAL STAFF REPORT**

To: Multnomah County Board of Commissioners

From: Division of Transportation and Land Use Planning

Today's Date: May 19, 1997

**Requested
Placement Date:** May 28, 1997

Subject: First Reading on Adoption of the East of Sandy River Rural Area Plan, a component of the Multnomah County Comprehensive Framework Plan

I. Recommendation / Action Requested:

Hold the public hearing, consider the first reading the ordinance adopting the East of Sandy River Rural Area Plan, and schedule a subsequent reading of the ordinance for an appropriate date.

II. Background / Analysis:

Multnomah County began work on the East of Sandy River Rural Area Plan in 1995 with an issues identification process. The result of this process was a Scoping Report, identifying major issues expressed by citizens at a public workshop meeting, other governmental agencies, and organized interest groups. In July, 1995, the Board of Commissioners heard and accepted the Scoping Report.

After adoption of the Scoping Report, which identified major issues to be addressed in the plan, the Multnomah County Chair appointed the East of Sandy River Rural Area Plan Citizen's Advisory Committee, consisting of thirteen members plus one Planning Commission ex-officio member, to work with Planning Division staff on preparation of this document. The Committee held monthly meetings between October 1995 and June 1996 to review all elements included within this document. The Committee's role was to review and comment upon materials prepared by Planning Division staff, make policy recommendations to the Multnomah County Planning Commission and Board of Commissioners, and provide a forum for additional public involvement in the preparation of the East of Sandy River Rural Area Plan. In June, 1996 Multnomah County hosted a public forum in order to present recommendations which came from the Citizen's Advisory Committee meetings.

This meeting attracted almost 300 participants and indicated a strong level of disagreement and animosity over planning issues among individuals and groups within the community. As a result, Commissioner Sharron Kelley hosted three meetings at the Corbett Grange Hall in November and December of 1996 in order to further discuss and provide input regarding contentious land use, environmental, and other issues. The Planning Division prepared a written summary of the results of these meetings, which were conducted as a series of small group discussions, and which resulted in specific recommendations on contentious issues which represented a majority of the participants at these meetings. The Citizens' Advisory Committee held one additional meeting in January, 1997, and modified some of its recommendations based upon input from the Grange Hall meetings.

In February, 1997, the Multnomah County Planning Commission held a public hearing on the draft plan, and received a large amount of written and oral testimony on different aspects of the document. On April 7, 1997, after two additional deliberative meetings, the Planning Commission approved a recommended draft for transmittal to the Board of Commissioners. The primary focus of the East of Sandy River Rural Area Plan is to maintain the area as rural. Multnomah County should not allow any expansion of the urban growth boundary into the area East of the Sandy River, and should preserve its mixture of forestry and farming activities, natural resources, and rural residences. Virtually all participants in the process of developing the East of Sandy River Rural Area Plan agreed on this basic point. However, there is significant difference among community members as to the measures necessary to protect the rural and natural aspects of the East of Sandy River rural area.

The East of Sandy River Rural Area Plan is guided by and must conform to three documents of regional and statewide significance. First, the plan is a subset of the Multnomah County Comprehensive Framework Plan, and must conform to that plan's findings and policies. Second, the plan must conform to the METRO 2040 Concept, which designates the East of Sandy River area as a "rural reserve," not to be added to the Portland Metropolitan Area Urban Growth Boundary. Third, the plan must conform to the goals and rules of the Oregon Statewide Planning Program. This plan cannot conflict with any of these three plans without amendments to those plans.

For an analysis of the major issues associated with the plan, please see Section V., Controversial Issues.

III. Financial Impact:

Implementing the East of Sandy River Rural Area Plan through amendments to the zoning and other County ordinances will require on-going long-range planning staff to complete the work and on-going current planning staff to apply the plan policies to land use permits.

IV. Legal Issues:

The proposed East of Sandy River Rural Area Plan has been submitted to the Oregon Department of Land Conservation and Development for a 45-day review period regarding compliance with the Goals of the Oregon Statewide Planning Program on April 19, 1997. Multnomah County has received no comment from the Department within the review period to date. Planning staff will notify the Board of Commissioners of any comment on the draft at the second reading of the ordinance.

V. Controversial Issues:

The following is a discussion of issues staff expects to be controversial at the public hearing: COMMERCIAL FOREST USE DWELLINGS, STREAM PROTECTION, and COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLING STANDARDS. Staff will be prepared to respond to any questions or comments regarding issues other than those discussed below at the public hearing.

RULES FOR DWELLINGS IN THE COMMERCIAL FOREST USE ZONING DISTRICT

The process of preparing the East of Sandy River Rural Area Plan produced much discussion and conflict regarding the proper rules for new dwellings in the Commercial Forest Use zoning district. In January, 1993, Multnomah County combined two old zoning districts, Commercial Forest Use and Multiple Use Forest, into one new Commercial Forest Use district and adopted strict rules regarding new dwellings as mandated by administrative rules adopted by the Oregon Land Conservation and Development Commission. Later, the 1993 legislature adopted statutes which gave Counties more latitude in adopting less strict rules regarding new dwellings on commercial forest lands. Multnomah County's rules remain the same however, and there was much debate about this subject in the East of Sandy River community. The two remaining areas of controversy are as follows:

TEMPLATE TEST:

New dwellings in the Commercial Forest Use zone must meet a "template test," which requires that the parcel upon which the dwelling is proposed is surrounded by a minimum number of existing dwellings and parcels within one-half mile of the parcel. The number of dwellings Multnomah County requires within the "template" is greater than permitted by the State of Oregon.

AGGREGATION REQUIREMENT:

Multnomah County does not allow owners of contiguous legally created parcels which are less than 19 acres in size in the Commercial Forest Use zoning district to sell those parcels separately to another party who could then propose a dwelling on the separated parcel - in other words, the County requires "aggregation" of the lots less than 19 acres into one legal parcel. The State of Oregon does not require Counties to adopt such aggregation rules.

PLANNING COMMISSION RECOMMENDATION

TEMPLATE TEST: Do not change the existing Multnomah County template test for Commercial Forest Use dwellings.

AGGREGATION REQUIREMENT: Do not change the existing Multnomah County limits on disaggregation of common ownerships (no disaggregation of lots less than 19 acres).

PLANNING COMMISSION RATIONALE:

TEMPLATE TEST: Multnomah County has a higher standard for the template test on Commercial Forest Use (CFU) dwellings than the state allows and should maintain this higher standard in order to limit the numbers of new dwellings in the CFU areas.

AGGREGATION REQUIREMENT: Multnomah County should not make any changes in our strict disaggregation rules. The County's prohibition of disaggregation limits the number of new dwellings in the CFU areas, and Multnomah County should not adopt rules which will allow more dwelling units. Also, Multnomah County should not have differing rules for CFU dwellings in different rural areas of Multnomah County, and should keep a level of consistency in these rules throughout the County. The impacts of allowing disaggregation in Commercial Forest Use zoned areas of the West Hills would be

much larger than in the East of Sandy River area, due to the large number of contiguously-owned old subdivision plats.

ALTERNATIVES

The East of Sandy River Citizens' Advisory Committee recommended that no changes be made to the template test, but did recommend the following policy which would allow limited disaggregation of legally created parcels less than 19 acres:

Allow dis-aggregation of existing legally-created lots for purposes of consideration of an additional dwelling unit on a lot less than 19 acres in size under the following conditions:

One of the lots to be dis-aggregated has an existing legal dwelling.

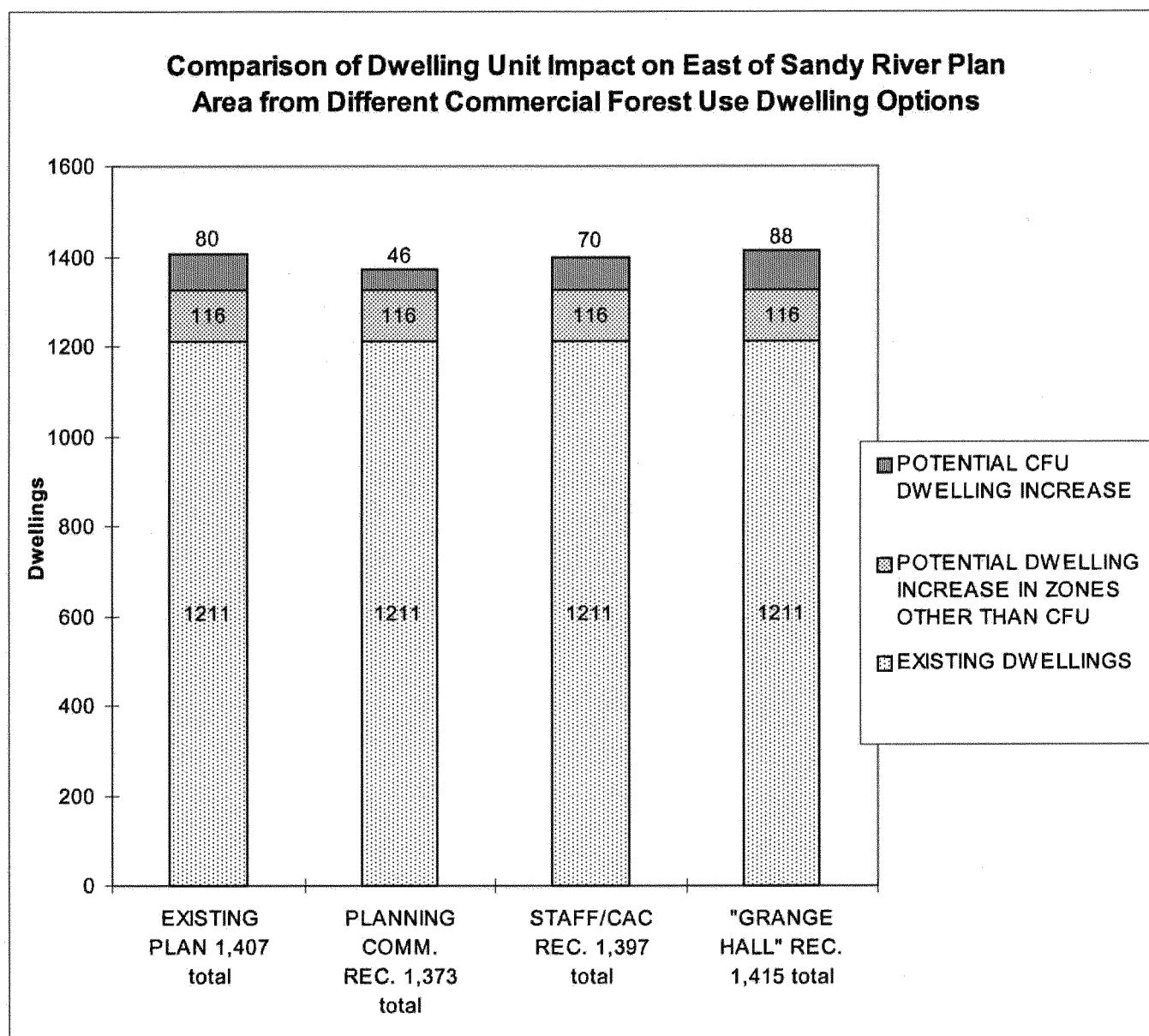
If more than two lots are part of an aggregated ownership which if disaggregated would result in a lot less than 19 acres in size, then the owner shall be allowed to dis-aggregate only one lot and shall be required to aggregate the remaining lots into a single new lot.

Both of the lots were owned by the current owner prior to 1985, or the current owner owned two lots prior to 1985 and sold one of them, rendering the other one undevelopable.

The Citizens' Advisory Committee came to a consensus (with one dissenting member) position after much community discussion and input received from the Grange Hall meetings about this issue. They decided that Multnomah County should allow limited disaggregation for lots smaller than 19 acres which were legally created and contiguously owned by the same property owner before 1985. This would allow long time property owners who were unfairly victimized by changes in the Commercial Forest Use rules the opportunity to sell one of their contiguous parcels. The impact of this change in the context of the entire East of Sandy River area is minimal (see chart). One of the major goals of the rural area plan program is to have land use regulations appropriate for each particular rural community; an insistence on consistency of land use regulations among all rural areas defeats this purpose. The Citizens' Advisory Committee also received testimony from several long-time small lot property owners of two contiguous lots who believed that they were unfairly treated by the imposition of the aggregation rule after they had bought their properties.

The Grange Hall majority position on this issue, which the Citizens' Advisory Committee considered, was that Multnomah County should not have rules more strict than the State of Oregon rules for dwellings in the Commercial Forest Use zoning district. Multnomah County is one of only two counties with Commercial Forest Use (CFU) template dwelling rules stricter than required by the State of Oregon. This is unfair to Multnomah County property owners. The impact of allowing the state minimum template test is minimal.

The following chart illustrates the relatively inconsequential difference between the impact of these three alternatives in terms of potential new dwellings allowed within the entire East of Sandy River rural area. The reason for the actual decline in the potential Commercial Forest Use (CFU) selling increase in all but one of the options is a policy, agreed to by the Planning Commission and the Citizens' Advisory Committee, to prohibit new dwellings on the eastern-most large-tract commercial timber lands (adjacent to Mt. Hood National Forest) within the plan area. This has the effect of eliminating 50 potential dwelling units.



STREAM PROTECTION

Five stream systems tributary to the Sandy River were either inventoried by Multnomah County in 1993 as part of the Howard Canyon reconciliation report or in 1995 as part of the preparation of the East of Sandy River Rural Area Plan. The reports found five stream systems significant (Smith, Big, Buck, Gordon, and Trout Creeks). The controversy is about how best to protect these significant streams.

PLANNING COMMISSION RECOMMENDATION:

Set a 150 foot setback line from the centerline of each significant stream. Allow no new structures within this area. Allow expansion of existing structures only up to 400 additional square feet of ground coverage. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.

PLANNING COMMISSION RATIONALE:

The streams east of the Sandy River are important watersheds which feed a federally designated Wild and Scenic River. They deserve a strict level of protection. The 150 foot setback was suggested in the East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report.

ALTERNATIVES

The East of Sandy River Citizens' Advisory Committee recommended the following policy regarding protection of significant streams:

Develop a public information and assistance program in order to encourage voluntary measures to protect streams which flow into the Sandy River and their watersheds through the use of sound management techniques -- review the effectiveness of these measures after three years of their use. If this review shows no improvement in or increased degradation of significant streams, consider appropriate regulatory methods in order to review proposed grading and construction activities which impact significant streams.

The Citizens' Advisory Committee dealt with much diverse and contentious discussion and opinion in the community regarding this issue. The Committee believes that Multnomah County should promote voluntary, educational methods to protect streams east of the Sandy River. Instilling incentives and a sense of stewardship in the community will best protect these streams. Also, the problems currently facing these streams are mainly the result of a few property owners already living alongside the banks, not as a result of new development. However, if a three year educational program does not improve stream quality, then Multnomah County should consider regulatory measures for both existing and proposed development to control negative impacts upon these streams.

The Grange Hall meetings also produced a majority opinion supporting education and voluntary measures to control stream impacts. Majority opinion at these meetings was that the County should not impose the "dead hand of regulation," which could in fact have a contrary effect of promoting resentment and increased degradation of streams and streamside areas.

The Board of Commissioners have two additional alternatives available for protecting significant streams east of the Sandy River:

1) Existing Howard Canyon Streams Alternative

Set a 300 foot setback line from the centerline of the stream. Require any new development within this area to minimize impacts to the stream, and to provide compensatory improvements to the stream and its surrounding riparian areas. Allow roads and driveways if necessary, but require a bridge or arched culvert crossing of any significant stream. Do not regulate farm or forest practices.

This regulatory mechanism is already in place on three streams adjacent to the Howard Canyon quarry and in the West Hills rural area. It could be applied to the remaining significant streams east of the Sandy River. It provides a broad (300 foot from centerline) zone of protection, but regulates the siting of, rather than prohibits, certain uses.

2) Land Conservation and Development Commission "Safe Harbor" Alternative: this regulatory mechanism was suggested by the Oregon Land Conservation and Development Commission in their 1996 revisions of rules concerning Goal 5 of the Statewide Planning Program.

Set a 50 foot setback line from the top of bank of each significant stream. Do not allow new structures or new impervious surfaces or grading within this setback area except for necessary roadways and replacement of existing structures without disturbing any additional ground area. Control the removal of riparian vegetation except for agricultural and forestry operations in EFU and CFU zones.

If local governments provide this level of protection, they are exempt from many of the procedures and requirements for complying with Goal 5. Since Multnomah County began this Goal 5 process prior to the rule's adoption in 1996, the County is under no obligation to adopt this regulation.

COLUMBIA GORGE NATIONAL SCENIC AREA FARM AND FOREST DWELLINGS

An issue of controversy for the East of Sandy River Citizens' Advisory Committee was the consistency of rules relating to forest and farm dwellings in the Columbia Gorge National Scenic Area vs. similar rules outside of the National Scenic Area. As a quick summary of these existing differences, it is easier to gain approval to build a dwelling on one of the forest zones and all of the farm zones within the National Scenic Area as opposed to outside of the National Scenic Area. However, the National Scenic Area approval process then goes on to include design review considerations regarding siting, building style, building materials, and other such issues which are not considered for dwellings outside of the National Scenic Area.

The Citizens' Advisory Committee and the community were split on whether to make the farm and forest dwelling rules within the National Scenic Area as strict as they are outside of the National Scenic Area. The Planning Commission adopted a compromise policy on this issue, which reads as follows:

Review land use issues regarding forest lands in the Columbia Gorge National Scenic Area.

STRATEGY: Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding forest lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.

A similar policy is proposed for farm lands.

This policy commits Multnomah County to reviewing this issue either 1) in conjunction with an overall periodic review of the National Scenic Area Management Plan by the Columbia Gorge Commission, tentatively scheduled for 1999 or 2) an independent review of this issue by Multnomah County if the Columbia Gorge Commission does not conduct such a review in the near future or does not include a review of farm and forest dwelling rules in its work program for a periodic review of the Management Plan.

VI. Link to Current County Policies:

The East of Sandy River Rural Area Plan would be the second adopted as part of Multnomah County's rural area planning program, begun in 1993. The aim of this program is the adoption of rural area plans (considered "subsets" of the Multnomah County Comprehensive Framework Plan) for all of Multnomah County's rural communities. The Board of Commissioners will be asked to consider the Sauvie Island/Multnomah Channel Rural Area Plan in the near future. Work has not yet begun on a West of Sandy River rural area plan.

VII. Citizen Participation:

Prior to beginning plan preparation, Multnomah County completed a process of scoping all major issues associated with land use in the East of Sandy River rural area. This process included a public forum noticed to all property owners at which the attendees were asked for input on major issues they wished to be addressed. The result was a scoping report presented to the Planning Commission and Board of Commissioners in July, 1995.

In August 1995, the Multnomah County Chair appointed a Citizens' Advisory Committee to provide input on the preparation of the East of Sandy River Rural Area Plan. This committee met monthly through May, 1996 and came forth with a set of recommended policies and principles to guide the plan. These policies and principles were presented to the public in June, 1996 at an open house at the Corbett Middle School.

In November and December of 1996 Commissioner Sharron Kelley hosted three meetings at the Corbett Grange Hall to further discuss several controversial issues relating to the East of Sandy River Rural Area Plan. Notice of these meetings was mailed to all rural area property owners.

Multnomah County mailed notice of the Planning Commission hearing on the West Hills Rural Area Plan in January, 1997 to all East of Sandy River Rural Area property owners. Notice of this public hearing has also been mailed to all property owners.

VIII. Other Government Participation:

Multnomah County invited the participation of other local governmental agencies throughout the preparation of East of Sandy River Rural Area Plan. We have received comments and input from the following state and local agencies:

Oregon Department of Land Conservation and Development
Oregon Department of Fish & Wildlife
Oregon Department of Transportation
Corbett School District
Corbett Water District
Corbett Rural Fire Protection District
METRO Parks and Greenspaces Division
Columbia Gorge National Scenic Area Commission

ORDINANCE FACT SHEET

Ordinance Title:

An Ordinance adopting the East of Sandy River Rural Area Plan, a portion of the Multnomah County Comprehensive Framework Plan.

Give a brief statement of the purpose of the ordinance including rationale for adoption, description of persons benefited, alternatives explored:

The ordinance will result in the adoption of the East of Sandy River Rural Area Plan, which will refine the Multnomah County Comprehensive Framework Plan by providing a policy direction for land use issues in the East of Sandy River Rural Area.

The East of Sandy River Rural Area consists of approximately 116,000 acres. Its boundaries are Hood River County on the east, Clackamas County on the south, the Columbia River on the north, and the Sandy River on the west.. 37,000 of these acres are within the Columbia Gorge National Scenic Area (NSA). The East of Sandy River Rural Area has approximately 4,000 residents.

What other local jurisdictions have enacted similar legislation?

All local jurisdictions have adopted Comprehensive Plans which are subject to "acknowledgment" by the Oregon Land Conservation and Development Commission. While many local jurisdictions have more specific community or area plans, to date only urban communities have prepared such plans. Multnomah County is one of the first jurisdictions to prepare a "community" plan for rural areas. The East of Sandy River Rural Area Plan is the second of these efforts. Other rural areas in Multnomah County are Sauvie Island/Multnomah Channel, West Hills, and West of Sandy River.

What is the fiscal impact, if any?

Implementing the East of Sandy River Rural Area Plan through amendments to the zoning and other County ordinances will require planning staff to apply the plan policies and complete additional planning work.

SIGNATURES

Person filling out form: Deirdre H. Howard

Planning and Budget (if fiscal impact): _____

Department Manager/Elected Official: Leanne E. Nicholson

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
ORDINANCE NO. ____

An Ordinance adopting the East of Sandy River Rural Area Plan, a portion of the Multnomah County Comprehensive Framework Plan.

Multnomah County Ordains as follows:

Section I. Findings.

(A) On June 30, 1995, Multnomah County received the East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report, prepared by Winterowd Planning Services, which addressed streams and wildlife habitat issues relating to Goal 5 of the Oregon Statewide Planning Program.

(B) On August 31, 1995, the Multnomah County Board of Commissioners accepted the East of Sandy River Rural Area Plan Scoping Report, prepared in June 1995 by Cogan Owens Cogan, which listed issues Multnomah County would address in the East of Sandy River Rural Area Plan.

(C) The Chair of the Multnomah County Board of Commissioners subsequently appointed a Citizens' Advisory Committee of thirteen members to conduct public meetings and assist in the preparation of the East of Sandy River Rural Area Plan.

(D) The Citizens' Advisory Committee held monthly meetings from November, 1995 through January, 1997, and formulated draft policies and principles to be included within the East of Sandy River Rural Area Plan.

1

2 (E) These draft principles and policies were presented at a public open house in June 1996 within the East
3 of Sandy River Rural Community.

4

5 (F) The Multnomah County Planning Commission held a public hearing on the draft East of Sandy River
6 Rural Area Plan on February 3, 1997. On April 7, 1997, the Planning Commission completed revisions to
7 the East of Sandy River Rural Area Plan document and recommended its adoption by the Multnomah
8 County Board of Commissioners.

9

10 (G) On April 20, 1997, the draft East of Sandy River Rural Area Plan was again sent to the Oregon
11 Department of Land Conservation and Development for a 45-day review period. Multnomah County
12 received no comment within the review period.

13

14 (H) On May 9, 1997, the Multnomah County Division of Transportation and Land Use Planning mailed
15 notice of a public hearing on the East of Sandy River Rural Area Plan to all property owners and other
16 interested parties.

17

18 Section II. Amendment of Comprehensive Framework Plan

19

20 The Multnomah County Comprehensive Framework Plan is hereby amended to include the East of Sandy
21 River Rural Area Plan, attached hereto as Exhibit "A," and the East of Sandy River Wildlife Habitat and
22 Stream Corridor ESEE Report, attached hereto as Exhibit "B."

23

24

25

26

ADOPTED THIS 12th Day of June, 1997, being the date of its second reading before the Board of
County Commissioners of Multnomah County.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Beverly Stein, Chair

REVIEWED:

SANDRA N. DUFFY, ACTING COUNTY COUNSEL
for MULTNOMAH COUNTY, OREGON

By *Sandra N. Duffy*
Sandra N. Duffy, Acting County Counsel



DIVISION OF TRANSPORTATION & LAND USE PLANNING

EAST OF SANDY RIVER RURAL AREA PLAN

PLANNING COMMISSION RECOMMENDED DRAFT

April 7, 1997

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INTRODUCTION

This document contains the Rural Area Plan for the East of Sandy River Rural Area. It is part of the overall Multnomah County Comprehensive Framework Plan, and when adopted by the Board of County Commissioners, will constitute an official element of the plan.

This plan is a guide to decision making with regard to land use, capital improvements, and physical development (or lack thereof) of the community. It will be used by the County, other governmental agencies, developers and residents of the area.

This plan represents a commitment on the part of Multnomah County to see that the plan elements are carried out and implemented to the best of the County's financial and enforcement capabilities. It also represents a commitment on the part of the East of Sandy River Rural Area community to support the accomplishment of the identified policies contained within this plan.

The elements of this plan reflect future trends and policies for the East of Sandy River Rural Area during the next 15 to 20 years. The plan can be changed only if it goes through the process of an official plan amendment.

The Rural Area Planning Program was initiated in 1993 by Multnomah County. With the annexation of urban unincorporated communities and the increasing land use issues faced in the rural areas of Multnomah County, the Board of Commissioners directed the creation of five rural area plans in order to address land use issues faced by these areas. The first rural area plan to be completed was the West Hills Rural Area Plan.

This plan is the second of the rural area plans to be completed. Work began on the Plan in March, 1995 with the initiation of a scoping process. This process included interviews with other governmental agencies, solicitation of written comment, and a public forum held at the Corbett Middle School in order to gain input on major issues facing the community. A Scoping Report summarizing this material was presented to the Multnomah County Planning Commission and Board of Commissioners in July, 1995

After adoption of the Scoping Report, which identified major issues to be addressed in the plan, the Multnomah County Chair appointed the East of Sandy River Rural Area Plan Citizen's Advisory Committee, consisting of thirteen members plus one Planning Commission ex-officio member, to work with Planning Division staff on preparation of this document. The Committee held monthly meetings between October 1995 and June 1996 to review all elements included within this document. The Committee's role was to review and comment upon materials prepared by Planning Division staff, make policy recommendations to the Multnomah County Planning Commission and Board of Commissioners, and provide a forum for additional public involvement in the preparation of the East of Sandy River Rural Area Plan. In June, 1996 Multnomah County hosted a

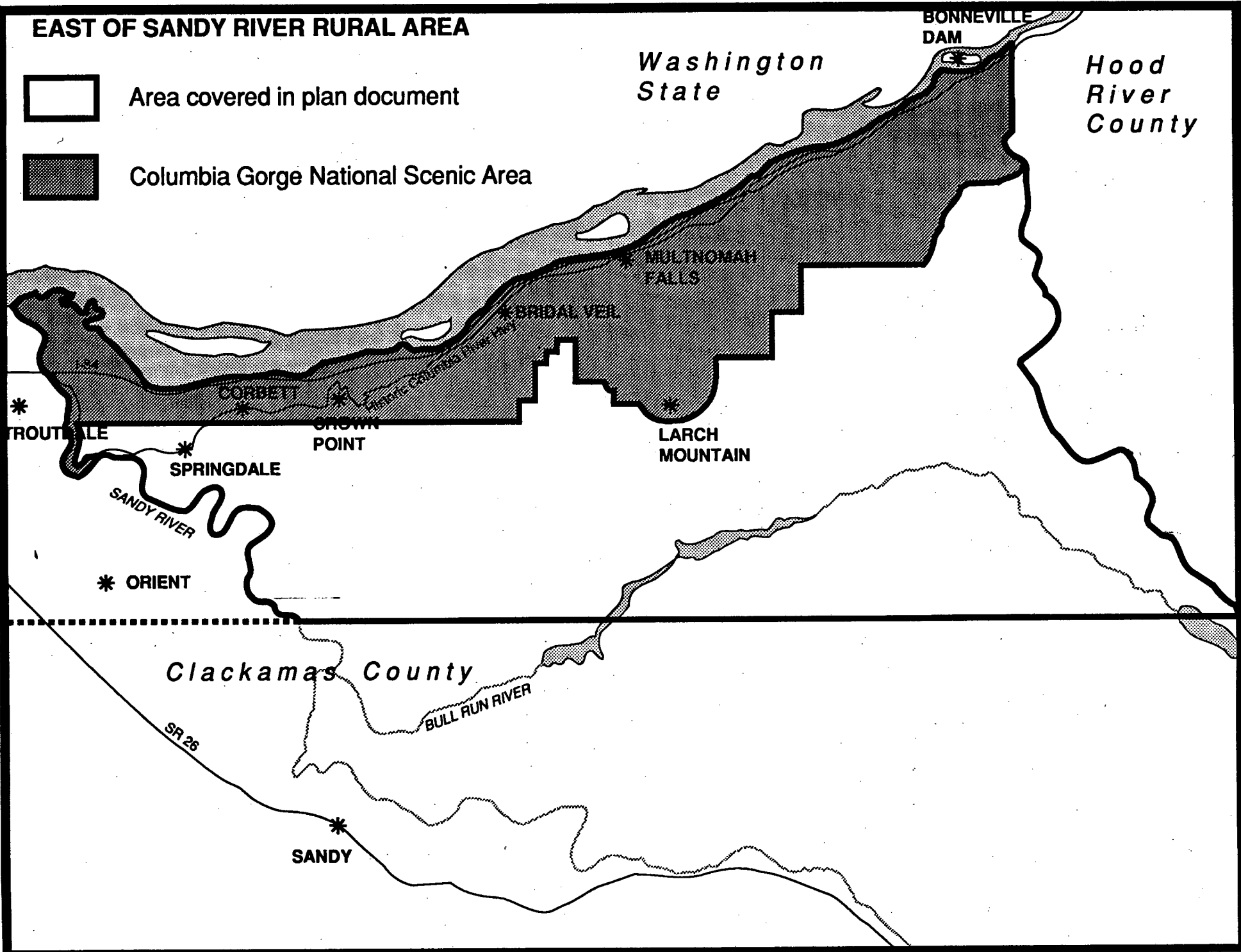
EAST OF SANDY RIVER RURAL AREA



Area covered in plan document



Columbia Gorge National Scenic Area



public forum in order to present recommendations which came from the Citizen's Advisory Committee meetings.

This meeting attracted almost 300 participants and indicated a strong level of disagreement and animosity over planning issues among individuals and groups within the community. As a result, Commissioner Sharron Kelley hosted three meetings at the Corbett Grange Hall in November and December of 1995 in order to further discuss and provide input regarding contentious land use, environmental, and other issues. The Planning Division prepared a written summary of the results of these meetings, which were conducted as a series of small group discussions. The Citizens' Advisory Committee held one additional meeting in January, 1996, and modified some of its recommendations based upon input from the Grange Hall meetings.

Planners and citizens faced a complication in preparing this plan because of the existence of the Columbia Gorge National Scenic Area (NSA). The NSA boundary essentially splits a distinct community, generally known as "Corbett," which consists of all residents of the area between the Sandy River and approximately Latourell Falls. However, the Columbia Gorge National Scenic Area Management Plan governs planning issues within the NSA boundaries, while Oregon State Land Use laws govern the remainder of the area. The focus of this plan is on the area which is not within the NSA, but the plan's discussion of certain issues such as transportation and public facilities invariably includes discussion of issues within the NSA. However, any revision to the NSA Management Plan, particularly relating to land use matters, should await the Columbia Gorge Commission's next update of the Management Plan.

This document is organized by subject, with relevant policies and strategies grouped with a discussion of the subject. Almost every policy is followed by a strategy which indicates how Multnomah County will implement the relevant policy. Maps are also interspersed throughout the document, and are noted in the Table of Contents.

EAST OF SANDY RIVER RURAL AREA PLAN
Citizens' Advisory Committee
PREAMBLE/VISION STATEMENT
for
Rural Multnomah County, East of the Sandy River

We the citizens of rural Multnomah County, east of the Sandy River, set forth this vision for our unique community over the next forty years. It is our intent that the rural area plan, developed in cooperation with Multnomah County, shall serve as a framework to realize this vision. We expect our county government, through use of all planning tools and policies available, to serve as our advocate regarding all concepts and policies herein.

For our environment, we envision:

- The people of our community living in close proximity to nature, conserving and caring for our precious natural resources.
- Healthy and unpolluted air, soils and streams.
- Diverse and robust native plants and wildlife.
- A night sky free from increased light pollution and a community free from increased noise pollution

For our community, we envision:

- Maintaining and enhancing our quality of life through neighborly communication, education, cooperation, and community facilities.
- Expanding our commitment to land stewardship through the use of sustainable forestry and farming practices
- Working with all available resources to promote and encourage forest and farm economic development projects and to create conservation land trusts.
- Working with all available resources to purchase land for public benefit
- Setting an example of how our diverse community, young and old, can work together in creating viable and productive forests and farms on both small and large acreages.
- Creating education and work programs which provide forest and farm experiences for people from other communities as well as our own.

For our future, we envision:

- The residential density east of the Sandy River stabilized at levels allowed by current zoning.
- The Urban Growth Boundary maintained west of the Sandy River.

This vision statement is created to ensure that with vigilance and foresight, the unique rural character of our area shall be maintained and enjoyed by present and future generations.

LAND USE

OVERALL CONDITIONS

The East of Sandy River Rural Area is generally characterized by natural and commercial timber forests over the vast majority of its area, much of which is within the Mt. Hood National Forest. The western-most portion of this Rural Area contains the vast majority of the non-forest uses, mainly consisting of agricultural, rural residential, and rural service development. The current Portland Metropolitan Urban Growth Boundary is entirely west of the Sandy River except for a small portion of the city of Troutdale. METRO, the administrator of the Portland Metropolitan Urban Growth Boundary, is currently adopting a "2040 Plan," intended to guide the future of the Portland Metropolitan Area until the year 2040. METRO is not proposing to consider extensions of the urban growth boundary to areas east of the Sandy River. The intent of the land use element of this plan is to reinforce the rural nature of the East of Sandy River Rural Area, by emphasizing forestry, agriculture, and limited rural residential and rural service uses. Maintenance of this area as rural will implement the Vision Statement contained in the preamble to this plan, and will also protect the adjacent Columbia Gorge National Scenic Area from encroachment of incompatible urban uses. (Note, this does not make this area a "buffer area" for the Columbia Gorge National Scenic Area. The intent is to reinforce the unique natural and rural aspects of this plan area, which will have the additional benefit of providing some protection to the adjacent National Scenic Area).

The following table summarizes the different land use/zoning districts in the East of Sandy River Rural Area, their size, and the number of existing dwellings within each district:

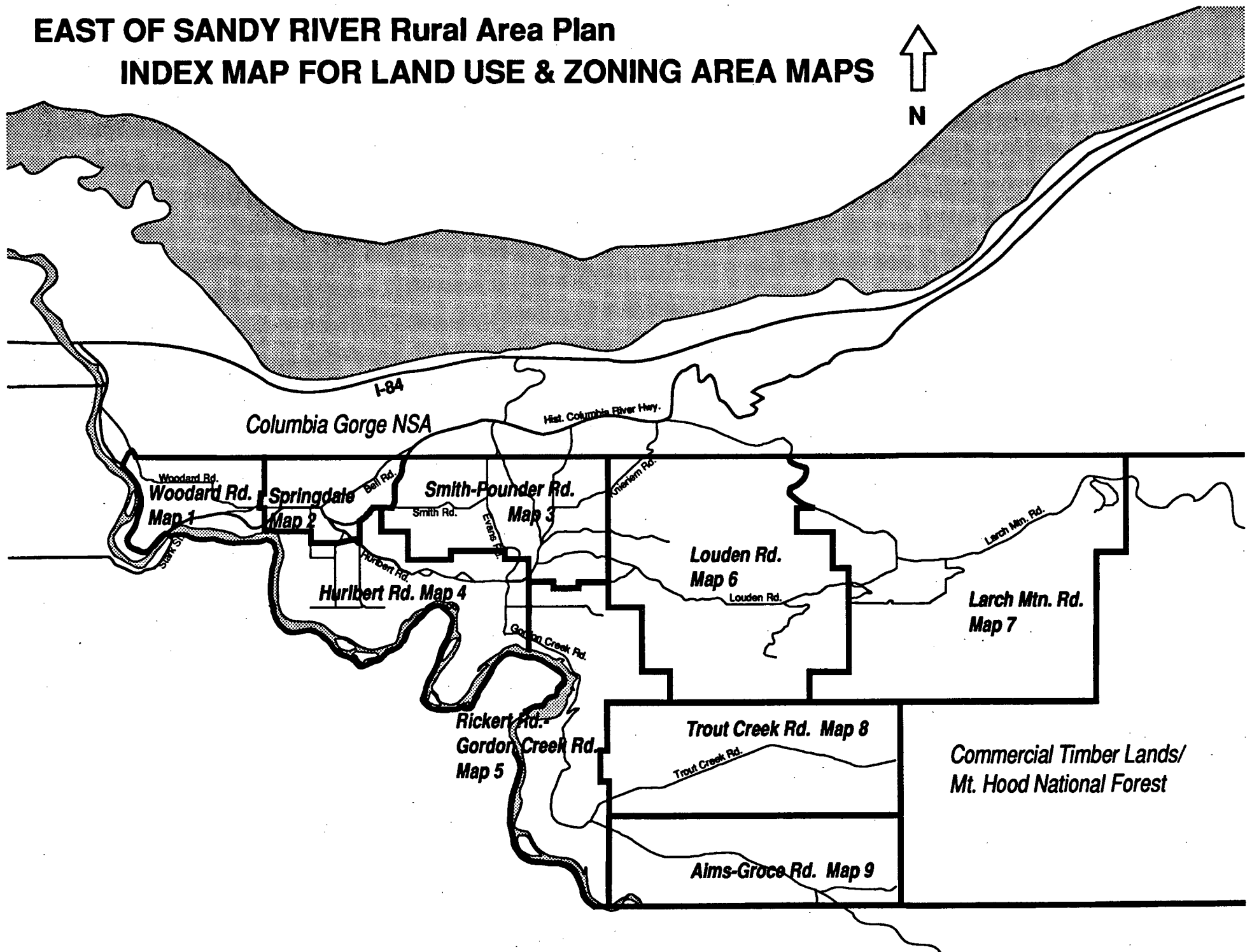
ZONING DISTRICT	ACREAGE	DWELLING UNITS
Commercial Forest Use (Mt. Hood National Forest)	53,920	0
Commercial Forest Use (Private Lands)	21,871	269
Exclusive Farm Use	2,017	113
Multiple Use Agriculture	626	158
Rural Residential	724	136
Rural Center	73	55
TOTAL	79,231	731

It should be noted that an additional 480 dwelling units lie within the Columbia Gorge National Scenic Area between the Sandy River and the east end of Latourell Falls. Thus the community often known as "Corbett," which includes both areas inside and outside of the Columbia Gorge National Scenic Area, contains 1,211 dwelling units.

This section of the plan is organized by subject matter, with policies following each subject discussion.

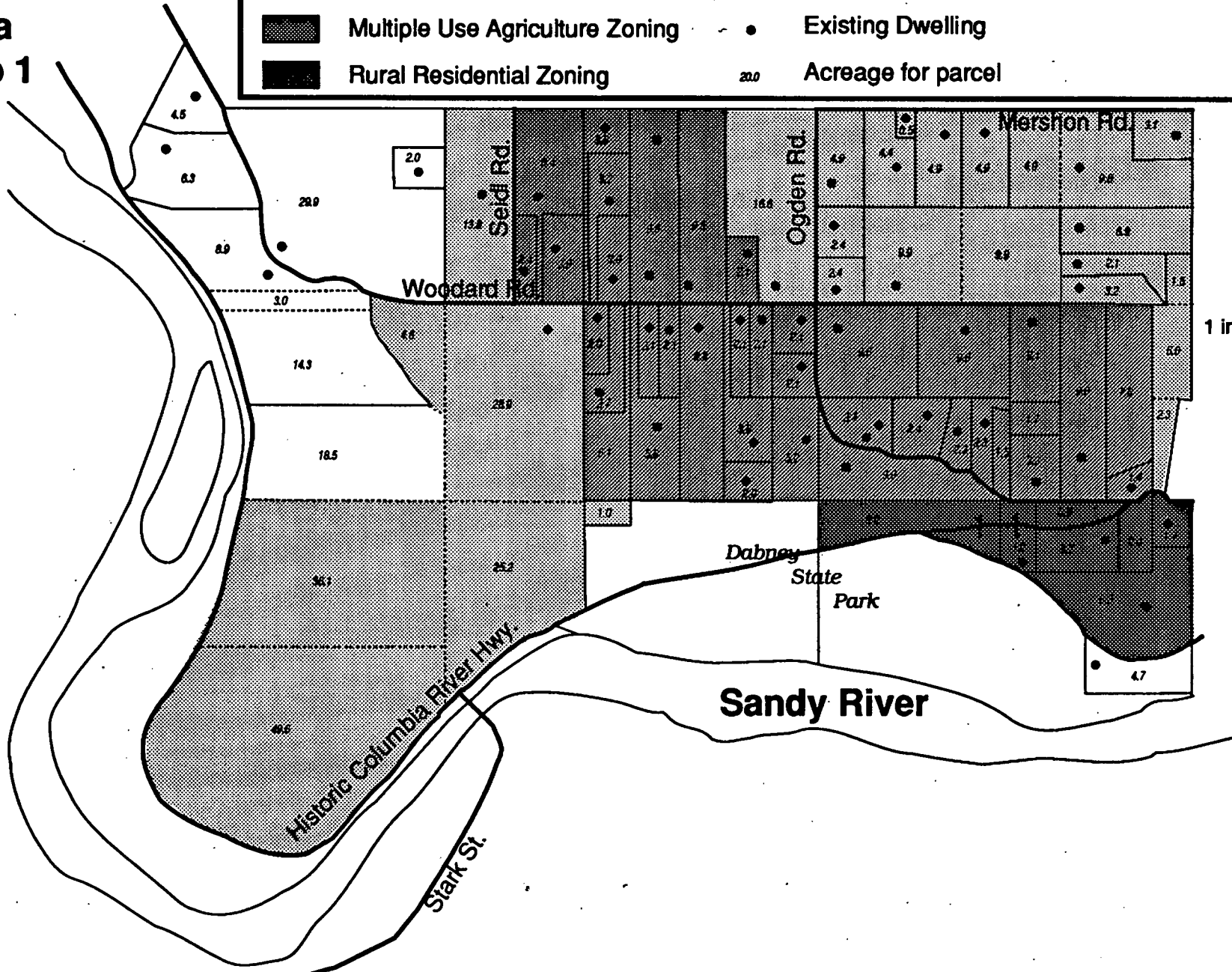
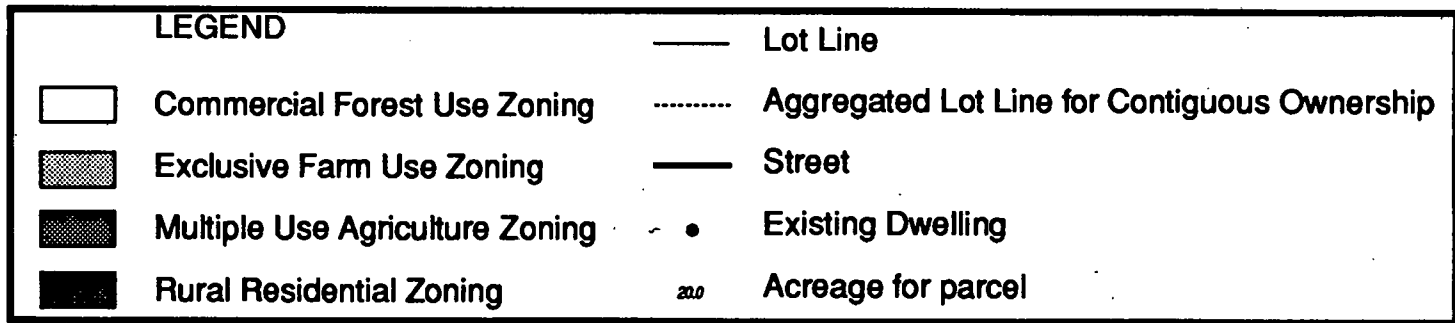
EAST OF SANDY RIVER Rural Area Plan

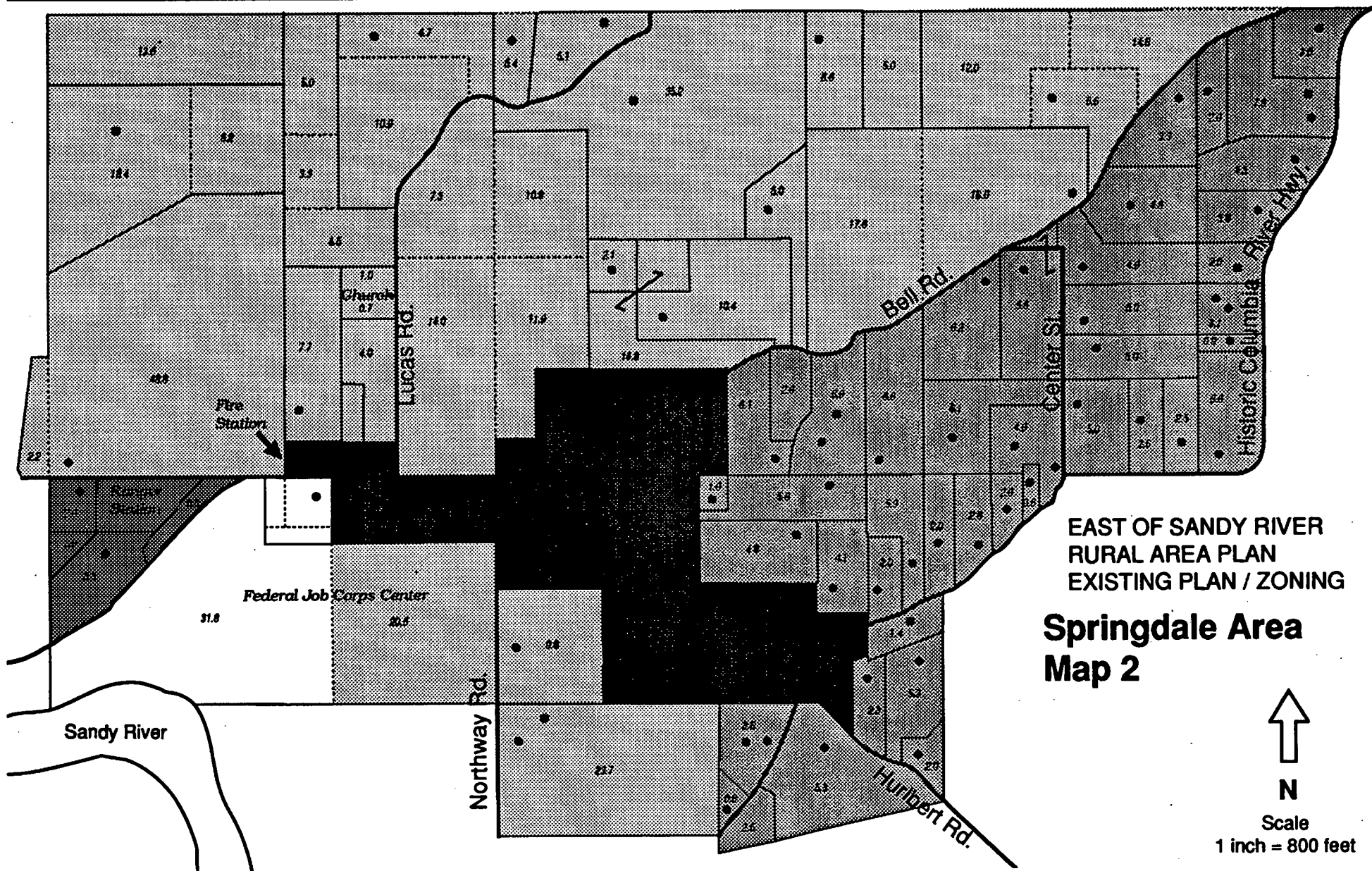
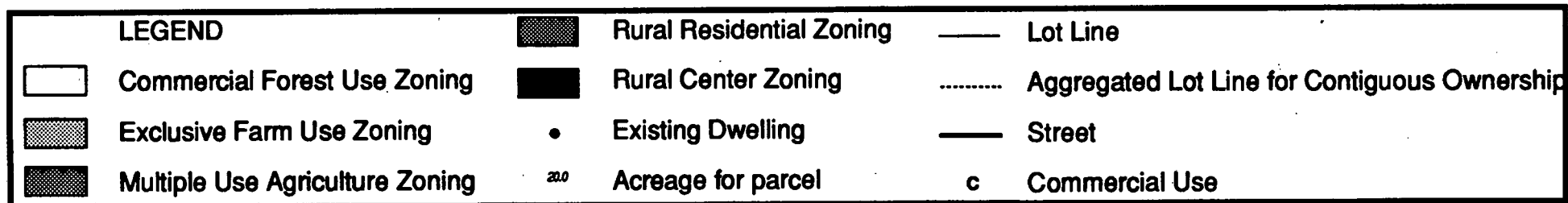
INDEX MAP FOR LAND USE & ZONING AREA MAPS



EAST OF SANDY RIVER
RURAL AREA PLAN
EXISTING PLAN / ZONING

**Woodard Road
Area
Map 1**



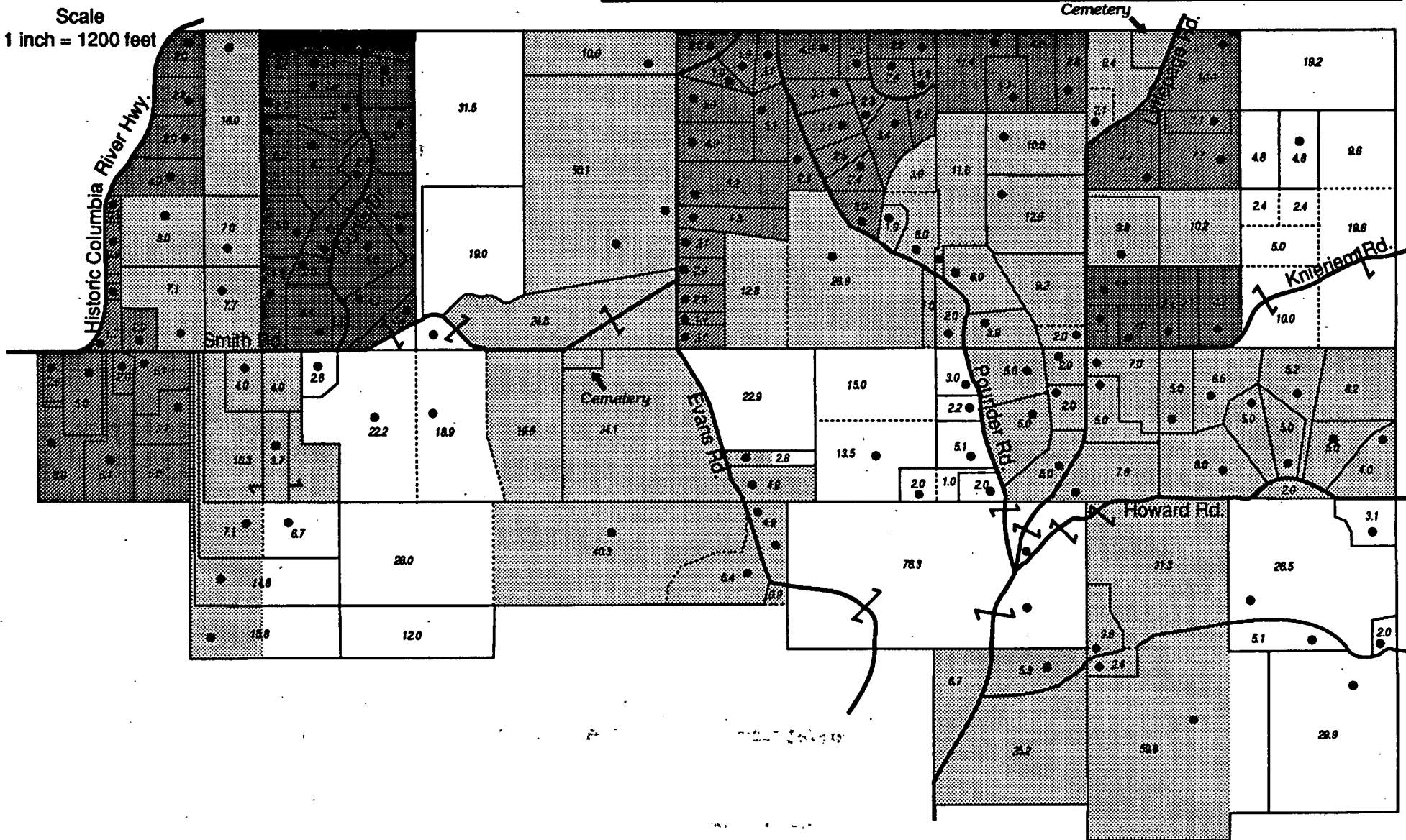
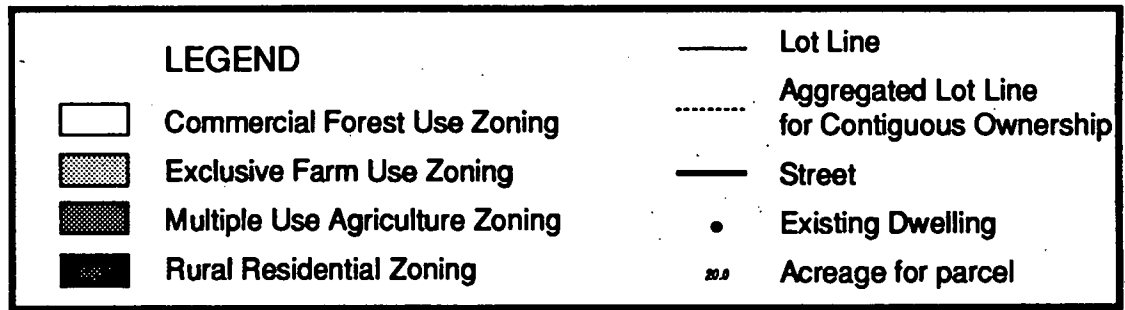


EAST OF SANDY RIVER RURAL AREA PLAN
EXISTING PLAN / ZONING

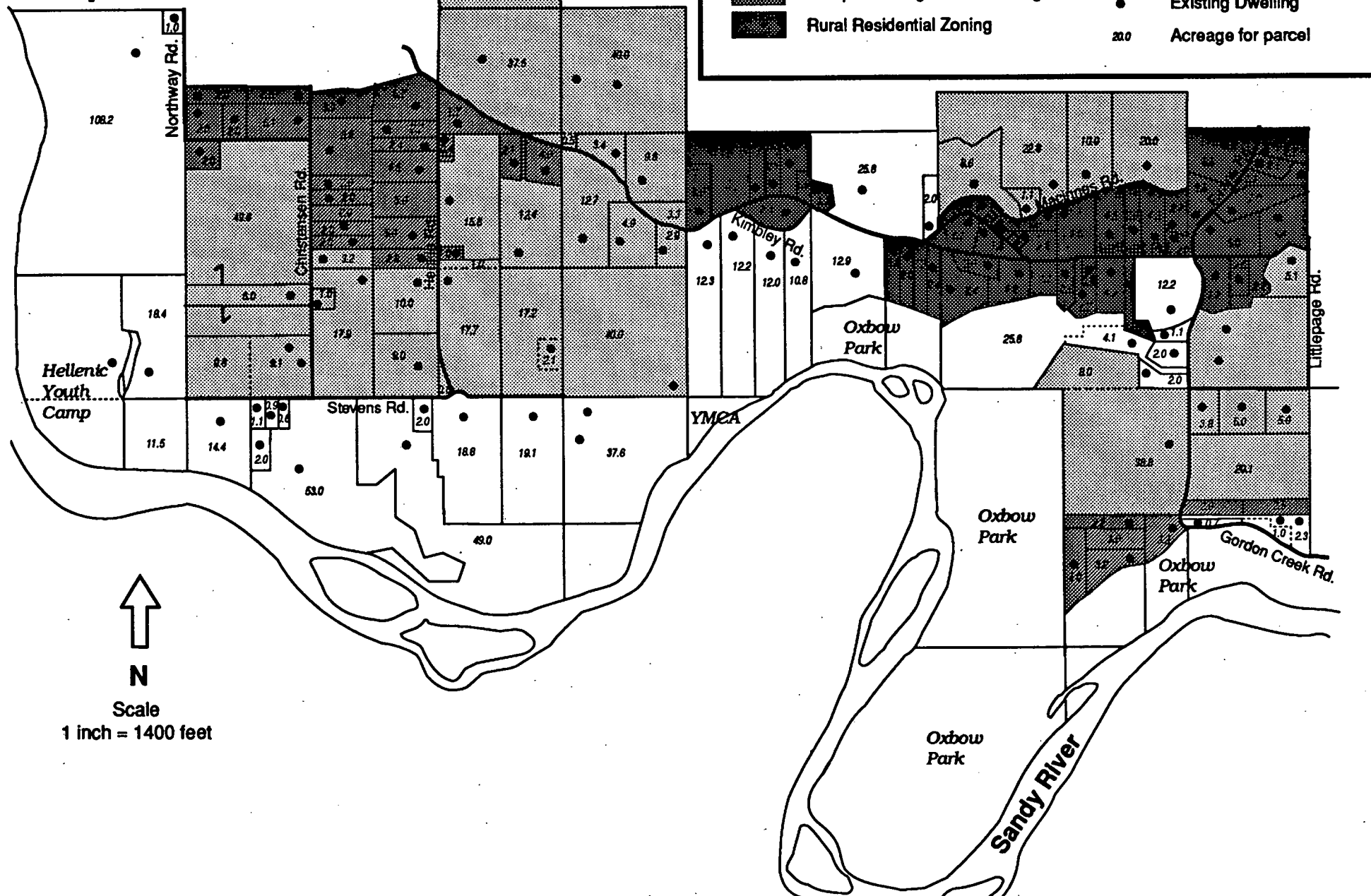


**Smith-Pounder Rd. Area
MAP 3**

Scale
1 inch = 1200 feet

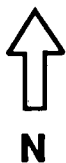


Hurlbert Road Area Map 4

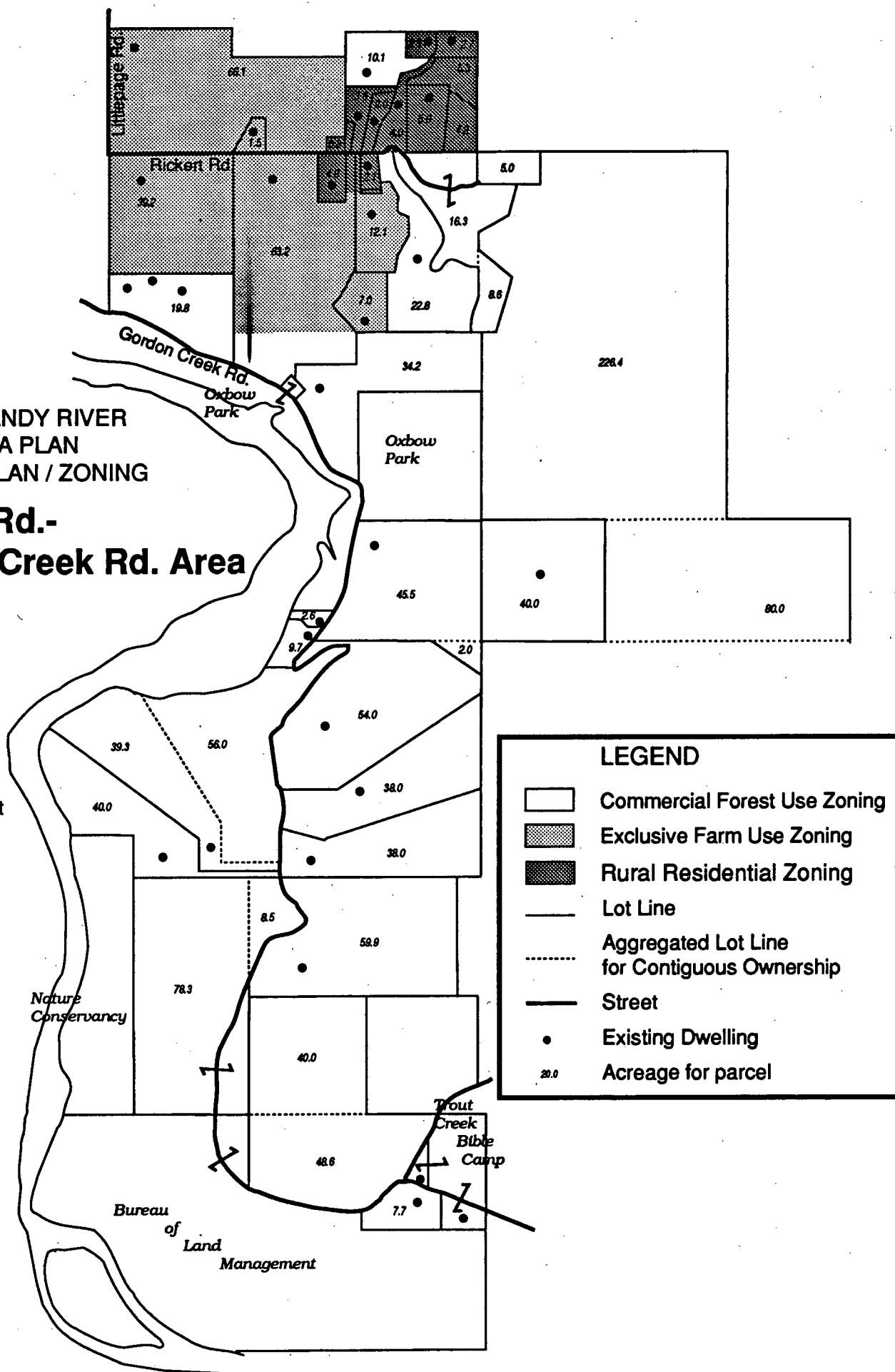


EAST OF SANDY RIVER
RURAL AREA PLAN
EXISTING PLAN / ZONING









**Rickert Rd.-
Gordon Creek Rd. Area
Map 5**



Scale
1 inch = 1500 feet



LEGEND









-  Commercial Forest Use Zoning
-  Exclusive Farm Use Zoning
-  Rural Residential Zoning
-  Lot Line
-  Aggregated Lot Line for Contiguous Ownership
-  Street
-  Existing Dwelling
-  Acreage for parcel

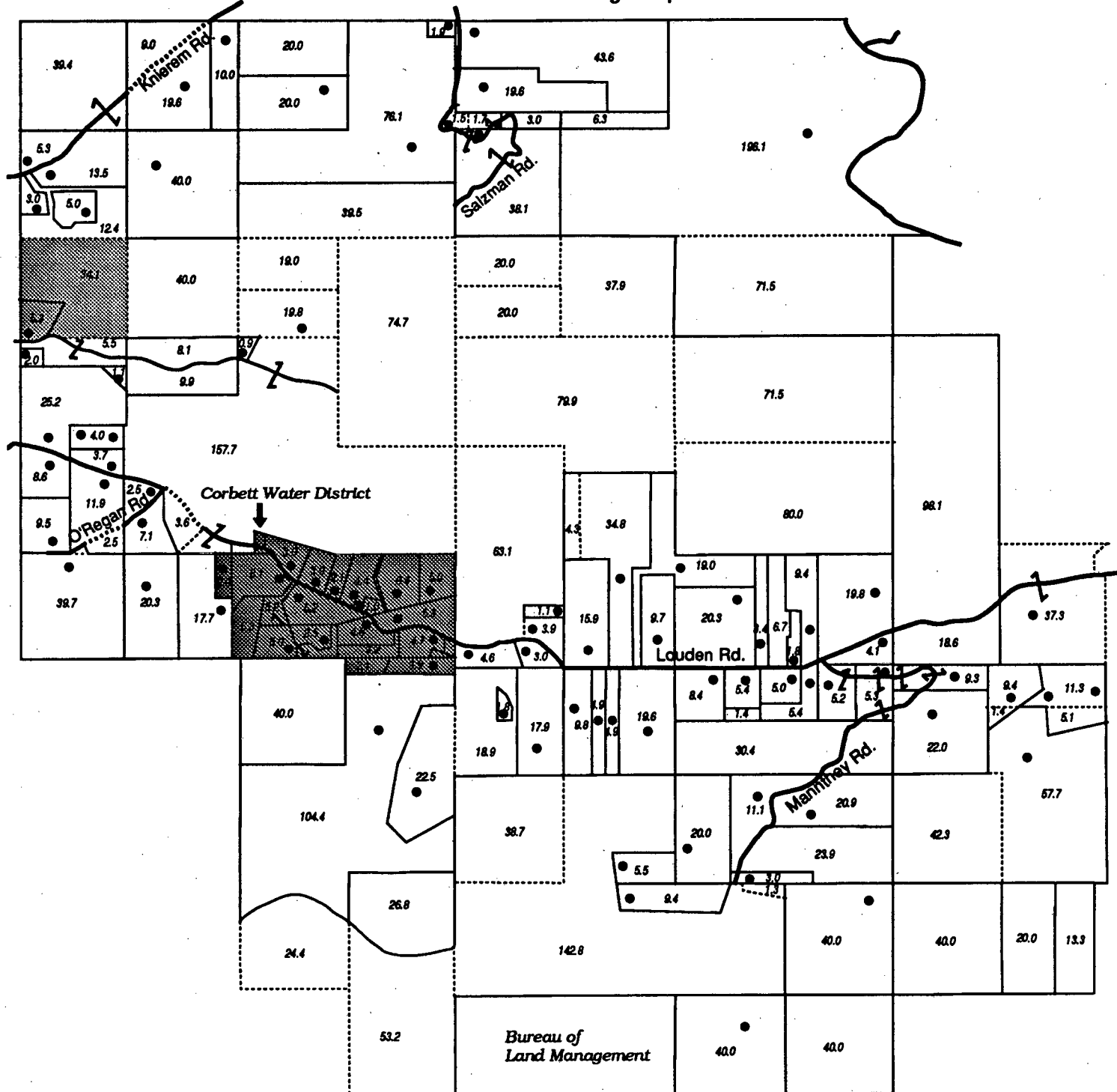
EAST OF SANDY RIVER
RURAL AREA PLAN
EXISTING PLAN / ZONING
Louden Road Area
Map 6



Scale
1 inch = 1500 feet

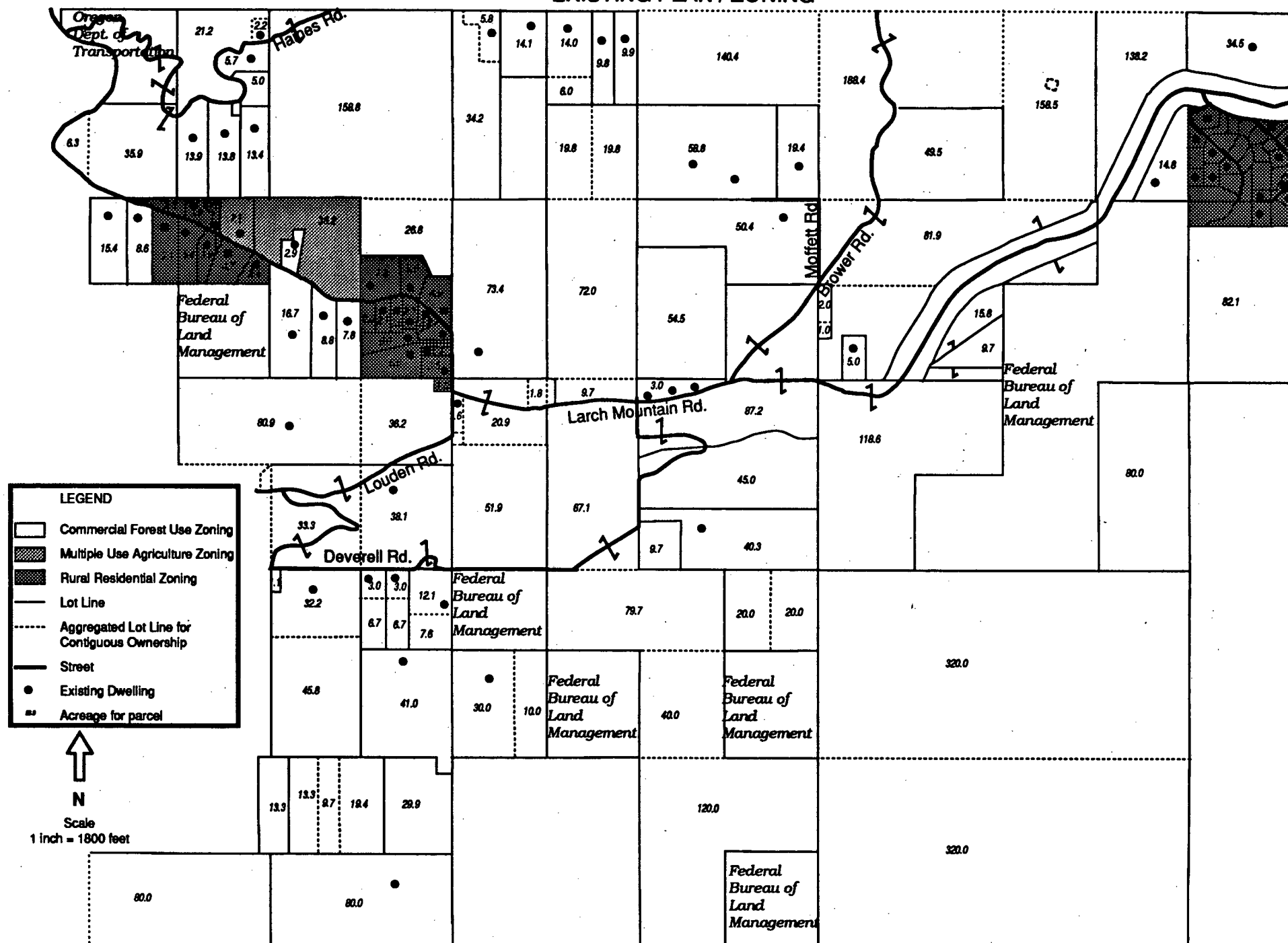
LEGEND

-  Commercial Forest Use Zoning
-  Exclusive Farm Use Zoning
-  Rural Residential Zoning
-  Lot Line
-  Aggregated Lot Line for Contiguous Ownership
-  Street
-  Existing Dwelling
-  Acreage for parcel



Bureau of
Land Management








EAST OF SANDY RIVER RURAL AREA PLAN EXISTING PLAN / ZONING



EAST OF SANDY RIVER RURAL AREA PLAN
EXISTING PLAN / ZONING

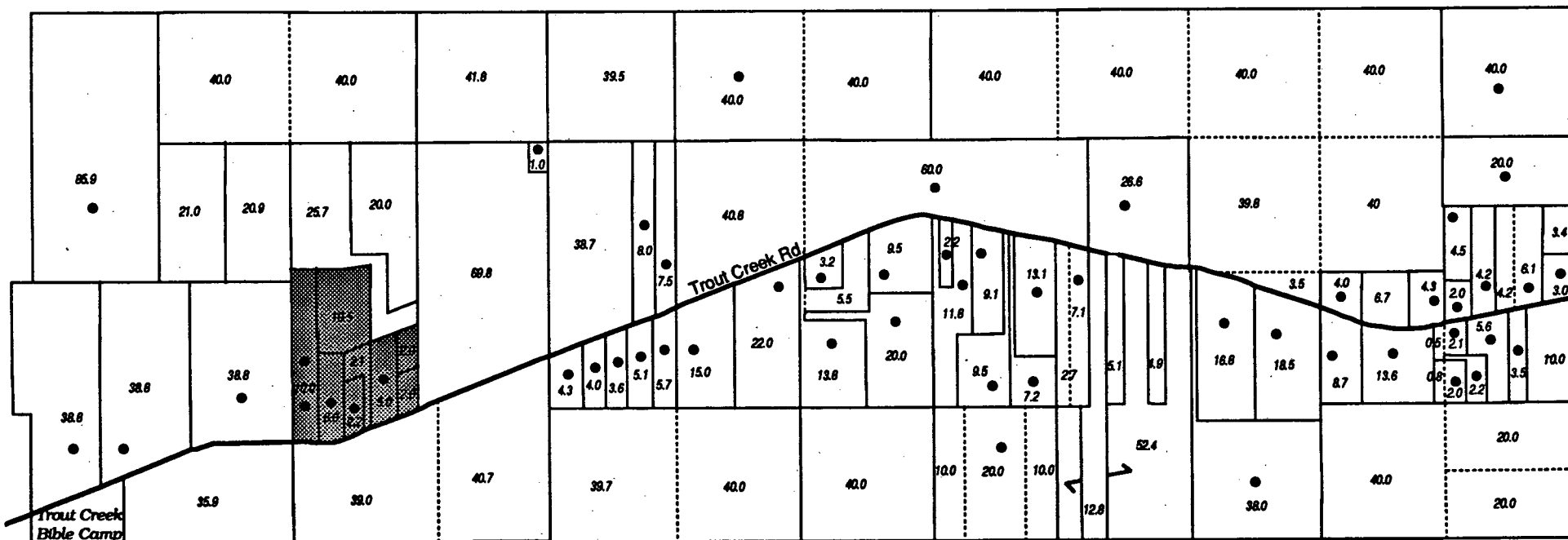
Trout Creek Road Area
Map 8

LEGEND

-  Commercial Forest Use Zoning
-  Rural Residential Zoning
-  Lot Line
-  Aggregated Lot Line for Contiguous Ownership
-  Street
-  Existing Dwelling
-  Acreage for parcel

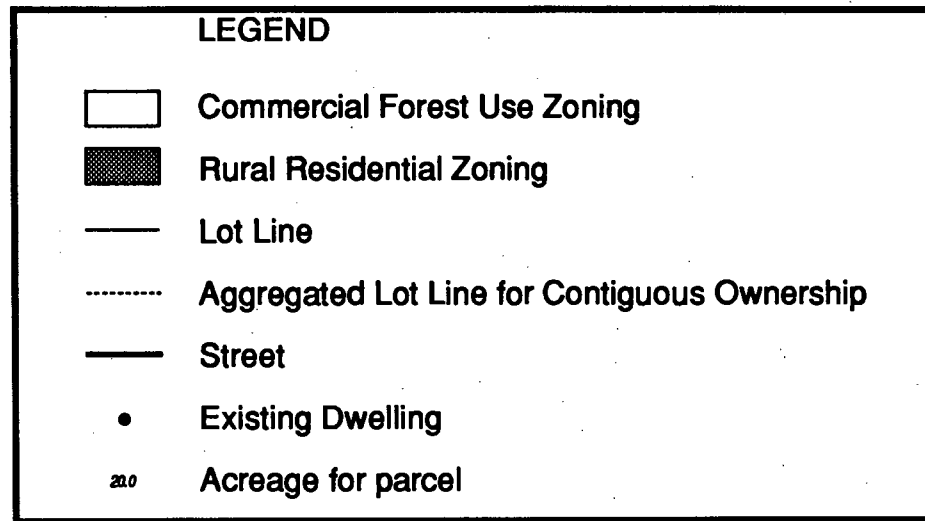


Scale
1 inch = 1500 feet



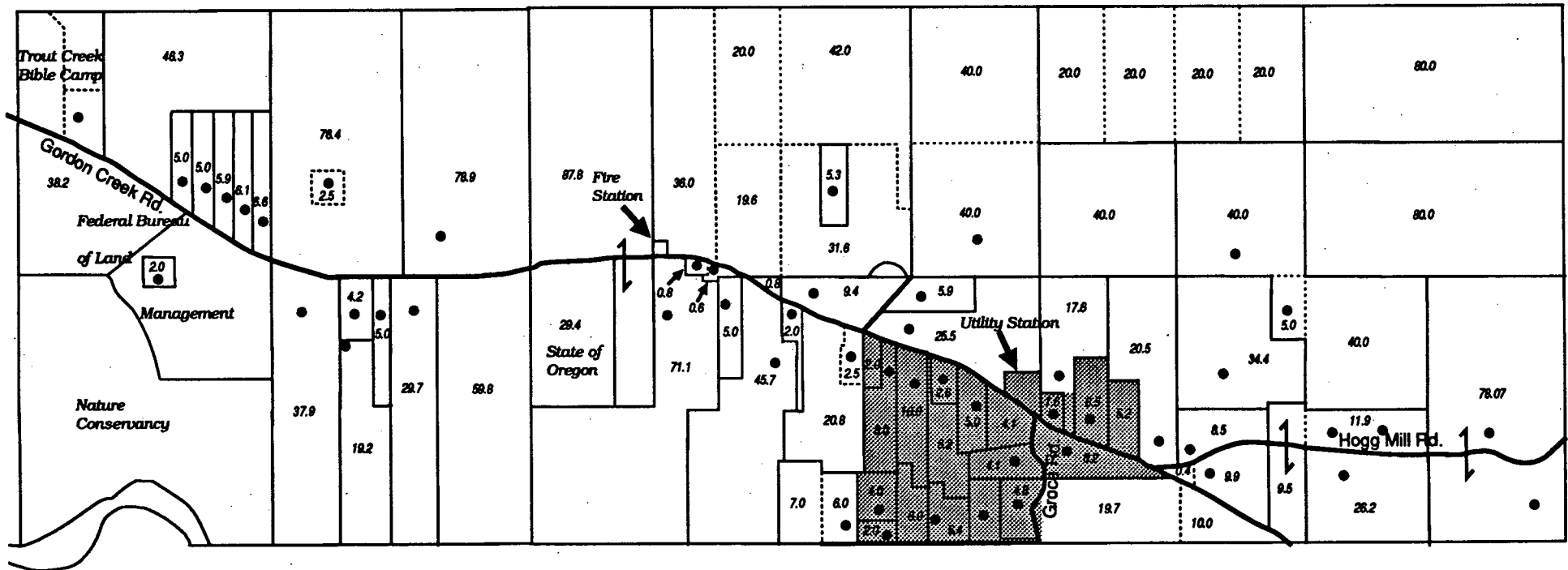
EAST OF SANDY RIVER
RURAL AREA PLAN
EXISTING PLAN / ZONING

**Aims-Groce Rd. Area
Map 9**



N

Scale
1 inch = 1500 feet



COMMERCIAL FOREST USE

The Commercial Forest Use zoning district protects forest lands in Multnomah County, pursuant to Statewide Planning Program Goal 4 related to Forest Lands. Multnomah County applies this zoning district to rural lands which are not generally farmed or suitable for agriculture, and which have the capability of producing commercial levels of forest products (generally from 85 to 170 cubic feet per year of Douglas Fir). Capability does not mean that these lands can be harvested now -- much of the Commercial Forest Use land in the East of Sandy River rural area has been harvested previously and may or may not have been actively reforested to produce commercial levels of timber in the future. But the key issue is capability to produce timber, not the actual production of timber at this time.

Until 1993 Multnomah County divided forest zoned lands into two zoning districts. The previous Commercial Forest Use district had a minimum lot size of 80 acres and was generally applied to lands east of developed areas east of the Sandy River which are held in large block ownerships, primarily by two commercial forestry companies. The previous Multiple Use Forest district applied to areas of smaller lots with some existing development, and allowed lot sizes of 19 or 38 acres, depending on the area. This zoning district allowed single-family dwellings on a lot of record if the owner also prepared a forest management plan for harvesting and replanting timber on the property. In 1993, because of a revised state administrative rule designed to further limit non-forestry related development in these areas, Multnomah County eliminated the Multiple Use Forest district and placed all forest lands into the Commercial Forest Use district. Also pursuant to a state mandate, Multnomah County limited new single-family dwellings in these areas with stringent new requirements.

There exist 269 existing dwellings on the 21,871 acres of Commercial Forest Use Land in the East of Sandy River Rural Area (excepting the Mt. Hood National Forest). Almost all of these dwellings exist in the western part of the plan area, which was formerly designated Multiple Use Forest.

Multnomah County's rules regarding dwellings in the Commercial Forest Use zone limit new residential development in three important ways.

1. New dwellings must pass a "template" test. A 160-acre square "template" is placed at the center of the parcel proposed for development -- if the template contains at least 5 existing dwellings and 11 existing lots or portions of lots then the parcel may be developed -- if not, then no development is allowed). 1993 changes in state law passed by the Oregon Legislature would allow Multnomah County the option to change the template test to reduce the number of existing dwellings within the 160 acre "template" from five to three and allow a rectangular (1/4 mile by 1 mile) template if a parcel is along a road or stream, the template in the direction of the road or stream. However, Multnomah County has not adopted these changes into the Commercial Forest Use zoning district.

2. Current Multnomah County Zoning rules (although not required by the state) do not allow dis-aggregation of an individual parcel from a group of parcels owned by the same individual if the parcel is less than 19 acres. Thus, the owner of two parcels, one or both of which is less than 19 acres, could have a single family residence on only one of them.
3. In 1993, the Oregon Legislature adopted a law which allows counties to modify the Forest Lands zoning requirements related to dwellings to allow a vacant lot of record owned by the current owner since 1985 which is not adjacent to any other property owned by the same individual and which is not large enough to produce 30,000 cubic feet of timber per year can be allowed a single-family residence. Multnomah County's Commercial Forest Use zoning district does not contain this provision.

So Multnomah County has three options to consider regarding changing zoning rules for new dwellings in Commercial Forest Use zoned lands. They are:

- #1. Keep the current template test, or change it to the more lenient state minimum standard.
- #2. Keep the current aggregation rule for contiguously owned parcels of less than 19 acres, or eliminate it, or modify it to allow long-time owners of property to dis-aggregate multiple lots.
- #3. Allow long-time owners to build a single family residence on a vacant property, or not.

To put these increases in context, there are currently 1,211 dwellings between the Sandy River and Bridal Veil in Multnomah County. In all zoning districts other than the Commercial Forest Use district there exists the potential for 116 new dwellings. The following table describes the impact of various combinations of the three dwelling options open to Multnomah County.

DWELLING RULE OPTION	Total Potential Change in CFU Dwellings
Current Rules	+30
Change # 1 Only	+48
Change # 2 Only	+54
Change # 3 Only	+46
Change #1 and # 2 Only	+80
Change # 1 and # 3 Only	+56
Change # 2 and # 3 Only	+70
Change #1, #2, and #3	+88

In addition to these dwelling units, there exist large tracts of commercial timber land in the eastern portions of the East of Sandy River Rural Area, adjacent to the Mount Hood National Forest. The owners of these tracts could theoretically divide them into 160 acre tracts and propose one dwelling on each such tract. This would result in a potential of

approximately 50 additional dwelling units at maximum in the Commercial Forest Use zone. Since these dwellings would be located on prime commercial timber parcels, their impact on continued commercial forestry practices would be much greater.

Commercial Forest Use Policies

- 1. Maintain existing commercial forest use areas as forest lands. Do not allow parcelization that detracts from continued forest operations and incidental protection of open space, wildlife habitat, and rural community values.**

STRATEGY: Multnomah County shall not consider large-scale "exceptions" to Goal 4 of the Oregon Statewide Planning Program (Forest Lands).

- 2. Allow new dwellings on lands designated for commercial forest use only when it can be demonstrated that they will have no significant impact upon forestry practices, open space, public facilities, wildlife habitat, and rural community character.**

STRATEGY: The finding of no significant impact shall be met through compliance with approval criteria in the Multnomah County Zoning Ordinance.

- 3. Allow no dwellings or other uses which are incompatible with commercial forestry on lands of the Mt. Hood National Forest and adjacent large commercial timber parcels.**

STRATEGY: Multnomah County shall implement this policy by prohibiting new dwellings upon the Mt. Hood National Forest and adjacent large commercial timber parcels as illustrated on the Map on the next page.

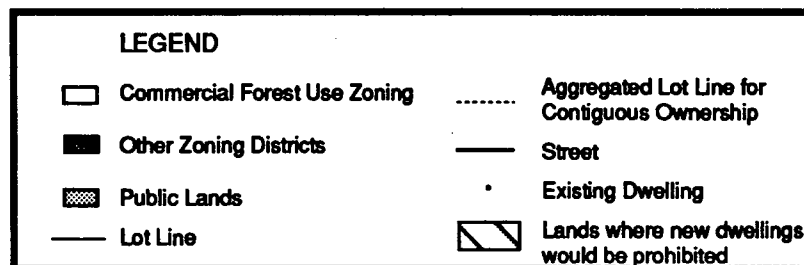
- 4. Allow new dwellings on the remainder of the Commercial Forest Use zoned lands east of the Sandy River if the lot meets current County standards regarding the "template test" or if a lot meets the legal requirements regarding ownership since 1985 set forth in Oregon Revised Statutes or Oregon Administrative Rules.**

STRATEGY: Multnomah County shall implement this policy through amendments to the Multnomah County Zoning Ordinance Commercial Forest Use zoning district. However, Multnomah County shall retain its current standards for "template dwellings," which require five residences within a half-mile square template centered on the center of the property.

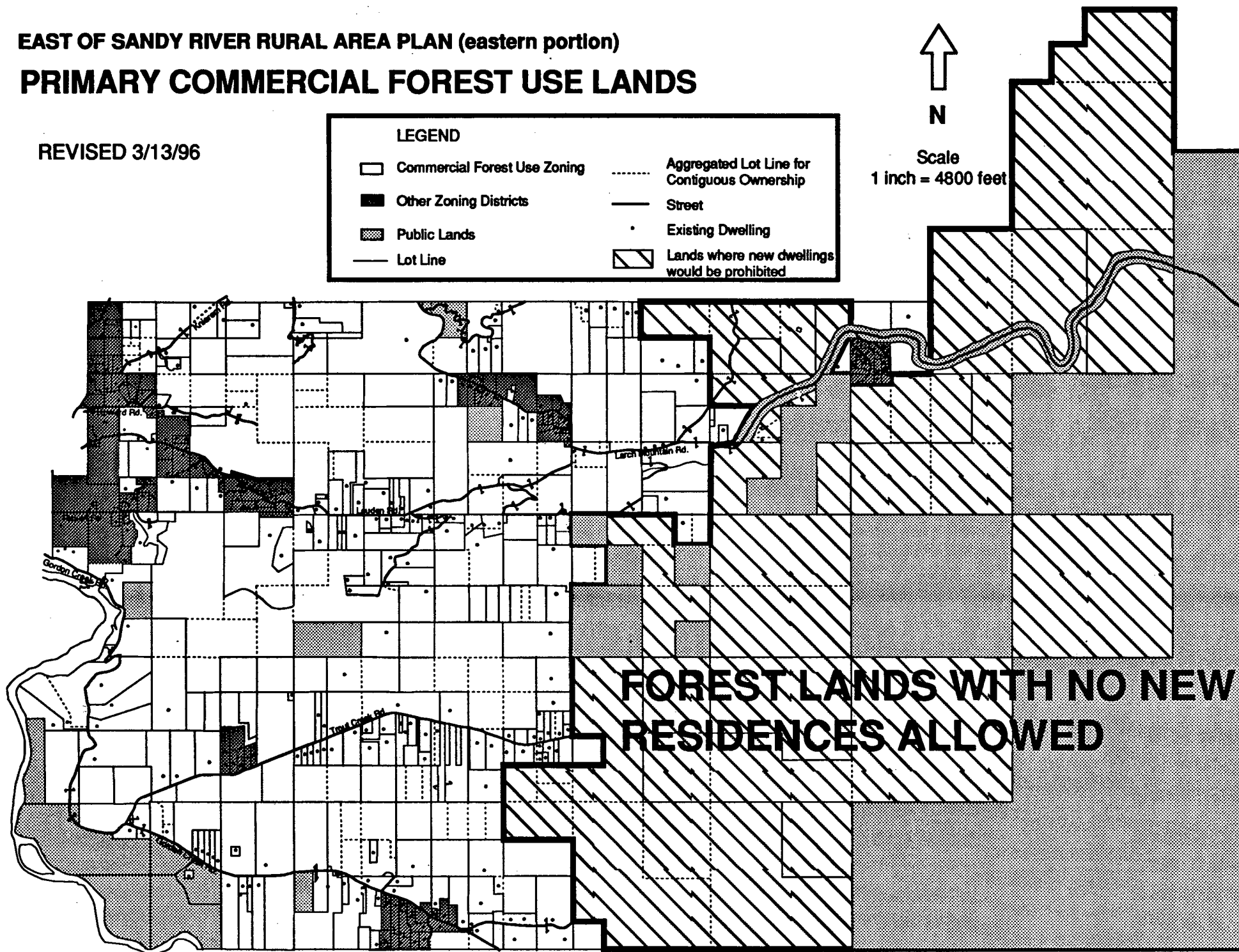
EAST OF SANDY RIVER RURAL AREA PLAN (eastern portion)

PRIMARY COMMERCIAL FOREST USE LANDS

REVISED 3/13/96



Scale
1 inch = 4800 feet



5. **Ensure that any proposed new dwellings in the commercial forest use designated areas receive appropriate public review by providing comprehensive notice and review opportunity prior to any land use decision.**

STRATEGY: Multnomah County shall implement this policy through the public notice provisions of the Multnomah County Zoning Ordinance.

6. **Ensure that lands subject to the State Forest Practices Act are managed and replanted in accordance with the act.**

STRATEGY: Request the Oregon Department of Forestry monitor and enforce reforestation of land subject to the State Forest Management Act.

7. **Review land use issues regarding forest lands in the Columbia Gorge National Scenic Area.**

STRATEGY: Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding forest lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.

EXCLUSIVE FARM USE

The Exclusive Farm Use Zoning District protects farm lands in Multnomah County, pursuant to Statewide Planning Program Goal 3 related to Farm Lands. This zoning district is applied to lands with primarily Class I-IV soils (US Dept. of Agriculture ratings which indicate that the soil is suitable for agricultural purposes). The Exclusive Farm Use district applies to lands capable of commercial agricultural production, though not necessarily currently farmed.

In the late 1970's when Multnomah County first adopted a Comprehensive Framework Plan in compliance with the state Planning Law (adopted in 1973), there occurred considerable controversy about the Exclusive Farm Use designation in the East of Sandy River Rural Area along with other rural areas of the County. The County originally proposed that all rural agricultural lands East of the Sandy River be designated as "exception " lands, and zoned Multiple Use Agriculture. However, 1,000 Friends of Oregon challenged this proposal, and the Oregon Land Conservation and Development Commission eventually overturned it. As a result, about 75% of the land proposed for the Multiple Use Agriculture zoning district East of the Sandy River was instead placed in the Exclusive Farm Use zoning district, where it remains today (outside of the Columbia Gorge National Scenic Area, which Multnomah County comprehensively rezoned several years ago in response to the National Scenic Area's Management Plan).

The Exclusive Farm Use zoning district as currently constituted is extremely complex, reflecting the complex Oregon administrative rules which govern it. The most recent

administrative rules create two sub-classifications of farm land, "high value" farm land and "non-high value" farm land. The rules define "high value" farm land as having Class I or II and certain class III and IV soil types. The Exclusive Farm Use zoned areas east of the Sandy River are about evenly divided between "high value" and "non-high value" soil types. There are currently 2,017 acres in this rural area zoned Exclusive Farm Use, with 113 existing dwellings. Based upon estimates of farm income, length of ownership, and impact on surrounding agricultural uses which Multnomah County would have to make on each individual application, there are five existing vacant lots in the Exclusive Farm Use which have the potential for a dwelling if the owner can earn enough farm income on the lot to justify such a dwelling.

As with the Commercial Forest Use zoning district, Multnomah County has the option to adopt provisions to allow long-time (since 1985) owners to build a single-family home on a vacant parcel, but in this case only if the parcel is not on high-value farm land (with rare exceptions which are too convoluted to summarize here). Also, Multnomah County has the option to eliminate the requirement that owners cannot dis-aggregate lots of less than 19 acres for purposes of applying for an additional dwelling.

In the case of Exclusive Farm Use zoned areas, adoption of these changes would make less of a difference in dwelling numbers than in the Commercial Forest Use zoning district. If Multnomah County adopts the long-time owner dwelling provision, there is the potential for 7 additional farm dwellings. If Multnomah County removes the aggregation requirement for lots less than 19 acres, there is the potential for 6 additional farm dwellings. If Multnomah County adopts both changes, there is the potential for 11 additional farm dwellings.

Another issue that arises is the delineation between Commercial Forest and Exclusive Farm Use land. Since farming is allowed on forest lands and vice versa, there are some parcels which are on a border between the two different resource uses, and some parcels which may be mis-zoned as one or the other type of resource land. However, changing a plan designation through a comprehensive framework plan amendment is often an onerous and expensive process.

Exclusive Farm Use Policies

- 8. Maintain existing exclusive farm use designated areas as farm lands. Do not allow parcelization which detracts from continued agricultural practices and incidental protection of open space and rural community values.**

STRATEGY: Multnomah County shall not consider large-scale "exceptions" to Goal 4 of the Oregon Statewide Planning Program (Forest Lands).

- 9. Allow new farm dwellings on Exclusive Farm Use lands only if they can be shown to be necessary for farm operations.**

STRATEGY: The finding of necessity shall be met through compliance with approval criteria in the Multnomah County Zoning Ordinance.

- 10. Require proposed new farm dwellings to meet the standards set forth in Oregon Revised Statutes and Oregon Administrative Rules for farm income necessary to justify a new dwelling unless the lot meets the state law requirements regarding lots of record which have been continuously owned since 1985.**

STRATEGY: Multnomah County shall implement this policy through implementation of the Multnomah County Zoning Ordinance Exclusive Farm Use zoning district.

- 11. Ensure that any proposed new dwellings in the Exclusive Farm Use designated areas receive appropriate public review by providing comprehensive notice and review opportunity prior to any land use decision.**

STRATEGY: Multnomah County shall implement this policy through the public notice provisions of the Multnomah County Zoning Ordinance.

- 12. Review land use issues regarding farm lands in the Columbia Gorge National Scenic Area.**

STRATEGY: Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding farm lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.

MULTIPLE USE AGRICULTURE

The Multiple Use Agriculture zoning district applies to lands for which Multnomah County has justified an "exception" to Goal 3 (Farm Land) of the Oregon Statewide Planning Program. It applies to agricultural lands not suited to full-time commercial farming because of other factors and is intended to conserve these lands for part-time agricultural practices and other compatible rural development. It is applied to 626 acres in the East of Sandy River Rural Area. These lands have 158 existing dwellings, with 21 developable parcels still vacant. While the minimum lot size for new subdivisions in this zoning district is 20 acres, all but one lot in this area is already less than 20 acres in size (and most are two to five acres in size); thus no additional subdivisions are possible in Multiple Use Agriculture-zoned areas.

RURAL RESIDENTIAL

The Rural Residential zoning district applies to lands for which Multnomah County has justified an "exception" to either Goal 3 (Farm Land) or Goal 4 (Forest Land) of the Oregon Statewide Planning Program. It is intended to provide areas for residential use in

a rural context, along with other, compatible uses. It is applied to 724 acres in the East of Sandy River Rural Area. These lands have 136 existing dwellings, with 46 developable lots still vacant. The minimum lot size for new subdivisions in this zoning district is five acres, but all existing lots are less than ten acres; no additional subdivisions are possible in Rural Residential-zoned areas.

RURAL CENTER

The Rural Center zoning district applies to approximately 73 acres in the Springdale Community, along the Historic Columbia River Highway. This district is intended to encourage concentrations of rural residential development, together with limited local and tourist commercial uses, light industrial uses, and public service uses and centers such as churches, fire stations, schools, etc. The Springdale rural center currently has 55 existing residences with 12 vacant and developable parcels. The rural center also contains several commercial uses and other community-serving uses, including two churches, a fire station, a County road shop, and until 1995 the Springdale Elementary School (now closed).

The Rural Center zoning district permits residences and under a hearing's officer's decision may permit 1) limited rural service commercial uses such as local stores, shops, offices, repair shops and similar uses, 2) tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses, 3) light manufacturing uses that employ fewer than 20 people, 4) commercial processing of agricultural or forestry products primarily grown in the vicinity, and 5) community service uses such as schools and churches. All new lots must be at least one acre in size.

Multnomah County analyzed the Springdale Community in the 1981 Rural Centers Study, which was never actually adopted by the Board of Commissioners. That study did not identify any significant problems in the provision of water, fire, or school service to the community, nor any specific problems with on-site sewage disposal systems. Local service providers indicate that there are still no problems with service provisions. The study noted that about 40% of the land area of the Springdale rural center was vacant, either in agricultural use, or as back lots of residences. The study noted that Springdale was at a relative disadvantage to Corbett as a site for rural community-serving and commercial uses because of Corbett's larger size, more central location, and flatter topography. Since then, Springdale has not experienced significant new non-residential development. Problems identified in 1981 included a lack of off-street parking for commercial and community-serving uses, and the fact that if a commercial building is vacant for more than one year the new tenant must obtain a new conditional use permit from the County before establishing a business.

Based upon the amount of vacant land and the lack of new development within the past 15 years, the current size of the Springdale Rural Center is adequate and no expansion should be studied unless new development within the existing Rural Center boundaries justifies an analysis. Disposition and re-use of the Springdale School site will be a key issue in Springdale in the near future.

Corbett was originally a rural center designated by the Multnomah County Comprehensive Framework Plan, but is now part of the Columbia Gorge National Scenic Area, where it is also designated as a rural center. It contains a greater variety of land uses than the Springdale Rural Center. Planning for the Corbett Rural Center will occur within the Columbia Gorge National Scenic Area Management Plan review process.

Rural Center Policies

13. Encourage commercial and civic uses that serve local needs within the Springdale rural center.

STRATEGY: Multnomah County shall implement this policy through the review process for conditional commercial and civic uses within Springdale.

14. Study re-use of the closed Springdale Elementary School as a possible multi-purpose community and cultural center.

STRATEGY: Multnomah County shall consider the results of a re-use study during the review any conditional use permit proposing re-use of the Springdale Elementary School site.

15. Consider additional community and economic development planning for the Corbett Rural Center as part of a review of the National Scenic Area by Multnomah County.

STRATEGY: Subsequent to the completion of this plan, Multnomah County shall include a review of land use issues regarding farm lands in the Columbia Gorge National Scenic Area as part of the Division of Transportation and Land Use Planning work program.

OTHER ISSUES

Farm Stands

Farm Stands which sell locally produced goods can be placed in all zoning districts in the East of Sandy River Rural Area except the Commercial Forest Use zoning district. However, the rules regarding farm stands in each of these zones varies.

In Exclusive Farm Use areas, farm can include farm crops and livestock grown on farms in the local agricultural area, and up to 25% of the total sales of the farm stand can be "retail incidental items." State law requires Multnomah County to adopt this standard for Exclusive Farm Use areas.

In Multiple Use Agriculture areas, farm stands can only sell farm or forest products grown in the immediate vicinity, and the Planning Director must make a finding that the location and design of the farm stand is compatible with the character of the area.

In Rural Residential and Rural Center areas, farm stands can only sell farm or forest products grown on the premises, and the Planning Director must make a finding that location and design of the farm stand is compatible with the character of the area.

While small farm stands are appropriate on virtually any parcel within the East of Sandy River rural area, larger farm stands which sell a wide variety of produce and "retail incidental items" are appropriate only in the vicinity of the heavily traveled Historic Columbia River Highway, since placing them elsewhere could result in increases in traffic on local roads not suited for such traffic. Also, Multnomah County should have uniform standards for such farm stands consistent in all zoning districts east of the Sandy River and outside of the Columbia Gorge National Scenic Area.

Farm Stands Policies

- 16. Allow farm stands which sell products grown on the premises in all the Exclusive Farm Use, Commercial Forest Use, Multiple Use Agriculture, Rural Residential, and Rural Center zoning districts with findings that, 1) the farm stand does not include structures designed for occupancy as a residence or for activities other than the sale of farm crops and livestock, and 2) the location and design are compatible with the character of the area.**

STRATEGY: Multnomah County shall implement this policy through amendments to the Multnomah County Zoning Ordinance Exclusive Farm Use, Multiple Use Agriculture, Rural Residential, and Rural Center zoning districts.

- 17. Allow farm stands which sell a wider variety of farm products and retail incidental items in all Exclusive Farm Use and Commercial Forest Use zoned areas, and also on all parcels with frontage on, or with road frontage a maximum of 500 feet from the Historic Columbia River Highway, with findings as mandated by Oregon Administrative Rules with findings that the products have been grown in the local agricultural area, the retail incidental items constitute no more than 25% of the total farm stand sales, and the farm stand does not include structures designed for occupancy as a residence or for banquets, public gatherings, or public entertainment.**

STRATEGY: Multnomah County shall implement this policy through amendments to the Multnomah County Zoning Ordinance Exclusive Farm Use, Multiple Use Agriculture, Rural Residential, and Rural Center zoning districts.

Home Occupations

Home Occupations are allowed in all rural zoning districts in the East of Sandy River Rural Area. The Multnomah County Zoning Ordinance defines an acceptable home occupation as "any lawful activity... commonly carried on within a dwelling unit or accessory building by the occupant thereof, no employee or other person being engaged in the same; which activity is secondary to the use of the property for residential purposes; provided that there is no outside advertising or display of merchandise; that no sale of merchandise is made from the premises, and that noise, odor, smoke, gases, fallout, vibration, heat or glare resulting from the activity is undetectable at any property line."

However, state law has a more lenient definition of home occupations. ORS 215.448 defines an allowable home occupation as employing no more than five persons, operated by the resident of the property on which the business is located, operated in the dwelling or in other buildings normally associated with uses permitted in the zone, and not interfering with existing uses on nearby land or with other uses permitted in the zoning district. The statute allows local jurisdictions to establish additional and more stringent standards (which Multnomah County has done).

With the growth of at-home businesses in the rural area, there is more of a demand for a more lenient interpretation of "home occupation" than is provided for in the Multnomah County Zoning Ordinance. Larger home occupations would have a lesser effect in a rural area of large lots and acreages than in an urban area.

Home Occupations Policies

18. Consider revisions to the home occupations policies in the Multnomah County Zoning Ordinance.

STRATEGY: Multnomah County shall implement this policy by placing it on the work program of the Division of Transportation and Land Use Planning.

Other Land Use Policies

Two procedural land use issues concern residents of the East of Sandy River Area. Residents have difficulty understanding the complexities of the Multnomah County Zoning Code, and wish to have the code explained in less complex language. Also, residents wish to be notified of any land use or zoning changes which will affect their property. While such notification is costly to Multnomah County, it is necessary to keep citizenry informed.

19. Provide educational materials for residents and property owners that explain the county zoning code in understandable terms.

STRATEGY: Multnomah County shall implement this policy through preparation of pamphlets and educational materials regarding County zoning and land use permit procedures.

20. Mail notice to any property owner of changes to general or specific land use and zoning regulations which will directly affect his/her property.

STRATEGY: Multnomah County shall implement this policy through amendments to the public notice procedures of the County Zoning Ordinance.

NATURAL AND ENVIRONMENTAL RESOURCES

Goal 5 of the Oregon Statewide Planning Program requires local government to inventory and consider protecting the following natural and environmental resources:

- ◆ Open Space
- ◆ Mineral and aggregate resources
- ◆ Energy sources
- ◆ Fish and wildlife areas and habitats
- ◆ Ecologically and scientifically significant natural areas
- ◆ Outstanding scenic views and sites
- ◆ Water areas, wetlands, watersheds, and groundwater resources
- ◆ Wilderness areas
- ◆ Historic areas, sites, structures, and objects
- ◆ Cultural areas
- ◆ Potential and approved Oregon recreational trails
- ◆ Potential and approved federal wild and scenic waterways and state scenic waterways

The process of protecting these resources requires the local government to first inventory the resource and determine if it is truly significant, next identify uses which conflict with the resource, then determine the consequences of these conflicts, and finally decide whether or not to protect the resource and how best to go about doing it.

Multnomah County has conducted three levels of analysis for significant natural and environmental resources in the area east of the Sandy River. The first, done at the time of the initial adoption of the Multnomah County Comprehensive Framework Plan in 1980, identified several large-scale significant resource sites (which were really combinations of many significant resources), wildlife habitat areas and historic sites. The second, done in 1990, identified significant wetlands and associated wildlife habitat areas. The third, which was completed in 1995, involves the Howard Canyon mineral and aggregate site and three adjacent streams.

The 1980 Goal 5 inventory identified several large-scale significant resource sites east of the Sandy River. The first two, the Columbia River Gorge and the Sandy River Delta, are

now part of the Columbia Gorge National Scenic Area. The third identified site is the Sandy River Canyon, from Dabney State Park upstream to the Clackamas County line. The Sandy is also a designated State Scenic Waterway and a federal Wild and Scenic river. It is protected by an SEC (Significant Environmental Concern) Zoning Overlay district which extends one-quarter mile from the river banks on both sides of the river. This zoning district requires all proposed development to meet standards related to protection of the river and its banks from erosion, unsightly views, elimination of wildlife habitat, and other similar issues. Also, the State Parks division must review and approve all proposed development projects within this area. A majority of the land on the east side of the river designated with the SEC zoning overlay is now publicly-owned. The Sandy River Gorge, upstream from Oxbow Park, is also designated as a Natural Area in Multnomah County's inventory of significant resources.

The 1980 inventory also identified two significant wildlife habitat areas. The first is in the upper Gordon Creek watershed. The Oregon Department of Fish and Wildlife identified this area of approximately 4,000 acres as being a sensitive big game wintering range. This area is also currently protected by the SEC (Significant Environmental Concern) zoning overlay. However, the current wildlife habitat report completed as part of this rural area plan process provides more complete information on wildlife issues for this area. The second is in the Bull Run watershed, which is also a sensitive big game wintering range. This area is fully protected because it is entirely within the Mt. Hood National Forest and the City of Portland's Bull Run Preserve.

The 1980 inventory identified two historical sites within the East of Sandy River rural area outside of the Columbia Gorge National Scenic Area. These are the Mountain View Cemetery, which is county-owned and thus protected, and the Graff house, a Queen Anne-style structure located on Loudon Road, erected in 1885, and privately owned. This house is on the National Register of Historic Places. It also has an Historic Preservation Overlay zone, which requires review of any alterations for their effect on the site's historic nature. There are many County-designated historic sites within the Columbia Gorge National Scenic Area, which are now protected under the National Scenic Area Management Plan. Recent changes in state law require owner consent before protecting any new historical structures or sites under the Goal 5 process.

The 1990 survey of wetlands designated the Sandy River Gorge as a significant wetland. Since it was already protected, Multnomah County took no additional protection measures. The survey did not identify any additional wetlands east of the Sandy River. Also at this time Multnomah County adopted an ordinance protecting all Class 1 streams (a designation given by the Oregon Department of Forestry to streams which, among other attributes, have anadromous fish) and their banks up to 100 feet from the stream through the SEC (Significant Environmental Concern) zoning overlay. However, in 1993 the Oregon Land Conservation and Development Commission ruled that this zoning overlay was invalid, since the County had not surveyed the streams in question, and the Department of Forestry did not have a complete database of Class 1 streams to use.

One of the Goal 5 resources to be protected is mineral and aggregate materials. The

Howard Canyon quarry is a small operation located between Howard and Knieriem Roads which currently operates under an "exempt" permit. Under state law, any quarry which produces less than 5,000 cubic yards of material and disturbs less than five acres per year is exempt from state and county mining statutes. The owner of the Howard Canyon quarry has applied several times since the 1960's to expand the quarry beyond this level, always unsuccessfully. In 1990, the Multnomah County Board of Commissioners decided not to designate the Howard Canyon quarry site as a significant and protected Goal 5 aggregate resource. However, in 1993, the Oregon Land Conservation and Development Commission remanded this decision back to Multnomah County because the County's rationale for denying protection was not acceptable. In response, the Board of Commissioners granted protection of the aggregate resource for most of the site in 1994, but with significant conditions related to air quality and traffic mitigation (see Howard Canyon Reconciliation Report). The quarry owner objected to these conditions, and in response the matter was once again returned to Multnomah County by the state for more work. In 1995, the Board of Commissioners once again adopted protection for the quarry site, with some modifications in the conditions. On March 7, 1996, the Oregon Land Conservation and Development Commission(LCDC) approved the County's work, but with two exceptions, and ordered the County to make specific changes which would protect all of the site for mineral & aggregate mining and would also not allow the County to independently monitor on-going air quality issues associated with quarry operations. Multnomah County adopted these changes in June, 1996.

The result of this complicated story is that the Howard Canyon quarry is now a protected mineral and aggregate site. In order to actually mine the site further, an applicant must receive approval from Multnomah County of a conditional use permit and receive approval from the Oregon Department of Geology and Mineral Industries for a reclamation plan to be implemented once mining is complete. The conditional use permit must meet all of the requirements set forth in the Howard Canyon Reconciliation Report.

As part of the Howard Canyon Reconciliation Report, Multnomah County inventoried three streams in the vicinity of the quarry -- Howard Creek, Knieriem Creek, and Big Creek (into which Howard and Knieriem Creeks flow). A biologist employed by the East Multnomah Soil and Water Conservation District surveyed these streams and prepared a report on their condition. Based on this report, Multnomah County found that all three of these streams were significant and protected them with the imposition of the SEC (Significant Environmental Concern) zoning overlay for all land within 300 feet of the stream centerline. This zoning overlay does not prohibit new development within 300 feet of the streams, but rather requires full mitigation of any impacts through proper design and revegetation of disturbed areas. In areas where damage is unavoidable, the development must show other stream enhancements which actually improve the overall quality of the stream from its previous state. Both forestry and agriculture are exempt from this ordinance.

Based upon issues which arose as part of the Howard Canyon quarry controversy, Multnomah County has prepared an inventory and analysis of wildlife habitat and

selected streams in the East of Sandy River rural area. This inventory and analysis is contained within the EAST OF SANDY RIVER WILDLIFE HABITAT AND STREAM CORRIDOR ESEE REPORT, completed in June, 1995. The report contains an inventory of the remaining major streams not already surveyed (Smith, Pounder, Buck, Gordon, Cat, and Trout Creeks) and finds all of them to be significant environmental resources. The report also inventories wildlife habitat and finds that most of the East of Sandy River area (94%, including the Mt. Hood National Forest) is defined as Primary wildlife habitat, in that it consists of large connected blocks of forest land in various successional stages. The remaining land within the East of Sandy River is defined as either secondary wildlife habitat (mixed forest and agriculture areas) or impacted wildlife habitat (rural residential and agricultural areas). The study recommends that all primary and secondary wildlife habitat areas be found significant.

The report then considers uses, such as residential, agriculture, and forestry, which conflict with wildlife habitat and streams. The report weighs the consequences on wildlife habitat and streams if these uses are continued unchecked, and weighs the consequences of prohibiting or limiting these conflicting uses in order to protect wildlife habitat and streams. The report recommends specific protection measures for areas within 150 feet of the centerline of each significant stream.

POLICIES

Streams and Watersheds Policies

- 21. Protect significant streams in the East of Sandy River Rural Area by prohibiting new residential development within 150 feet of a stream centerline and limiting new roads, stream crossings, additions to existing structures, and other grading activities within this 150 foot area. Additions to existing dwellings of up to 400 square feet shall be exempt from the setback requirements. All related ground disturbing activities within the 150 foot stream setback shall be confined to the period between May 1 and October 1 in any year.**

STRATEGY: Multnomah County shall implement this policy with amendments to the Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District and applying the district to areas within 150 feet of the centerline of each significant stream.

- 22. Encourage cooperative property owner organizations for individual streams and their watersheds to provide technical assistance and information regarding financial resources to people about best management practices necessary to protect streams.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to promote cooperative property owner organizations.

- 23. Work with the Oregon Department of Forestry to better protect significant streams from any negative impacts associated with timber harvesting.**

STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.

- 24. Provide incentives, consistent with current zoning, for new development which is compatible with and enhances significant streams and adjoining riparian habitat.**

STRATEGY: When considering amendments to its zoning ordinance, Multnomah County will consider whether such amendments can act as an incentive to new development being compatible with and enhancing significant streams and adjoining riparian habitat.

- 25. Work with the East Multnomah County Soil and Water Conservation District to provide technical assistance and information regarding financial resources property owners about sound farming practices which also protect significant streams and adjoining riparian habitat.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect streams and their watersheds while continuing to make productive agricultural use of their land.

- 26. Use property tax deferral and exemption programs to encourage streamside property owners to maintain and upgrade streams and adjoining riparian habitat.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the County Assessor to inform landowners about the property tax deferral and exemption programs available to them for stream enhancement.

- 27. Monitor educational and/or regulatory programs to protect streams on a regular basis in order to gauge their effectiveness.**

STRATEGY: Multnomah County will conduct periodic reviews of stream regulatory and educational programs to gauge their effectiveness.

- 28. Multnomah County recognizes the need to protect the outstanding public values for which sections of the Sandy River have been designated a National Wild and Scenic River and a State Scenic Waterway.**

STRATEGY: Work with State Parks and other agencies to update and implement appropriate design strategies and development standards through County Significant Environmental Concern provisions and Oregon Administrative Rules specific to the designated areas.

Wildlife Habitat Policies

- 29. Use large-lot Commercial Forest Use zoning and educational programs in order to protect significant forested wildlife habitat areas.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land. By maintaining restrictive Commercial Forest Use zoning regulations regarding new dwellings, Multnomah County will also implement this policy.

- 30. Provide information through various existing programs to the community about how wildlife habitat can co-exist with other uses on private property.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land.

- 31. Work with the Oregon Department of Forestry to better protect wildlife habitat from the negative impacts associated with timber harvesting.**

STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration and offer assistance and comment on changes to forestry rules.

- 32. Work with the local Soil and Conservation Districts to provide technical assistance and information about financial resources in order to encourage sound farming practices which also protect wildlife habitat.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a public education and assistance program which will let landowners become informed on how

they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land.

33. Provide incentives for development allowed by current zoning which is compatible with wildlife habitat.

STRATEGY: When considering amendments to its zoning ordinance, Multnomah County will consider whether such amendments can act as an incentive to new development being compatible with and enhancing significant streams and adjoining riparian habitat.

34. Propose state legislation which would encourage property owners to protect their lands as wildlife habitat through the use of tax deferral programs, and allow switching of tax deferral status from forest or farm to open space-wildlife habitat without penalty.

STRATEGY: Multnomah County shall forward this policy as an informational item to the Oregon State Legislature and the Association of Oregon Counties.

Mineral and Aggregate Resource Policies

35. Allow mining on the Howard Canyon quarry site under the conditions set forth in the Howard Canyon Reconciliation Report, part of the Multnomah County Comprehensive Framework Plan.

STRATEGY: Multnomah County shall implement this policy when reviewing a conditional use permit proposing a quarry at the Howard Canyon mineral and aggregate site.

TRANSPORTATION

State Roads

Interstate 84, which runs east-west through the rural plan area parallel with the Columbia River, is maintained by the Oregon Department of transportation (O.D.O.T.). It is a four lane high-speed roadway. The Historic Columbia River Highway is classified as a Rural Arterial with a Scenic Route overlay and is under State management. There is discussion under way to determine if Interstate 84, the Historic Columbia River Highway and State Road 14 should be designated Scenic Byways. This designation will result in no new regulations for the transportation corridors by the State.

Citizens in the community have had concerns regarding O.D.O.T.'s on-going maintenance efforts along the Historic Columbia River Highway through the Springdale and Corbett areas.

County Roads

In the rural areas of Multnomah County there are three functional classifications of roads - Rural Arterial; Rural Collector and Local. The traffic counts, where available are listed. All counts include traffic traveling in both directions.

Rural Arterial: Roads are generally two lanes which serve inter- and intra-county trips. They are characterized by their significance as traffic distributors between areas in the County, connecting cities and rural centers. They generally carry a daily traffic volume of up to 10,000 vehicle trips.

Rural Arterials East of Sandy River

Corbett Hill Road	S. of Chamberlain Road, 1991 - 1670 vehicles/24 hours
Historic Columbia River	No Count Available
Highway with Scenic Route Overlay(State Road)	

Rural Collector: Streets typically have traffic volumes of less than 3,000 vehicles per day. They are characterized by serving as the connection between local roads and the arterials servicing a rural area of the County.

Rural Collectors East of Sandy River

Woodard Road	No count available
Hurlburt Road	No count available
Gordon Creek Road	S. of Rickert Rd., 1989 - 800 vehicles/24 hours
Larch Mountain Road	No count available
Evans Road	S. of Pounder Rd., 1989 - 370 vehicles/24 hours

Local: All other County maintained roads. They can generally be described as roads that serve abutting property and should not serve significant amounts of through traffic.

The County Transportation Division will soon be working on revisions to rural road standards. These revisions will result in widened shoulder areas to make pedestrian use of roadways easier. Currently, rural roadways in the area should have 12-14 foot standard lane widths, with 4-6 foot paved shoulder widths. However, many rural roads East of the Sandy River do not meet these standards due to the constraints of steep topography. Also, in agricultural areas, roadside drainage ditches take priority over paved shoulders.

Multnomah County institutes a capital improvement plan that establishes a priority list of road and road-related improvements deemed necessary to enhance and maintain the County road system at acceptable levels. The Goal of the Comprehensive Plan Trafficways Policy #32 is to:

Promote and enhance a balanced transportation system that encourages economic development, increases public safety, allows for efficient

transportation movement, and protects the quality of neighborhoods and communities through the best possible use of available funds.

In prioritizing the projects scheduled for improvements, the Transportation Division considers information on high accident locations, the Pavement Management Program and the Transportation Plan. These three sources identify road segments, intersections, and structures on the County road system that are hazardous or congested, or in need of reconstruction. The County also considers external sources such as input from concerned citizens, neighborhood and community associations and the related municipalities to identify potential projects.

Multnomah County has turned over ownership of many street right-of-ways within the Cities of Portland and Gresham to those cities within the east County. Multnomah County has no intention of turning over ownership and maintenance of rural roads in unincorporated areas east of the Sandy River to any other jurisdiction.

While no major capital improvements are proposed within the East of Sandy River rural area, there may be smaller traffic control projects, sometimes called "traffic calming" projects, which should be considered in order to improve safety and reduce speeds on area roads.

The proposed Howard Canyon quarry, located between Knieriem and Howard Roads east of Littlepage Road, has the potential to impact local and rural collector roads leading from the quarry site to the Historic Columbia River Highway. These impacts, and the mitigation necessary for alleviating these impacts, are discussed in the Howard Canyon reconciliation report, a part of the Multnomah County Comprehensive Framework Plan.

Bicycle Routes

In 1992, Multnomah County amended the Bikeways Plan Map of the Comprehensive Framework Plan by adopting bicycle routes for the East of Sandy River Rural Area. The roadways which have bicycle route designations are:

Evans Road - Historic Columbia River Highway to Hurlburt Road
Hurlburt Road - Historic Columbia River Highway to Littlepage Road
Larch Mountain Road - Historic Columbia River Highway to end
Littlepage and Knieriem Roads - Historic Columbia River Highway to Hurlburt Road
Mershon Road - Historic Columbia River Highway to Ogden road
Ogden Road - Woodard Road to Mershon Road
Woodard Road - Historic Columbia River Highway to Columbia Highway

County maintained rural bike routes should be accommodated by paving of road shoulders to a width of at least 4 feet and preferably 6 feet. Not all designated bike routes East of the Sandy River have such shoulders, the lack of which increases hazards for non-motorized travelers. As re-paving occurs on County maintained roads designated as bicycle routes, the County widens and paves shoulders to allow for safe bicycle usage.

In January, 1992, the Northeast Multnomah County Community Association produced a bike path task force report. This report included a series of recommendations, including the following:

- ◇ Oppose the inclusion of Corbett area roads in this bikeway plan until such time that a majority of the community would adopt the plan.
- ◇ Work to attempt to resolve the issues to the point whereby the plan is implemented when and if a majority of the community would adopt the plan.
- ◇ Have Bell Road removed from the proposed bikeway plan, due to the modifications necessary to put a bike route within the right-of-way.
- ◇ Do not condemn private property to provide for bikeways.
- ◇ Involve NEMCCA and other concerned citizens in the implementation of bikeways, including noticing all affected property owners by mail prior to bikeway implementation, providing detailed plans for each road at least one year before implementation to NEMCCA and affected property owners, and work with NEMCCA to set forth acceptable procedures for problem resolution both before and during implementation.
- ◇ Ensure that the interests of equestrians and other forms of alternative transportation are served.

In response to this document, Multnomah County removed Bell Road from the bikeway plan, and agreed to the remainder of the recommendations, except that the County did adopt the bikeway routes map without conducting a community election on their adoption.

Equestrian Trails

Currently there are no County plans or policies regarding the establishment or designation of equestrian trails in Multnomah County. Equestrians use the public right-of-way like other non-motorized users, however equestrian use in these areas may be hampered by paving shoulders, drainage culverts and construction methods.

As an alternative to publicly owned and maintained equestrian trails, community members could consider a privately owned, operated, and maintained system of equestrian trails separate from the road system. Multnomah County could encourage such a system in terms of granting land use approvals and allowing signage at road intersections.

POLICIES

- 36. Encourage the Oregon Department of Transportation to contract with Multnomah County for maintenance functions on the Historic Columbia River Highway.**
- 37. Do not turn over ownership and maintenance/improvement functions within the East of Sandy River Rural Area to any other jurisdiction.**
- 38. Identify traffic control problem areas within the community, and implement needed measures to fix them.**

STRATEGY: Multnomah County shall make use of "traffic calming" devices where appropriate to reduce speeds and discourage unnecessary through traffic on local roadways.

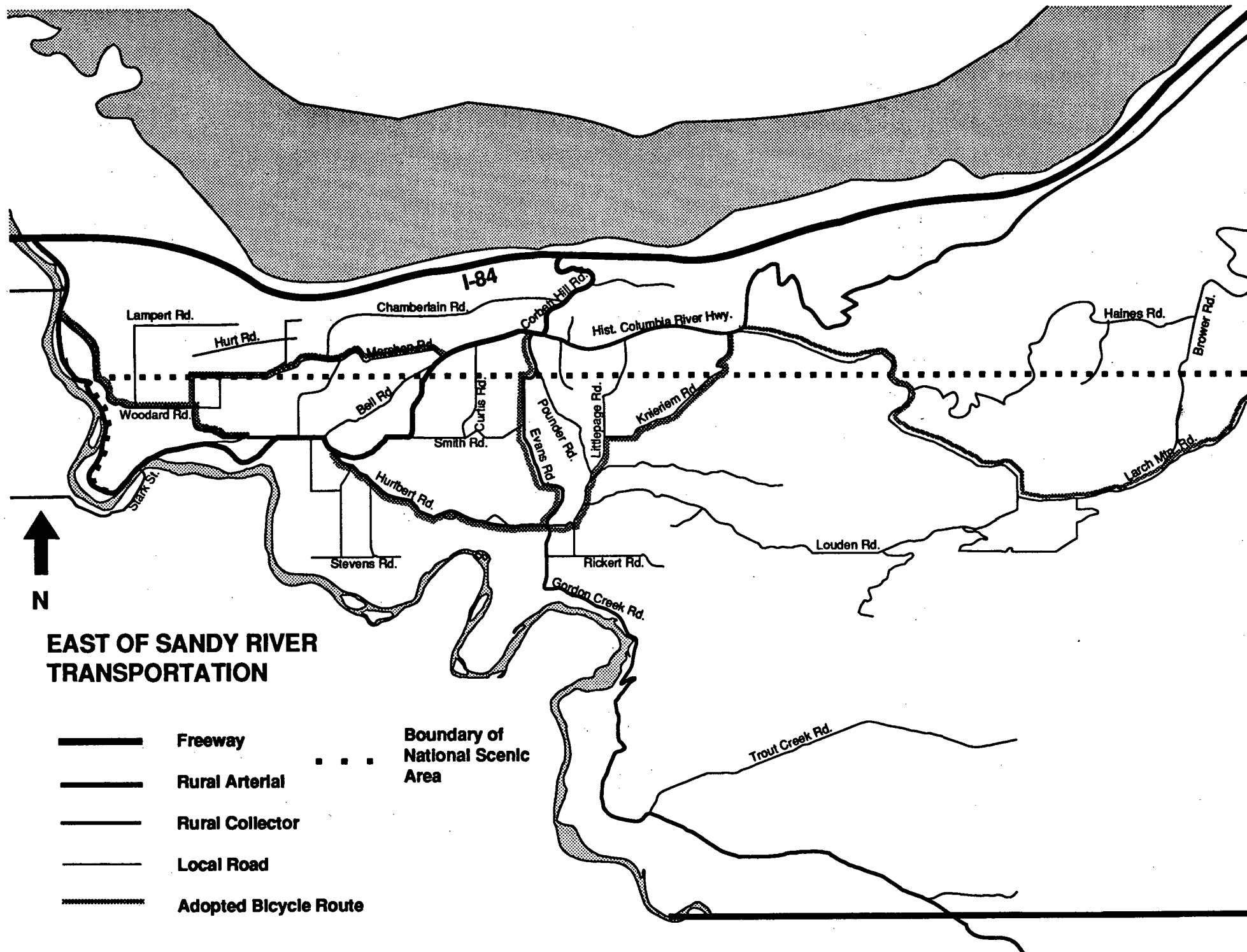
- 39. Incorporate the recommendations from the NEMCCA 1992 Bike Path Task Force report (with the exception of the recommendation to designate no bike paths without majority community support) into the implementation of the Multnomah County bikeways plan.**

STRATEGY: Multnomah County shall take the following steps in the bikeway implementation plan:

- ◇ Do not designate Bell Road as a bikeway.
- ◇ Do not condemn private property for bikeways
- ◇ Provide for extensive and timely community and property owner involvement in the implementation program for any proposed bikeway.
- ◇ Ensure that the interests of equestrians and other forms of alternative transportation are served.

- 40. Promote trails for non-motorized users. Work with local groups to develop a public/private trail system.**

STRATEGY: Multnomah County shall encourage formation of a private trails system, separate from public roadways, for the use of equestrians, and shall support such an effort with trail construction as needed within public rights of way to make connections with off-road trails, processing land use applications, assisting in the provision of staging areas at appropriate places, and allowing signage at road intersections.



PARKS AND RECREATION

Sandy River

Sandy River parks are a major recreational attraction (approximately 1 million visitors annually). The river is designated as a State Scenic Waterway and a Federal Wild and Scenic River between Dodge Park and Dabney State Park. The river is an outstanding recreational facility for anadromous fish, due to its outfall into the Columbia below that river's dam system, and the relative lack of development in its watershed. The river is also large enough to allow some non-motorized boating or floating. The parks along the river provide the opportunity for nature study and day use. Several private camps are located adjacent to the river.

A majority of land along the east bank of the Sandy River upstream from Dabney State Park to the Multnomah/Clackamas County Line is in public or Nature Conservancy ownership. These lands include Dabney State Park, Oxbow County Park, federal lands administered by the Bureau of Land Management in the vicinity of Indian John Island, and two parcels owned by the Nature Conservancy upstream and downstream from the federal lands. Metro Parks and Greenspaces, which administers Oxbow County Park, is purchasing private land on the East Side of the Sandy River, for inclusion in Oxbow Park. Dabney and Oxbow Parks contain public areas for picnics and other land-based recreation along with public boat launch areas (a third park/boat launch is in Clackamas County at Dodge Park). The east bank of the Sandy also has a private facility, the Hellenic Youth Camp, located between Dabney and Oxbow Parks. Camp Collins, a YMCA facility, is located on the west side of the Sandy River adjacent to Oxbow Park.

The goal of the Sandy Wild and Scenic River and State Scenic Waterway Management Plan (prepared by the Federal Bureau of Land Management in 1993) is to allow recreational uses of the Sandy consistent with maintaining its existing natural and scenic qualities. The management guidelines to implement this goal include: 1) limit recreational opportunities to existing use areas, 2) determine an overall "carrying capacity" for recreational use, and 3) develop limitation and use allocation measures if this "carrying capacity" is reached.

Among the management actions proposed are: 1) improve existing parking/trailhead areas near the mouth of Gordon Creek, 2) close or rehabilitate dispersed camping areas and hiking trails which damage the natural environment, 3) develop a visitor use survey to measure satisfaction and identify problem areas, 4) close public lands to off-road vehicle use, 5) increase ranger patrols and rule enforcement, 6) provide additional signs and information booths, 7) sponsor an annual river clean-up event, 8) continue to restrict motorized boat use, and 9) post informational signs marking public vs. private lands in areas with trespass problems or where requested by a private landowner.

Metro Parks and Greenspaces has begun preparation of a master plan for Oxbow Park, which will address issues of park expansion and uses within the park.

Mt. Hood National Forest

The Mt. Hood National Forest covers the eastern portion of the East of Sandy River rural area. The Land and Resource Management Plan prepared in 1990 identifies the numerous recreational opportunities within the National Forest boundaries. Within Multnomah County these opportunities are almost entirely within the Columbia Gorge National Scenic Area. On lands outside of the National Scenic Area, only limited recreation on hiking trails is currently allowed or foreseen in the future. Much of the area along the western edge of the National Forest, adjacent to private lands which lie on tributaries of the Sandy River, is closed to recreational activities because it is part of the Bull Run watershed (municipal drinking water supply for Portland). Staff from the national forest have identified unauthorized use of these lands, and associated nuisances such as target shooting and trash dumping, as a significant issue.

POLICIES

- 41. Encourage Metro and Multnomah County to work together to ensure that the area outside of the urban growth boundary is represented on parks and open space issues.**

STRATEGY: Multnomah County shall request Metro appoint residents from East of the Sandy River to Metro's parks and greenspaces citizens' advisory boards.

- 42. Maintain and enhance the recreational value of the Sandy River and Columbia River and adjacent areas in concert with the Columbia River Gorge Commission, Metro, and other agencies.**

STRATEGY: Multnomah County shall implement this policy through the existing National Scenic Area and Significant Environmental Concern provisions within the Multnomah County zoning ordinance, and will participate in other agency plans such a future National Scenic Area Management Plan update and Metro's Oxbow Park Master Plan.

- 43. Provide additional management of Oxbow Park facilities east of the Sandy River, addressing the issues of littering, dumping, parking, road signage, restrooms, and delineation between public and private property.**

STRATEGY: Multnomah County shall forward this policy to Metro for their consideration at part of the Oxbow Park Master Plan.

- 44. Support and promote linkages within a regional trail system for use by pedestrians, equestrians, and bicyclists.**

STRATEGY: Multnomah County shall forward this policy to Metro for their consideration, and shall also encourage formation of a private trails

system, separate from public roadways, for the use of equestrians (see Transportation policies & strategies).

ENVIRONMENTAL QUALITY

Air Quality

The East of Sandy River Rural Area does not suffer from any major air quality problems at this time, other than those which generally afflict the entire Portland region. Issues have been raised regarding garbage burning, which is regulated by the Oregon Department of Environmental Quality (DEQ). Residential garbage burning is generally allowed in rural areas if the garbage does not include food, plastics, petroleum products, or toxic substances. DEQ acknowledges that their enforcement capability for burning violations is limited.

Noise

Multnomah County's noise ordinance (Section 7.30 et. seq. of the County Code) regulates the generation of excessive noise within the unincorporated areas of Multnomah County. The ordinance defines "sound producing device" to be regulated as 1) loudspeakers, 2) various electronic equipment, 3) musical instruments, 4) sirens & bells, 5) vehicle engine noise not in the right-of-way, 6) vehicle tires, 7) domestic tools during night hours, and 8) heat, air conditioning, and refrigeration units. The ordinance does not address vehicular traffic on the roadway, or discharge of firearms, both issues within the East of Sandy River rural area.

The County's noise ordinance does not include regulation of noise from organized athletic or other group activities on property generally suited for these purposes, noise caused by emergency work and equipment, noise regulated by federal law, such as railroad and aircraft operations, noise caused by bona fide use of emergency warning devices and alarm systems, sounds caused by permitted blasting activities between 9:00 A.M. and 4:00 P.M. Monday through Friday, and sounds caused by industrial, agricultural, or construction workers during their normal operations. The noise ordinance sets limits for sounds as measured in decibels (dbA). The ordinance is to be enforced by issuance of citations and, if necessary, by impoundment of the device producing the offending noise.

The East of Sandy River community experiences noise problems from planes arriving and departing Portland International Airport. Multnomah County has a representative on a citizen's committee appointed by the Port of Portland (owner of the airport) to raise and discuss noise issues.

The Howard Canyon Quarry site has the potential to generate significant noise from the sounds associated with mining and processing aggregate rock. It should be noted that the definition of "too noisy" in a rural area, such as the area east of the Sandy River, can differ markedly from what constitutes a noise nuisance in urban areas. A noise analysis performed for the Howard Canyon Quarry site owner by an acoustical engineer indicated

that berms would be necessary at the outset of mining operations to keep noise at adjacent residences to levels consistent with Oregon Department of Environmental Quality (DEQ) standards. Once mining progressed, a pit dug at the site's ridge top would contain the noise from mining operations if side walls were left in place.

Water Quality

Sandy River

The Sandy River has been designated as a federal wild and scenic river and a state scenic waterway upstream from Dabney State Park to the Multnomah County boundary and beyond into Clackamas County.

A 1993 program review of the Oregon State Scenic Waterway Program identifies the following general impacts to water quality: operation of dams, withdrawal of water for use, stream channelization, timber management, agricultural clearing and use, residential development, and wetland filling. Water quality within the Sandy River is potentially impacted by upstream dams and diversions (Bull Run Reservoir and the Portland water system), forest and farm operations, and upstream residential development. In addition, overuse or misuse of the river by recreational boaters and day-users can impair the quality of the river's water.

The Sandy Wild & Scenic River and State Scenic Waterway Management Plan, prepared in 1993 by the federal Bureau of Land Management (BLM) in cooperation with state and local parks agencies, discusses water quality issues and proposes management actions for the Sandy River. The first task on the list of management actions calls for a monitoring program to be conducted on an ongoing basis by the BLM at two locations on the river (a 1988 Oregon Department of Environmental Quality survey which found the Sandy River to be "severely impacted" in some respects was based upon professional observation, not actual data). With the baseline data from these testing stations, the BLM and/or local agencies will develop water quality standards for the river, determine what measures are necessary if pollution levels are exceeded, develop a policy for application of pesticides and herbicides on lands along the river, enforce existing water quality and zoning laws, pursue watershed enhancement efforts for recreational sites and roadways along the river, publish a river landowners stewardship handbook for private land owners, educate recreational users about proper use of the river and adjacent lands, and take other miscellaneous measures.

Tributary Streams to the Sandy River

In 1994 and 1995, the East Multnomah County Soil and Water Conservation District, in concert with Multnomah County, conducted an inventory of many of the Sandy River tributary streams. This inventory was primarily conducted in order to comply with Goal 5 of the Oregon Statewide Planning Program, which requires protection of significant natural resources. The inventory included Smith Creek, Big Creek, Knieriem Creek, Howard Creek, Pounder Creek, Buck Creek, Gordon Creek, Cat Creek, and Trout Creek.

It should be noted that, unlike the Sandy River, most of these streams flow through private property and public recreational use of these streams is limited and generally unauthorized by the property owners. While the headwaters of these streams are located in the Mt. Hood National Forest, recreational use of this area is limited due to the lack of facilities and road access to much of the area.

The impact of forest practices on the water quality of these streams is addressed by the Oregon Department of Forestry -- Multnomah County has no jurisdiction over forest practices on forest lands.

The impact of agricultural runoff on the water quality of these streams, and upon the Sandy River into which these streams flow, is an important issue because of its impacts to the streams themselves and to the Sandy River downstream. There is no doubt that agricultural practices can and do have negative impacts upon water quality, as is documented by Multnomah County's stream inventory. There are at least four potential solutions to this issue:

- Take no action. To regulate or restrict agricultural practices can be seen as contrary to Goal 3 of the Oregon Planning Program, which promotes continued agricultural use on rural lands in order to preserve the agricultural component of Oregon's economy. While degraded water quality would have a negative economic impact on recreational and fishery values on the Sandy River, there are no municipal drinking water supplies which would be negatively impacted because all such appropriations of water in the Sandy basin are taken upstream of this area.

- Establish a public information and assistance program with the East Multnomah County Soil and Water Conservation District and the U.S. Natural Resource (formerly Soil) Conservation Service in order to inform streamside landowners of the negative impacts some agricultural practices can have on stream water quality and the positive impacts that some conservation practices can have for the landowner. Such public information and assistance program would require government funding to set up and operate. It would obviously only be as effective as the willingness of streamside property owners to follow its advice. One organizational idea to implement this strategy would be the formation of stream protection organizations consisting of all property owners along a particular stream willing to participate.

- Establish mandatory rules restricting or prohibiting agricultural uses within a given distance from a protected stream. This approach, once fully implemented, would be most effective in reducing negative impacts to water quality from agricultural practices. However, it would have the most social and economic impact upon streamside property owners. Such regulations would also require significant governmental expenditure in order to enforce.

-- Promote existing property tax exemptions available to streamside property maintained and enhanced for riparian habitat values, and look at changes in law which would provide a greater incentive for property owners to apply for such an exemption. Under current law, a property owner can be found exempt from all property tax for areas within 100 feet of a stream bank, if he/she makes application and can meet standards set forth by the Oregon Department of Fish & Wildlife for maintenance of the riparian habitat area. There has historically been little use of this exemption, because the difference in tax liability between the riparian land as exempt vs. under forest or farm deferral is in most cases less than \$100 per year. Changes which would make this exemption more lucrative and therefore more used, such as eliminating agriculture and forest deferrals for riparian land, or providing a tax credit rather than exemption for riparian land, would require authorizing state legislation.

Tributary Streams to the Columbia River

Most of the streams tributary to the Columbia River are within the Columbia Gorge National Scenic Area (where their protection is regulated by the Gorge Management Plan) or within the Mt. Hood National Forest, where their protection is under the purview of the U.S. Forest Service. Upper portions of several streams, including Latourell Creek and Bridal Veil Creek, are on private lands outside of the National Scenic Area boundary. While pockets of residential development exist in this area, most of the land is zoned and used for commercial forest use.

Ground Water Quality

No major issues concerning ground water quality have been identified for the East of Sandy River rural area.

POLICIES

Noise Policies

45. Review and revise the Multnomah County Noise Ordinance to regulate excessive noise.

STRATEGY: Multnomah County shall review and revise the County noise ordinance to address specific community noise concerns.

46. Take a more active role in the operations of Portland International Airport as they affect noise in the East of Sandy River rural area.

STRATEGY: Multnomah County shall request that the Port of Portland conduct a semi-annual review of noise impacts from Portland International Airport upon the East of Sandy River rural area.

- 47. If the Howard Canyon quarry is approved, ensure that the mining plan reduces noise levels to meet DEQ standards, both within the mining site and on adjacent roadways.**

STRATEGY: Multnomah County shall enforce this policy through the conditions of any permit approval to mine the Howard Canyon quarry site.

Water Quality Policies

- 48. In conjunction with the East Multnomah Soil and Water Conservation District, develop a public information and assistance program for watershed property owners in management practices that enhance the water quality of streams.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a public education and assistance program which will let landowners become informed on how they can manage their properties to best protect water quality while continuing to make productive economic use of their land

- 49. Develop a recognition program for people showing good stewardship of streams and streamside property.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop such a recognition program.

- 50. Develop an on-going mechanism to monitor water quality for different streams east of the Sandy River.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a water quality monitoring mechanism.

- 51. Promote the riparian tax exemption available to streamside property owners, and work for changes in state law to make such exemptions more financially rewarding.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service inform landowners about the tax exemption available for riparian restoration and enhancement.

- 52. Work with the Oregon Department of Forestry to effectively enforce existing stream protections in the Forest Practices Act, and request changes in the act when necessary to better protect stream water quality.**

STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.

- 53. Where a watershed crosses County boundaries, promote cooperation with owners throughout the entire watershed, regardless of jurisdictional lines.**

STRATEGY: Multnomah County will work cooperatively with the East Multnomah and Clackamas Soil and Water Conservation Districts and other interested parties in efforts to promote watershed health for the Sandy River and any tributary creeks which cross the County line.

NATURAL HAZARDS

Flooding

The Federal Emergency Management Agency (FEMA) requires local communities to maintain and enforce minimum floodplain management standards in order to be eligible to participate in the National Flood Insurance Program. FEMA accepted floodplain maps compiled by Multnomah County in 1980.

Within the East of Sandy River rural area the only mapped 100-year floodplain lies along the Sandy River. While other areas along various creeks may be subject to minor flooding, they are not mapped -- the floodplain mapping process is designed to concentrate on areas where intensive urban populations and activities occur (example: along Johnson Creek in Southeast Portland), or where flood waters can inundate large areas (example: Sauvie Island), or along major rivers (example: Sandy River). The area within the 100-year flood zone is designated as a flood hazard area, and pursuant to the Multnomah County Zoning Ordinance, any new construction or substantial improvement to existing construction must meet a set of requirements set forth in the ordinance to ensure safety from flood hazards.

Groundwater Levels

No significant lands within the East of Sandy River rural area have been identified as having a high water table, defined as less than 24 inches below the ground surface.

Foundation Conditions

Foundation conditions refers to how a soil might shrink or swell due to various factors. The ability of a soil type to shrink or swell is affected by moisture, internal drainage, susceptibility to flooding, and the soil's density, plasticity, mineral composition, and

texture. Unstable soil conditions in Multnomah County are mapped in the Soil Conservation Service 1983 Soil Survey and in a geological hazards study commissioned by Multnomah County in 1978.

Foundation conditions are rated as severe within those portions of the East of Sandy River rural area which are underlain with Dabney soils (along the Sandy River), Cazadero soils (in the Trout Creek area), the Powell soils (generally on uplands above the Sandy River from Smith Creek to Gordon Creek), and the Bull Run soils with slopes greater than 20% (in the upper watersheds of Sandy River and Columbia River tributaries). Foundation conditions are rated as moderate for areas underlain with Bull Run soils of less than 20% slope (also in the upper watersheds of the Sandy River and Columbia River tributaries), and the Latourell/Multnomah soils (generally the upland area between the bluffs of the Sandy River opposite Troutdale running easterly to Ross Mountain).

Foundation Conditions are one factor considered in the mapping of Slope Hazard areas by Multnomah County (see Slope Hazard section below).

Soil Erosion

The 1983 Soil Conservation Service study of soils provides an inventory of areas subject to soil erosion in Multnomah County. The rate of a soil's erosion is affected by the interaction of climate, soil type, slope, and moisture content. Soil erosion is a natural process which may be accelerated by agricultural practices, logging, and construction activities. Areas rated with high erosion potential in the East of Sandy River rural area are generally those areas with steep slopes in excess of 30%.

Soil erosion potential is one factor considered in the mapping of Slope Hazard areas by Multnomah County (see Slope Hazard section below).

Mass Movement

Mass movement refers to the movement of a portion of the land surface down slope. This includes rock falls, rock slides, and landslides. Susceptibility to mass movement is directly related to two factors -- soil type and steepness of slope. Known landslide sites east of the Sandy River include numerous locations in the Columbia Gorge NSA, and in Oxbow Park along the Sandy River. However, none of the soil types located in the area outside of the Columbia Gorge NSA and east of the Sandy River are associated with major landslide potential.

Slope Hazard Areas

A 1978 engineering study of Multnomah County by Shannon & Wilson established a map of slope hazard areas in Multnomah County. The study established these areas by taking into account the properties of each soil type along with the steepness of slopes. The resulting map is used by Multnomah County to pinpoint development proposals which are located in slope hazard areas. The Multnomah County zoning ordinance

requires a geo-technical report prepared by a qualified geologist be submitted and accepted prior to approval of any development proposal in a slope hazard area. Within the East of Sandy River rural area, slope hazard areas are widely dispersed.

Seismic Hazards

Seismic monitoring stations were installed in the Portland area in 1980. The Portland area has a complex tectonic structure which includes faults that may be associated with past earthquake activity. The U.S. Geological Survey and the Oregon Department of Geology and Mineral Industries are currently producing maps delineating the regional geology and potential for ground motion in the Portland Metropolitan Area. However, none of the East of Sandy River rural area has yet been mapped, as the concentration to date has been on mapping for urban and future urban areas. The Multnomah County building code now requires construction methods which make buildings more earthquake-proof.

(NO HAZARDS POLICIES PROPOSED)

PUBLIC FACILITIES

Schools

This area is served by two school districts. The Corbett School District serves the majority of the area. The eastern-most area is served by the Bonneville School District.

A new Corbett Elementary School has been built on the same site as the Middle and High schools. The new elementary school has a capacity of 425 and will accommodate grades K-6. The old Springdale school at 32405 E. Historic Columbia River Hwy and the Corbett elementary school at 36115 E Historic Columbia River Hwy closed September of 1996, when the new school was opened. The School District is considering the disposition of these old school sites (SEE DISCUSSION UNDER RURAL CENTER).

Fire Protection & Emergency Services

The plan area is serviced by the Multnomah County Rural Fire Protection District #14 and the Ranger District in the forest lands. Currently RFPD #14 has stations in Corbett, Springdale and Aims, and works in cooperation with the State Division of Forestry and the US Forest Service. The Fire District has indicated that it has adequate resources to provide excellent fire service to the East of Sandy River Rural Area. The Fire District has requested that it review all proposed driveways to new homes in order to ensure that it can adequately serve these new homes with its trucks and equipment.

Water Service

The Corbett Water District serves the northern part of the plan area, along with the

Columbia River Gorge National Scenic Area east to Crown Point. The service area includes 22 square miles. According to the master plan, the existing treatment plant is adequate for current and future needs and there is no imminent future expansion anticipated for the water district. The area south of Gordon Creek is not within the water district and is served by wells. There have been no identified problems with ground water supply in this area.

Sewage Disposal

There is no sanitary sewer service available to the areas within the East of Sandy River Rural Area Plan. The County Sanitarian (the City of Portland provides Sanitarian Service for unincorporated areas) generally requires a minimum lot size of 20,000 square feet if the property is served by a public water supply. If the property is served by a well, the sanitarian generally requires 2 acres. The system should be located 100' from the well, and 100 feet from the bank of a creek or river or the mean yearly water mark.

Electricity and Telephone

The Corbett community has historically had problems with downed power and telephone lines due to chronic high winds from the Columbia Gorge. In addition, such power lines detract from the scenic qualities of the Columbia Gorge National Scenic Area. The community has expressed interest in the undergrounding of utilities, but such undergrounding is expensive, especially in a rural area of dispersed home sites.

Police Protection

In addition to responding to calls in the rural areas, the Multnomah County Sheriff's Department has frequent calls to the recreational areas during the peak season which requires more personnel time and patrol vehicles. The Federal Government currently contracts with Multnomah County to provide police protection to the National Scenic Area as well. The Sheriff's Department would like to establish more of a presence in the East of Sandy River area and work towards a shorter response time.

Ambulance Service

American Medical Response is the carrier for all of Multnomah County. The closest ambulance for the East of Sandy River Rural Area would be dispatched from Gresham. The contract with Multnomah County states that the response time to the East of Sandy River area will be 20 minutes except for the areas in the Bull Run Watershed which is on a "best effort" response time. The County also has life flight available if the bridges were out of service.

POLICIES

- 54. Coordinate planning and development review activities with the County Sheriff's Department to ensure that services are provided in a cost effective manner, including support of a Sheriff's substation east of the Sandy River.**

STRATEGY: Multnomah County shall forward all development proposals to the County Sheriff for review regarding effects on police services.

- 55. Coordinate planning and development review activities with the Corbett School District to ensure adequate school facilities that serve local needs and proper disposition of old school sites.**

STRATEGY: Multnomah County shall forward all development proposals to the Corbett School District for review regarding effects on school services

- 56. Require development east of the Sandy River to meet fire safety standards, including driveway and access way standards.**

STRATEGY: Multnomah County shall forward all development proposals to the Rural Fire Protection District for review regarding effects on fire services.

- 57. Support the Corbett Fire District's (RFPD #14) provision of emergency services.**

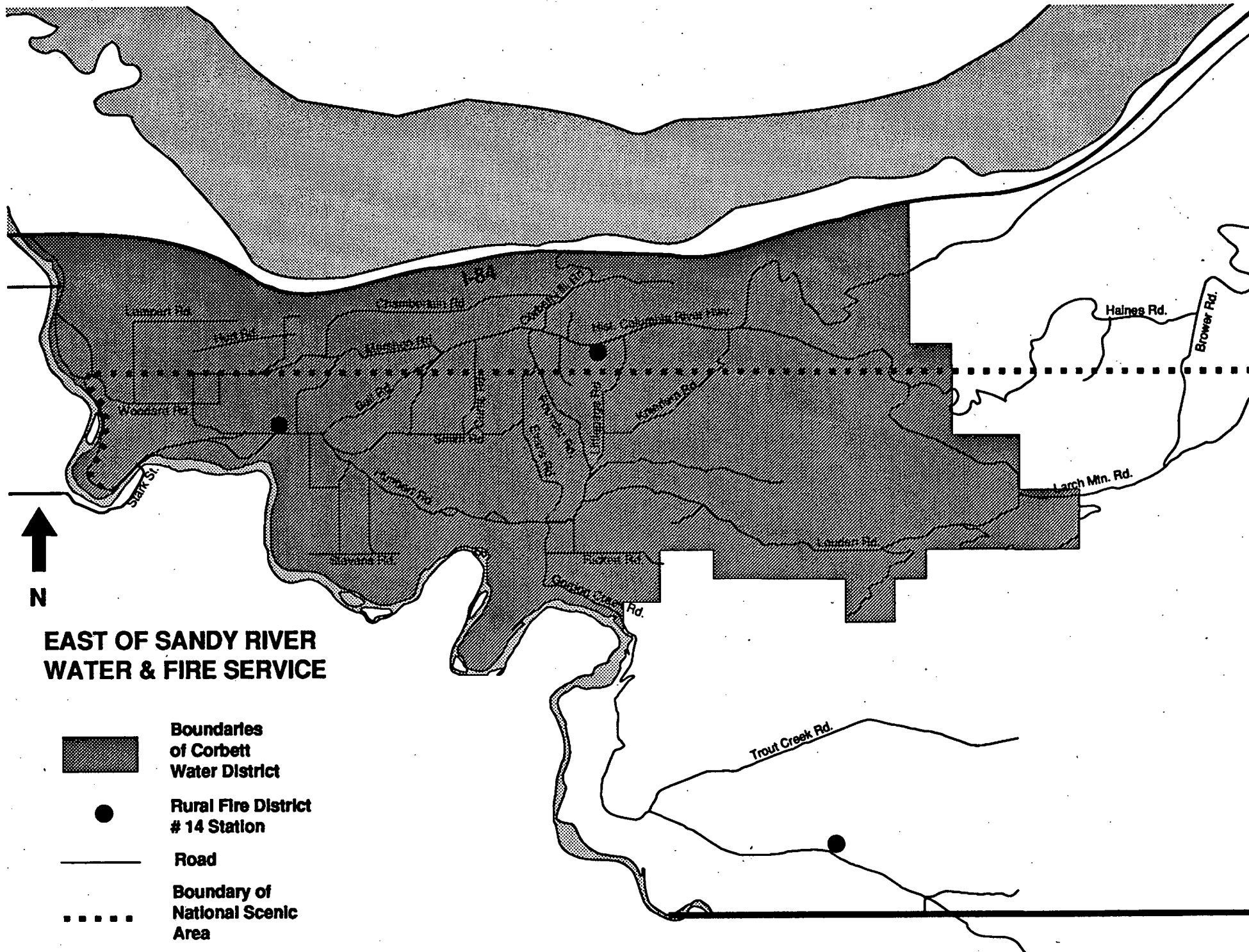
STRATEGY: Multnomah County shall provide support to the fire district if requested.

- 58. Require proposed development to be supplied either by a public or private water system with adequate capacity.**





STRATEGY: Multnomah County shall forward all development proposals to the Corbett Water District for properties within its boundaries for review regarding effects on water services and shall have all development proposals outside of the Corbett Water District boundaries be reviewed for adequate well water supply.

- 59. Work with the Corbett Water District to determine the maximum level of development which can be served by the District's existing water supply.**

STRATEGY: Multnomah County shall provide assistance to the Corbett Water District if requested to make this determination.



EAST OF SANDY RIVER WATER & FIRE SERVICE

-  Boundaries of Corbett Water District
-  Rural Fire District # 14 Station
-  Road
-  Boundary of National Scenic Area

60. Study costs and benefits of burying power lines to provide more secure power service during emergency situations and improve scenic qualities.

STRATEGY: Multnomah County shall study the costs and benefits of burying power lines in the Corbett community in conjunction with utility and telephone service providers and community representatives.

**EAST OF SANDY RIVER
WILDLIFE HABITAT AND STREAM
CORRIDOR ESEE REPORT**

MULTNOMAH COUNTY
DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT

June 30th, 1995

REVISED JANUARY, 1997

REVISED APRIL 1997

Prepared By:

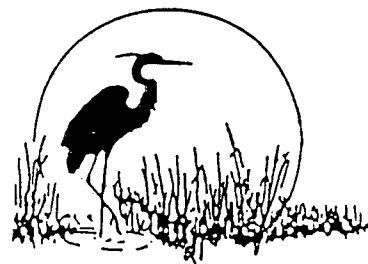
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**COMPLETION OF THIS REPORT HAS BEEN MADE
POSSIBLE BY A TECHNICAL ASSISTANCE GRANT
FROM THE OREGON DEPARTMENT OF LAND CON-
SERVATION & DEVELOPMENT**

**EAST OF SANDY RIVER WILDLIFE HABITAT
AND
STREAMS ESEE ANALYSIS AND PROTECTION STUDY**

January 21, 1997

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1. CONTEXTUAL STATEMENT

A. EAST OF SANDY RIVER PLANNING AREA: INTRODUCTION

The landscape, natural resource values, scenic values, and rural character of Multnomah County east of the Sandy River are unique in Multnomah County, the Metro region and the Lower Willamette Valley. The character of the area is defined by the relationship between the natural systems and existing human uses, and by the area's proximity to the Mt. Hood National Forest, the Columbia Gorge National Scenic and Recreational Area, the Sandy River Scenic Area, the Sandy River Delta and the Columbia River. The study area is bounded by areas of outstanding natural resource value.

The East of the Sandy River Area contains the federal and state significant Sandy River and its tributaries. Gordon, Buck, and Trout creeks, tributaries of the Sandy River, are three of the more pristine watersheds in the Metro area still supporting native fish populations. The health and importance of these watersheds results from their proximity to upland forests of the Mount Hood National Forest, large blocks of contiguous private upland forest, contiguous riparian vegetation, the connection between the Sandy River and the Columbia River and low intensity land uses. These factors have maintained favorable aquatic and riparian habitat conditions by providing sufficient stream shade and cover, good water quality and safe continuous passage and connection between habitats for fish and wildlife species.

B. WHAT IS A WATERSHED?

The ecology of the study area is described and analyzed on a watershed basis, looking at the physical and biological attributes of each as well as defining the human uses. A watershed is the area of land that drains into a particular stream or waterway. Each watershed is characterized by its own drainage network. Similar to the branches of a tree, stream channels link together, with each draining into a successively larger waterway to form the network.

The size of the watershed is determined by topography as the river or stream moves downstream from headwaters to mouth. The highest elevation lines, often ridges, generally divide two watersheds. The first step in understanding and defining a watershed is to characterize it. Is the watershed forested, grassland, agricultural or urban? Is the adjacent land generally covered with vegetation, comprised of exposed soils or paved? Most watersheds have a mixture of vegetation communities and several different land uses.

A river or stream is impacted by what flows between its banks and by the land uses around it. Water from all sources run into a stream or river. To understand the workings of a watershed, all activities within the watershed must be considered, including land uses that may negatively or positively impact the health and integrity of the waterway.

Each watershed must be specifically to incorporate all land use impacts.

Intense human developments and activities can have negative impacts on a watershed. Negative impacts run the gamut from negligible to manageable to severe depending upon the type and intensity of use. For example, impervious surfaces will not allow rain-water to soak into the ground. Instead, that water will quickly run-off, picking up pollutants, such as petroleum and chemical products. If the volume of pollutants is high enough, this polluted run-off will have serious negative effects on a stream.

Similarly, livestock activity in or near to a stream might have negative impacts to stream quality. Again, the degree and range of negative impacts depends upon the type and intensity of use as well as the character of the stream. Negative impacts caused by livestock can include: stream bank erosion; loss of stream side vegetation; land clearing; pesticide and fertilizer pollution associated with livestock food production; and potential threats to human health from livestock waste.

I.B.1. Stream Channels

Healthy streams provide habitat for a variety of fish, wildlife and aquatic insect species. Good water quality, adequate flow and water temperature, habitat diversity and food availability are the basic elements required to support native fish and aquatic insects. A stream is a dynamic living resource that moves within its channel and flood plain and adapts to natural and human-induced changes within its environment.

When a river floods, it deposits materials on the land along its banks. These areas of flood deposition are called flood plains. Flood plains are attractive to both wildlife and humans because they contain nutrient-rich, flood-deposited soil, riparian vegetation, flat land and a convenient water supply.

Flood plains often contain wetlands. Wetlands are the land areas that are wet all or some of the year. They are characterized by hydric (water loving) vegetation and soils that are often gray and mottled in appearance. Wetlands help slow and absorb floodwater, and prevent rapid run-off. Wetland plants help trap and filter sediment while microbes on wetland plant roots actually break down pollutants. In effect, wetlands function as both a natural sponge (soaking up overflow) and filtering system (trapping and filtering sediment). Wetlands also provide spawning and rearing habitat for some native fish species, as well as nesting areas and food supply for waterfowl, herons, some shore birds and semi-aquatic mammals.

Streams assume their appearance and channel shape as a result of gravity, friction, speed, and volume of water flow. Friction between the stream and its bed and banks creates resistance, which increases turbulence and helps oxygenate the stream, providing dissolved oxygen for fish and aquatic insect larvae. Nutrients required by some aquatic plant species are also transported downstream.

When water in a stream moves against opposing banks, it generates riffles, runs and

pools. Riffles are found in shallow areas or bends where the water bubbles over rocks. Water receives oxygen as it moves over the rocks and interacts with the air. This provides an oxygen-rich environment for fish and aquatic macro-invertebrates. In slow moving muddy bottomed streams where large rocks are not present, snags, fallen trees and root wads help oxygenate water.

Pools are another important characteristic of streams. Pools provide deep water sections where large fish can live. Macro-invertebrates, such as dragonflies and mayflies, burrow in deep pools and provide a rich diet for deep pool denizens.

Organic materials impact stream flow and function. Trees that have fallen into the stream are an important part of the stream ecosystem as they provide habitat for macro-invertebrates, nutrients for streams, and hiding places for fish. Aquatic plants in the stream and along the banks are important habitat for aquatic insects and provide food and shelter for fish.

A healthy stream should have a variety of aquatic habitats such as riffles, runs, pools, overhanging vegetation, submerged roots, snags, trees, leaf packs, and aquatic plants. Humans can destroy these critical habitats when they remove stream side vegetation, place structures in streams channels or alter natural channels.

I.B.2. The Role and Importance of Vegetation Along a Stream

Streamside vegetation plays a critical role in protecting streambanks and providing quality habitat for aquatic and semi-aquatic animals. The type and structure of the vegetation is also important for streambank stability. Trees and woody vegetation draw water from the streambanks, helping to improve bank stability. Tree roots that hang out or extend into the channel provide hiding places for fish and other wildlife species from predators. Roots growing into the channel create eddies and ripples that oxygenate the stream. Leaves falling from trees provide cover and food for aquatic insects. Trees also provide shade for the stream, helping maintain cool water temperatures. Cool water holds more dissolved oxygen than warm water, an important factor for many native aquatic fauna.

Vegetation, growing along a streamside or in the floodplain, buffers a stream from runoff pollution. Vegetated areas, rather than bare ground or pavement, slow the velocity of run-off, thereby reducing erosion.

Within the context of a larger watershed, vegetation areas, such as forested buffer strips, are nature's most effective tool for preventing or reducing pollution. The organic layer of the forest floor, known as duff, traps and filters run-off. Micro-organisms that live on tree roots within the forest buffer also help break down and take up pollutants. Generally, older forests are better filters than young forests because the duff layer is thicker.

The scientific community continues to debate the width of vegetated zone required to

keep a stream healthy. For the past several decades, some scientists recommended simple grass filter strips. However, time and monitoring have shown that grass does not make a good buffer, because of its shallow 5-6 inch deep roots. In addition, grass does not provide the habitat values associated with trees, as described above. The U.S. Fish and Wildlife Service has found that a 50 ft. forested zone on both sides of a stream can remove the majority of nitrogen and phosphorous from surface and subsurface run-off. Others calculate a vegetated zone that is five times the width of the channel is adequate.

When determining the amount of area required to protect the stream and water quality, decision makers must consider the quantity and quality of habitat for wildlife species that depend on riparian zones

I.B.3. Erosion

Friction is the result of flowing water coming in contact with a landform, such as a stream bank. Erosion is the result of friction upon a stream bank. Material erodes from one side of a streambank only to be deposited downstream as a sand or gravel bar on an inside bend or in the middle of a channel. Bars change shape and location as water volume and velocity increase and decrease. A stream channel is formed by erosion and deposition of sediments in bars and onto the flood plain.

Streams are never static. Streams constantly change their course and shape over time. All streams experience erosion and deposition. A healthy stream establishes a balance between sediment erosion and deposition. Changes in the watershed landscape, such as clearing off large tracts of vegetated land, skew the balance towards increased runoff. This action adds sediment to the stream causing a change in channel shape, depth and character. Streambank erosion and bank failure can sweep large quantities of soil from banks, causing deposits of sediment downstream. Increased sediment levels can suffocate fish, smother spawning beds, kill aquatic insects and degrade water quality. Sediment also blocks sunlight needed by aquatic plants. It can also contain pesticides, fertilizers and heavy metals bonded to soil particles. Human influenced erosion can result in decreased soil fertility, degraded water quality and endangered human health.

I.B.4. Landscape Ecology

The ESRA is a mosaic of topographic, geologic and ecosystem features interacting with human uses and manipulations of the natural landscape.¹ In determining natural resource quality and quantity, it is important to look at the context within which each natural area and stream lies.² This means looking at the structure and use of the sur-

¹ Landscape is defined as: a heterogeneous land area composed of a cluster of interacting ecosystems that are repeated in similar form throughout (Forman & Godron, 1986).

² The patches of natural area within the East of Sandy River Rural Area contain what remains of the original natural communities intermixed with a variety of successful non-native plants and animals introduced since the occurrence of European settlement. In the 1840's, the East of Sandy River Rural Area was a land of fir and hemlock timber, creeks, rivers and wetlands, transitioning to the foothills of the Cascade Range. Since the 1840's much of the timber has been logged, but many of the hillsides are regenerating as second growth Douglas fir, or younger predominantly deciduous forests.

rounding landscape, and how that landscape fits into its watershed, or its landscape ecology. The inventory of the streams and wildlife habitats of the ESRA study area identifies the significant natural areas and describes their relationship to the ecology of the landscape.

Landscape ecologists study large-scale interactions and relationships between organisms and the environment. Each identified significant stream or wildlife habitat area within the East of Sandy River Rural Area study area is part of a larger mosaic of natural areas, stream corridors, agricultural and land uses. Each element in a landscape (rural residential to forest) can be identified as either a patch (wide) a corridor (narrow), or the background matrix. Each of these is characterized by specific attributes such as area, shape, width and connectivity.

The landscape of the East of Sandy River Rural Area consists of a pattern of patches of habitat linked by corridors juxtaposed on a matrix of human influenced and manipulated lands. Much of the East of Sandy River Rural Area functions as a connection between the forested areas of Mt. Hood National Forest and the Sandy and Columbia rivers. For example, cougar and bear are found within the Sandy River Gorge. If the connections to Mt. Hood National Forest provided by Gordon, Buck and Trout creeks and their respective riparian areas were severed or fragmented, the cougar and bear and other animals associated with the Sandy River may disappear.

Therefore, we approached the significance of the streams and wildlife habitats of the East of Sandy River Rural Area from a watershed perspective. The premise of this study is that within the East of Sandy River Rural Area, stream channels and lands within each watershed interact, and that there is an inter-relationship of the East of Sandy River Rural Area with the federally protected lands around it.

I.B.5. Summary

Water traveling downstream picks up materials as it travels. A stream channel works much like a bathtub; everything within the tub, including water, soap, sediment and scent, eventually goes down one drain and is deposited somewhere downstream. Within a watershed, run-off will collect sediments which reflect the characteristics of each land use through which the water travels. In other words, all land uses within a watershed, even those several miles away from the actual stream channel and riparian zone, may impact the health and quality of a stream. And more importantly, since most of this water eventually ends up in a stream channel and is deposited somewhere downstream, human health and quality of life will be impacted, as well. The entire stream channel functions as a unit, with some reaches more pristine or more degraded than others.

I.C. THE PROTECTED AREAS BORDERING THE EAST OF SANDY RIVER RURAL AREA

The entire study area is within either the Columbia River or Sandy River watershed.

The study area is surrounded by the Mt. Hood National Forest, the Columbia River Gorge National Scenic and Recreation Area, the Sandy River Wild and Scenic Area, and the Sandy River Delta. The following sub-sections describe each of the federal management or protection plans for these areas:

I.C.1. Sandy River

The Sandy River originates at the Reid Glacier near the summit of Mt. Hood, draining the entire western aspect of the mountain and flowing 55 miles west and north to its confluence with the Columbia River, near Troutdale, Oregon. In this short distance the river descends over 6,000 ft. as it flows through alpine meadows, steep and densely forested canyons, and deep gorges before entering the Columbia River. The Sandy River and tributaries drain 508 square miles. The state of Oregon classifies the Sandy River as the smallest major river basin in the state.

In 1988, Congress, through the Omnibus Oregon Wild and Scenic Rivers Act, designated the Lower Sandy River a National Wild and Scenic River. In response to this designation, the Bureau of Land Management, Oregon State Parks, and Clackamas and Multnomah counties jointly crafted a management plan for the 12.5 mile section of the Sandy River from Dodge Park to Dabney Park.³

The East of Sandy River Rural Area Stream Corridor and Wildlife Habitat Map shows the location of the Sandy River basin and the boundary of the Wild and Scenic Area. Portions of the designated area are within the boundary of the East of Sandy River Rural Area. Gordon, Buck and Trout Creeks are not within the Wild and Scenic Area but flow into it.

Contained within the Wild and Scenic Area is a 12.5 mile reach known as the Sandy River Gorge. The walls of the canyon rise up 800 ft. in some areas. In other stretches the canyon rises in a series of terraces. Willow, black cottonwood, ash, red alder and bigleaf maple, all native species, grow on the lower wetter terraces. Western red cedar, western hemlock and Douglas fir grow on the terraces above.

The meandering channel alternates between still pools, low flowing flats and tumbling rapids as it carries and deposits glacial outwash, sand and gravel along its path. The river itself is excellent anadromous fish habitat. The river, riparian zone, and canyon provide habitat for hawks, owls, eagles, osprey and heron to hunt and nest. River otter, mink, flying squirrel, beaver, raccoon, coyote and black-tail deer are common within the gorge. Elk, bobcat and black bear are occasional visitors to the Sandy River and its adjacent riparian zone.

Congress intended that the effect of the Wild and Scenic Rivers Act would be to maintain the free-flowing character of river corridors, and to protect a river's natural and cul-

³ See, *Sandy Wild and Scenic River and State Scenic Waterway Management Plan*, 1993.

tural values. Portions of the Sandy River within Multnomah County that are designated as Wild and Scenic are protected under the county's current Significant Environmental Concern (SEC) zoning overlay district.⁴ Clackamas County requires a 100 ft. minimum setback from the mean low water line of the river. Clackamas County may increase the line up to 150 ft. to lessen the impact of development.

I.C.2. Columbia Gorge Scenic Area

A goal of the Congressional Act that created the Columbia River Gorge National Scenic and Recreation Scenic Area was to protect and enhance natural resources. Therefore, Congress limits uses which may adversely affect natural resources; such as new residential and commercial development, and mineral operations. The Act permits low intensity activities and forest practices, subject to review. The Act also mandates a comprehensive management plan to protect and enhance open spaces.⁵ Open spaces include: fish and wildlife habitat; lands which support plant species that are endemic to the scenic area or which are listed as federally threatened or endangered species; ecologically and scientifically significant natural areas, water areas and wetlands.

As specified in the Gorge management plan, a jurisdiction may use a variety of tools to protect natural resources. The federal government established guidelines that, among other things, require natural buffer zones around wetlands, streams, ponds, lakes and riparian areas. Buffer guidelines include:

Wetlands

Forest communities	75 ft.
Shrub communities	100 ft.
Herbaceous communities	150 ft.

Streams-buffers

Generally measured from the ordinary high water line on a horizontal scale that is perpendicular to the high water mark.

When used by anadromous fish, perennial streams and intermittent streams	100 ft.
---	---------

Lakes and Ponds

Forest communities	75 ft.
Shrub communities	100 ft.
Herbaceous communities	150 ft.

I.C.3. Sandy River Delta

The Sandy River Delta is a 1,400 acre site owned and managed by the Columbia River Gorge National Scenic Area office of the USDA Forest Service. The 2.2 square mile

⁴ Significant Environmental Concern, MCC 11.15.6400 et seq. See also, Discussion in Section III.F. of this report.

⁵ See, *Management Plan for the Columbia River Gorge National Scenic Area*, Section 6(d)(3), 1992.

Sandy River Delta site is situated on a lahar mud flow that slid down the Sandy River valley from the face of Mt. Hood several thousand years ago. Since that event, the delta has been criss-crossed by sloughs and flood channels of the Columbia and Sandy rivers. Modern era dams within both river systems eliminated the impacts of flooding. However, the old channels are still visible.

Changes in hydrology and human activities, such as grazing, land clearing, fishing and hunting have degraded the natural quality of the delta and encouraged the establishment of exotic species such as bullfrogs, small-mouthed bass and other warm water fish, reed canarygrass and Himalayan blackberry. Despite the compromised habitat condition of the site, it remains one of the largest and most significant undeveloped areas in the Portland Metropolitan area. The Forest Service recognizes that, although not pristine, the Sandy River delta site currently retains many outstanding natural attributes, and has excellent potential for restoration and enhancement.⁶ The Forest Service is currently completing the final draft of a Sandy River Recreation and Management Plan.

I.C.4. Mt. Hood National Forest Plan

The 1990 *Mt. Hood National Forest Land and Resource Management Plan* governs all natural resource management activities and establishes management standards and guidelines for the Mt. Hood National Forest. It describes resource management practices, levels of resource production and management, and availability and suitability for resource management. The LRMP embodies the provisions of the National Forest Practices Act, its implementing regulations, and other guiding documents .

II. INVENTORY AND SIGNIFICANCE DETERMINATION

II.A. INTRODUCTION

II.A.1. East of Sandy Rural Area Contract Study Area

The focus of this study is the wildlife habitat and stream corridors in eastern Multnomah County, Oregon. The greater study area is known as the East of the Sandy River Area. It is bounded by the Sandy River to the west; the Columbia River Gorge National Scenic & Recreation Area to the north, the Mt. Hood National Forest to the east, and the Multnomah/Clackamas County line to the south. The greater East of Sandy River Rural Area is large — more than 79,300 acres or 124 square miles. The study area is relatively undisturbed by human settlement, considering its proximity to the metropolitan area.

For purposes of this study, the greater East of Sandy River Rural Area has been divided into three categories:

Watersheds Not Mapped: None of the lands in the greater East of Sandy River Rural Area which lay east of Range 7E (R7E) were mapped. All of these lands are within the

⁶ See, <i>Sandy River Delta Natural Resource Inventory</i> , Salix Associates, 1992
--

political jurisdiction of the Mt. Hood National Forest or the Columbia River Gorge National Scenic Area. Size: approximately 24,816 acres.

Watersheds Mapped for Purposes of this Contract. Multnomah County contracted with WPS to inventory and evaluate these watersheds. All or part of these watersheds are within the political jurisdiction of Multnomah County and are the subject of the Conflicting Use and ESEE analysis of this study. All of these watersheds were mapped. Size: approximately 54,391 acres

Watersheds Mapped but Entirely Public: Within this category are lands west of R7E and east of the western boundary of the Mt Hood National Forest. Winterowd Planning Services (WPS) mapped the watersheds within this area but did not conduct stream walks or field investigation here. These lands are within the political jurisdiction of the USDA Forest Service and include the larger Bull Run watershed. Size: approximately 19,509 acres.

Reconciliation Sub-Group 1: Pursuant to the contract and subsequent instructions from County staff, WPS did not conduct stream walks on Thompson, Cat, Veil, Donahue and Young creeks. WPS team members did not have the right of access onto these private lands. The overwhelming land use within these 5 watersheds is large block commercial forests. All lands within these watersheds are classified as Primary Wildlife Habitat. Size: approximately 5,136 acres.

SRI/Shapiro Sub-Group 2: SRI/Shapiro previously analyzed Howard Canyon, Knierem Creek and Big Creek (See, Howard Canyon Reconciliation report, September 1994). WPS integrated and reconciled the methodologies and findings of that study into this East of Sandy River Rural Area report. Size: approximately 3,329 acres.

WPS Contract Study Area Sub-Group 3: For purposes of the WPS Multnomah County East of Sandy River Rural Area contract, WPS team members mapped and evaluated the following 5 watersheds and stream corridors: Smith, Pounder, Buck, Gordon, Trout and Latourell creeks, hereinafter called the 'East of Sandy River Rural Area contract study area'. Also include are the three reaches of the Sandy River within the greater East of Sandy River Rural Area. Size: approximately 18,961 acres.

II.A.2. East of Sandy River Rural Area Characteristics

The East of Sandy River Rural Area has a high degree of ecological integrity. Streams flowing through the study area have good water quality with healthy riparian areas. Outside of developed Rural Centers, the East of Sandy River Rural Area includes exceptional habitat for a wide range of wildlife species.

The unusual quantity and quality of Goal 5 stream and wildlife habitat resource areas can be explained in large part by:

1. Multnomah County's commitment to maintaining farm and forest land through large lot zoning;
2. The fact that two-thirds (53,900 acres or 84 square miles) of East of Sandy River Rural Area is within the Mt. Hood National Forest; and
3. The presence of large private commercial timber holdings, which have been retained for productive forest use.

These factors, combined with proximity to national forest land outside of Multnomah County, and the Columbia Gorge and Sandy River Scenic Areas, define the study area's unique and high quality wildlife habitat character. The landscape, natural resource values, scenic values, and rural character of Multnomah County east of the Sandy River are unique in Multnomah County, the Metro region and the Lower Willamette Valley.

The reader should distinguish between wildlife habitat and stream corridor characteristics of the East of Sandy River Rural Area and those found within the West Hills Rural Area Plan. In the West Hills, natural areas occur in a matrix of human-dominated landscape. Thus, the goal in the West Hills was to maintain a relatively narrow "peninsula" of forest wildlife habitat connecting Forest Park with the high quality habitat associated with the Coast Range. In contrast, land uses in the East of Sandy River Rural Area are generally compatible with the natural landscape and still encourage species diversity. There are broad expanses of forest wildlife habitat extending from the Sandy River on the west to the Mt. Hood National Forest, and beyond, to the east. Healthy watersheds flow into the Sandy and Columbia rivers. Small farms and cleared areas which provide habitat for a variety of birds and mammals are interspersed within the predominant forest habitat. In addition, the West Hills study focused upon wildlife values within sub-areas that were created by human efforts - neighborhoods, areas bounded by roads, etc. Within the East of Sandy River Rural Area contract study area, the analysis of wildlife habitat and stream corridors is dependent upon naturally created sub-areas — watersheds.

Due to the relatively high quality of the upland wildlife habitat and stream corridors within the private lands in the East of Sandy River Rural Area study area, Multnomah County is in a good position to ensure the maintenance of natural resource values through thoughtful planning. By anticipating and limiting conflicting uses now, the County can maintain and enhance natural resource values and rural quality of life, without resorting to the reactive approach necessary to conserve wildlife habitat values and stream corridors in the West Hills. If the County is aware of how different types and degrees of human uses can fragment and degrade the natural landscape, it will be in a better position to facilitate conflict resolution and planning for a complementary relationship between the built and natural environments in County regulated areas of the East of Sandy River Rural Area.

II. B. METHODOLOGY

This study is designed to meet Statewide Planning Goal 5 (OAR 660, Division 16) inventory and conflict resolution requirements. The study builds upon previous Goal 5 studies in Multnomah County, including:

West Hills Reconciliation Report: Scenic Views of the West Hills, Stream Resources, Angell Brothers' Aggregate Site, Wildlife Habitat, Conflict Resolution and Protection (Multnomah County Planning Division, September 1994)

Howard Canyon Reconciliation Report
(Multnomah County Planning Division, September 1994)

East Multnomah County Streams Inventory
(East Multnomah County Soil and Water Conservation District, January 1995)

*Inventory of Nine Stream Corridors in Multnomah County, Oregon*⁷
(Joseph Poracsky, Portland State University, Geography Department, December 1990)

Oregon Administrative Rule (OAR) 660-16-000 sets forth standards for a "valid Goal 5 inventory." These standards address the "location, quality, and quantity" of the Goal 5 resource site. OAR 660, Division 16 requirements are *italicized* in the beginning of many sub-sections of this report, as well as in footnotes.

A "valid" inventory of a Goal 5 resource under subsection (5)(c) of this rule must include a determination of the location, quality, and quantity of each of the resource sites.

As noted above, because wildlife habitat and stream corridors are so closely related, we have combined our inventory and analysis for these two resources into a single report.

II.B.1. Wildlife Habitat Inventory Method

The research team first conducted a literature review of existing information about the study area and adjacent federal lands. Based on information derived from the literature review, interpretation of infra-red aerial photographs, site visits and the contractor's knowledge of the native flora and fauna, we developed and mapped three basic wildlife habitat significance categories:

Primary: including large-block contiguous forest land, small-block forest land, wetlands, seeps, headwaters, and all perennial stream corridors.

⁷ This study was prepared for the East and West Multnomah Soil and Water Conservation Districts and was not conducted for Goal 5 purposes.

Secondary: including mixed small-scale farm and forest uses, parks, power line easements, and intermittent stream corridors.

Impacted: including large-scale farming operations, rural centers and dense clusters of rural residential development

These three categories of relative significance are compatible with significance rankings used in the Howard Canyon analysis and in the West Hills Rural Area study. It is important to note, however, that this study includes all stream corridors and large and small block forests within the primary significance category. Although it was important to distinguish between forest size in the West Hills study because of the limited amount of forest cover, the issue is less significant in the East of Sandy River Rural Area because most stream corridors and forests are significantly less fragmented than counterparts in the West Hills.

We prepared a field base map from USGS, Multnomah County and Metro sources. Drainage basins for each stream were based on USGS topographical maps. County Zoning was digitized from County Zoning Maps. Metro's "natural resource" maps were used to define stream corridors and vegetative cover. This 1:2000 base map was modified and expanded upon through additional investigation and analysis. Habitat categories were mapped on a base map at 1:2000 scale using information derived by aerial photograph interpretation, review of East Multnomah Soil and Water Conservation District stream surveys, County Zoning map and field reconnaissance.

The eastern one-third of the East of Sandy River Rural Area Stream Corridor and Wildlife Habitat Map covers land that is entirely within the Mt. Hood National Forest. All of the Mount Hood National Forest is considered primary wildlife habitat, due to the lack of human settlement and the extent of forest cover. The County lacks land use regulatory jurisdiction over the Mount Hood National Forest.⁸ The west portion of the Mount Hood National Forest was mapped to show drainage basins which straddle the Mount Hood National Forest boundary, and to show relationships between regulated areas (by Multnomah County) west of the Mount Hood National Forest boundary and unregulated areas east of the boundary.

11. B.2. Stream Data Collection

Lynn Wilson, under contract to East Multnomah Soil and Water Conservation District, collected data on Smith, Pounder, Buck and Trout Creeks during the summer of 1994. She evaluated stream reach and compiled data forms for each reach.⁹ A new reach begins where fieldworkers observed a break in stream continuity. Reach demarcation points may be man-made, such as a road, pond or clear-cut; or they may occur naturally, such as noticeable change in riparian vegetation, amount and type of surrounding wetlands, stream substrate and other stream characteristics such as gradient and chan-

⁸ For identical reasons, we did not map any lands east of R7E.

⁹ A reach is a section of stream that shares similar characteristics, such as vegetation, stream structure, land use, land forms, and other physical characteristics that typify the stream reach and adjacent riparian area.

nel shape. Most reaches were walked in entirety. However due to access limitation some reaches were observed from the best vantage point available, or partially walked from the upstream and downstream sections. A final report of the findings, including topographic maps, depicting each stream and the sites inventoried is included in the Appendix. Fieldworkers completed 2 data forms at each site: (a) the Wildlife Habitat Assessment; and (b) a modified version of the EPA streamwalk form.

Wildlife Habitat Assessment (WHA)

The WHA rating system used for this study, was originally developed for the City of Beaverton in 1983 for their Goal 5 update and has been acknowledged by Department of Land Conservation and Development as meeting Goal 5 inventory requirements. This system has been used by many jurisdictions throughout the Metro region and lower Willamette Valley.

The WHA rating system reviews each identified site in terms of availability of water, food, and cover for wildlife. The rating system can also determine additional values for human and physical disturbance, interspersions with other natural areas and unique or rare occurrence of plant and animal species. Fieldworkers used rating forms at each site to provide a numerical framework for comparisons among sites.

A critical task is to determine a site's significance in conjunction with narratives that accompany each rating form. The WHA form does not provide for evaluation of habitat values for single species. Although numerical rating sheets were used at each site to provide a framework for comparison, it should be emphasized that these comparisons are relative in nature.

A WHA score of 45 points or more is significant. Sites with WHA scores between 35-44 points are designated significant if they function as essential connections or demonstrably enhance higher rated adjacent areas.

EPA Streamwalk

The EPA Streamwalk was developed by EPA in the 1990 to encourage citizen monitoring of stream water quality. Streamwalkers collect data on physical attributes of the stream and its channel, adjacent land uses, and impacts. All measurements obtained require professional verification unless otherwise indicated.¹⁰

Esther Lev and David Smith verified and spot checked the data collected by Lynn Wilson. Data collected by Lynn Wilson was incorporated into the watershed profiles in II.C.2. of this report.

Mapping Methodology

Houses and structures located on USGS quadrangle maps within the study area were digitized to the base map. However, the quadrangle maps did not show all of the struc-

¹⁰ For example, CFS estimates differ and may require further analysis.

tures because many of the maps have not been updated in over 20 years. David Smith used 1992 aerial photographs to document structures that were constructed since the quadrangle maps were last updated. In order to document any structures that have been erected since the 1992, Smith recorded observations of structures made during site visits on to the field base map and digitized those observed structures on to the final project map. Due to the dense vegetation along roads and lack of access into private property in some portions of the study area, it is likely that a few new structures were over-looked.

II.B.3. Wildlife Habitat And Upland Data Collection

Esther Lev and David Smith conducted 7 field visits to the study area between January 1, 1995 and May, 1995. During the first 2 visits they identified the range, quality and quantity of habitat; defined habitat areas; and identified significant habitat categories.

Nearly 85% of the East of Sandy River Rural Area is commercial forest land, much of which was not accessible. Team members used aerial photography, comparing known sites to photograph signatures of sites that were not accessible, to evaluate these areas. During subsequent field visits, Lev and Smith completed wildlife habitat rating sheets for wildlife habitat areas using, the same wildlife habitat assessment form for wildlife and upland habitat data collection as was used for the stream inventory and Howard Canyon inventory.

Descriptions of the wildlife habitat are included in watershed profiles in Section II.C.1, and Appendix E. A summary of ratings of each stream and wildlife habitat site by watershed is included in Appendix A.

The WPS team developed a list of wildlife groups commonly found within the East of Sandy River Rural Area. The next step was to create a matrix to link the identified wildlife groups to each of the three habitat significance categories. Based on field observations and Multnomah County zoning designations, the WPS team generated a list of conflicting uses. WPS identified direct and indirect impacts of each conflicting use upon the habitat quality and quantity and wildlife groups dependent on the area. As Tables II.H.1 and 2 demonstrate, location and quantity are often highly correlated.

II.C. LOCATION

Some Goal 5 resources (e.g., natural areas, historic sites, mineral and aggregate sites, scenic waterways) are more site-specific than others (e.g., groundwater, energy sources). For site-specific resources, determination of location must include a description or map of the boundaries of the resource site and of the impact area to be affected, if different. For non-site-specific resources, determination must be as specific as possible.

II.C.1. Wildlife Habitat Areas

The existing habitats within the East of Sandy River Rural Area are a result of the per-

sistence of endemic vegetative communities (e.g. mixed conifer forest and deciduous riparian forest) and land use activities that have modified vegetative structure and composition (e.g. pastures and tree farms).¹¹ At present, vegetation communities and habitat types within the East of Sandy River Rural Area include: upland forest, riparian and wetland forests, meadows, emergent wetlands, mixed pasture/forest areas, rural residents, agricultural fields, ponds, and streams.¹²

Wildlife habitat areas are less site-specific than other resources.¹³ The distinct habitat needs of observed and probable wildlife species are described in Appendix F. Even though habitat areas cannot be 'unambiguously defined' by a line on a map, it is useful to determine generalized boundaries for primary, secondary and impacted forest wildlife habitat areas. Wildlife habitat areas are shown on the *East of Sandy River Rural Area Wildlife Habitat and Stream Corridor Map*. Table II.E.3 describes the location and size of each wildlife habitat area by watershed.

We based the determination of each wildlife habitat category on relative habitat suitability for *forest-dwelling species* with the most demanding forest habitat needs. However, the needs of non-forest species in impacted (farming) areas are also considered in subsequent analysis and recommendations.

11 Wildlife habitat is an area containing physical and biological features which support resources sufficient to sustain the presence of a resident or migratory wildlife species population for at least some part of their annual life cycle. Such an area is significant if it is large enough to sustain a viable population, or sustains the presence of unique, sensitive, threatened, or endangered species, or provides a critical component to a species' life requirements during some portion of a year (i.e. nesting or roosting sites or big game winter range), or sustains the presence of a high diversity of native plants or animal species, or comprises a functioning ecosystem in whole or in part (i.e. wetland or old growth forest), or provides a connection between other areas of significant wildlife habitat (i.e. riparian or upland wildlife corridor).

12 Upland forests of the East of Sandy River Rural Area are generally second growth, 50-100 years old, dominated by Douglas fir (*Pseudotsuga menziesii*), Big-leaf maple (*Acer macrophyllum*), Red alder (*Alnus rubra*), and Oregon hazel (*Corylus comuta*). Red alder, Black cottonwood (*Populus trichocarpa*), willow species (*salix* sp.), and Big-leaf maple are characteristic dominant plant species of the riparian zones (Franklin and Dyrness, 1973).

13 Nevertheless, the determination of resource site and impact area boundaries is property-specific. In this way, property owners and citizens will know which properties are affected by Goal 5 significant resources.

I.C.2. Watershed Profiles and Areas

The following East of Sandy River Rural Area watersheds are either outside, or partially outside, the Mount Hood National Forest, and, therefore, fall under Multnomah County jurisdiction:

	<u>Stream Drainage Basin</u>	<u>Acreage</u>	<u>Habitat Categories</u>
1(a)	Sandy River North	1,170	P, S
1(b)	Sandy River Central	1,068	P, S
1(c)	Sandy River South	2,045	P, S
2	Big Creek*	633	I
3	Howard Canyon Creek*	1,472	P, I
4(a)	Buck Creek West	1,376	P, I
4(b)	Buck Creek East	1,150	P
5(a)	Gordon Creek West	1,767	P
6	Smith Creek	980	P, I
7	Pounder Creek	444	I, S
8	Knierem Creek*	1,134	P, I
9	Latourell Creek**	1,521	P, S
5(b)	Gordon Creek East(+ Cat Creek)**	3,618	P
5(c)	N Fork Gordon Creek**	2,239	P
10	Trout Creek**	2,894	P, S
11	Cat Creek**	1,437	P
12	Thomson Creek**	1,987	P
13	Veil Creek**	660	P
14	Donahue Creek**	505	P
15	Young Creek**	547	P

P = PRIMARY HABITAT

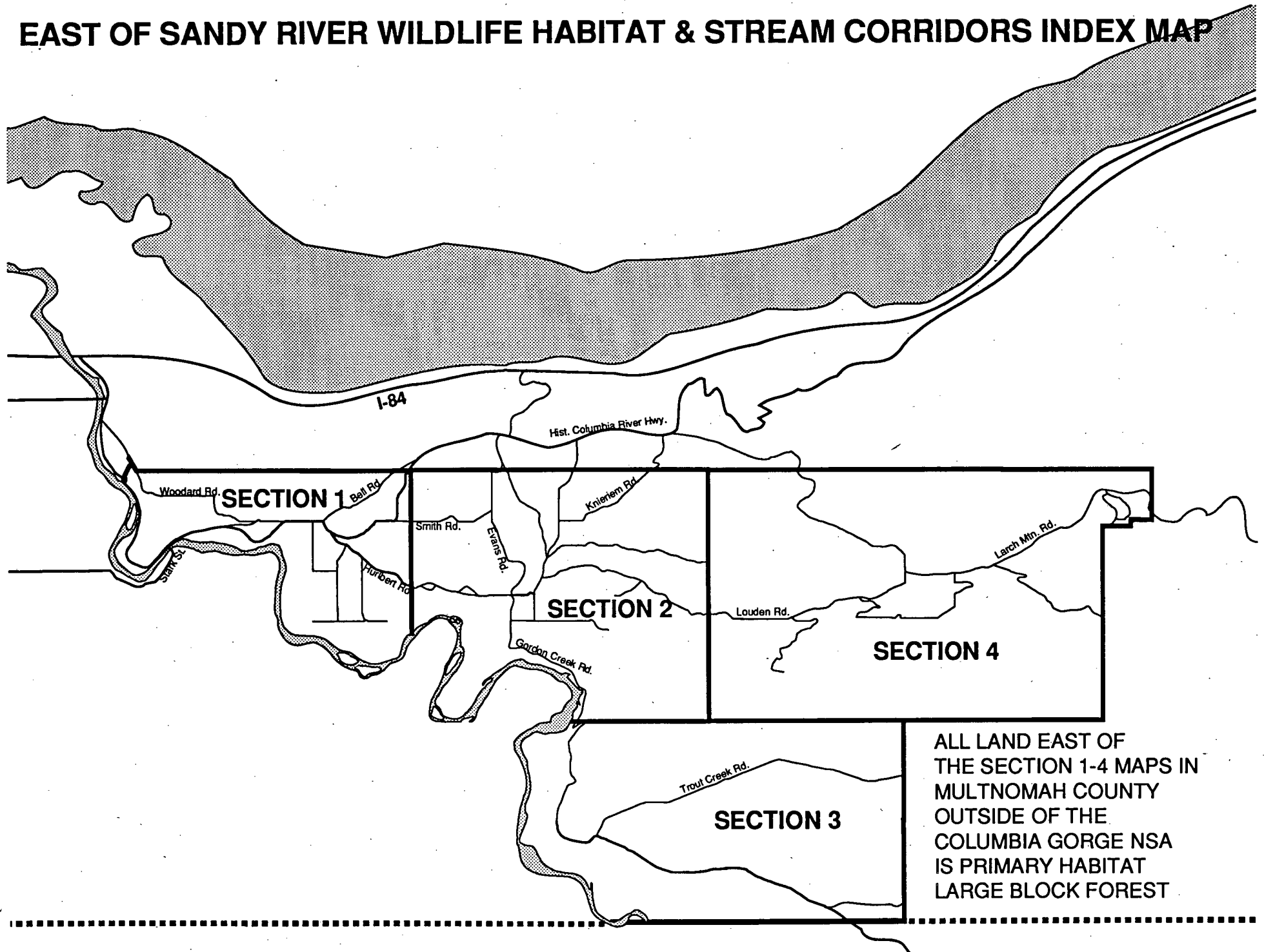
S = SECONDARY HABITAT

I = IMPACTED HABITAT

Watersheds with an asterisk * were analyzed as part of the 1994 Howard Canyon reconciliation report. However, this information is incorporated into our study to ensure methodological consistency, to address the streams' role in providing wildlife habitat, and to allow all streams to be considered in the broader context of the East of Sandy River Rural Area. Watersheds with a double asterisk ** are partially within the Mount Hood National Forest.

There are 10 principal watersheds within the larger study area boundary. Only five stream corridors are the subject of the East of Sandy River Rural Area streams contract (Smith, Pounder, Trout, Buck & Gordon, which includes its tributary Cat Creek). Although there are other watersheds located within the larger area, field work and descriptions for Bridal Veil, Young, Thompson and Donahue Creeks are not included as all of the lands within these watersheds are within commercial forest land or Mount Hood National Forest and currently have limited conflicting uses regulated by the

EAST OF SANDY RIVER WILDLIFE HABITAT & STREAM CORRIDORS INDEX MAP








East of Sandy River Map SIGNIFICANT STREAMS & WILDLIFE HABITAT

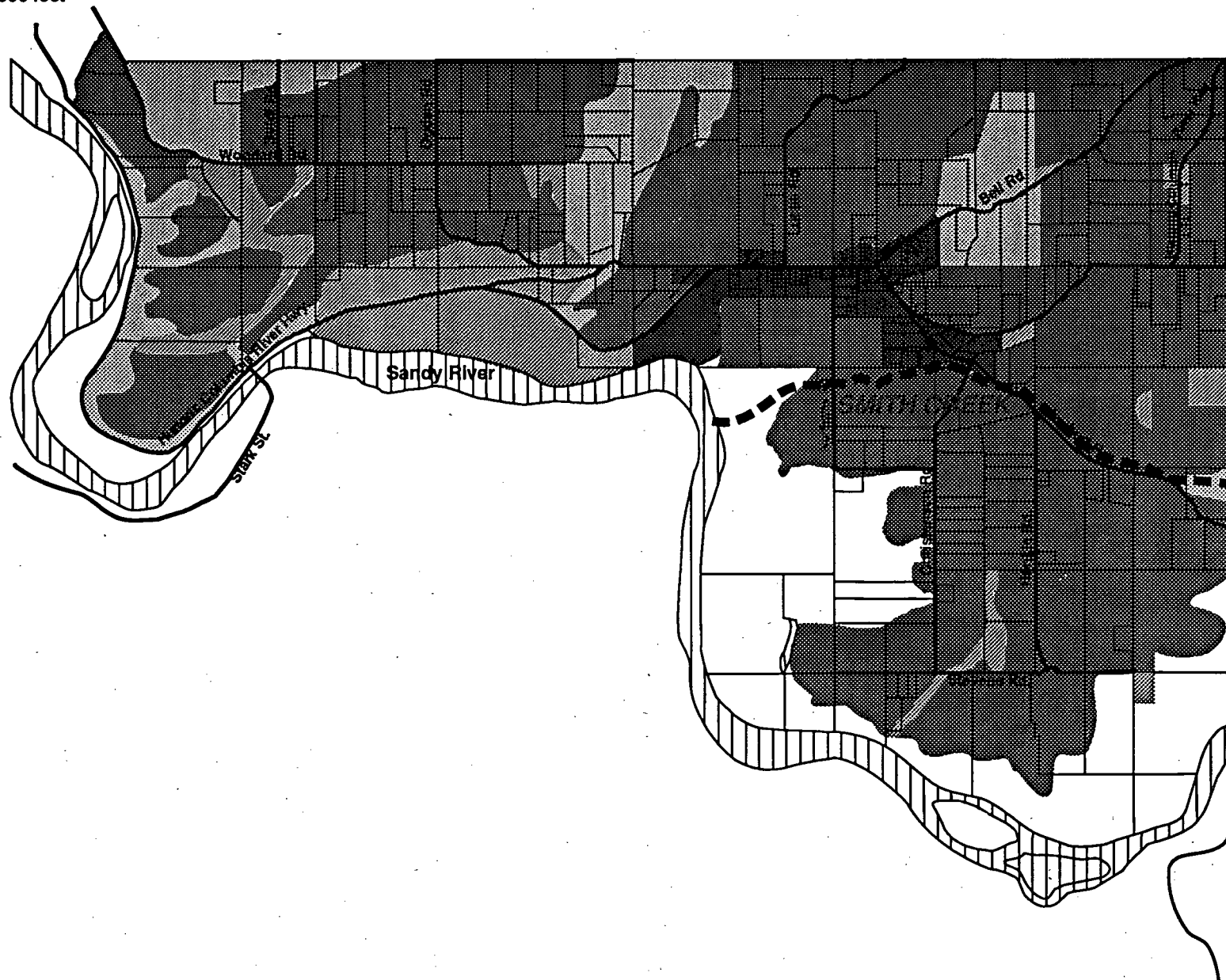
Section 1

Scale 1" = 2000 feet

LEGEND

- Property Lines
- Streams
- Roads

-  PRIMARY LARGE-BLOCK FOREST
-  PRIMARY SMALL-BLOCK FOREST
-  SECONDARY MIXED FARM/FOREST/POWERLINES
-  IMPACTED DENSE AGRICULTURE/RURAL RESIDENTIAL
-  IMPACTED RURAL CENTER





East of Sandy River Map SIGNIFICANT STREAMS & WILDLIFE HABITAT

Section 2
Scale 1" = 2000 feet

LEGEND
Property Lines
Streams
Roads

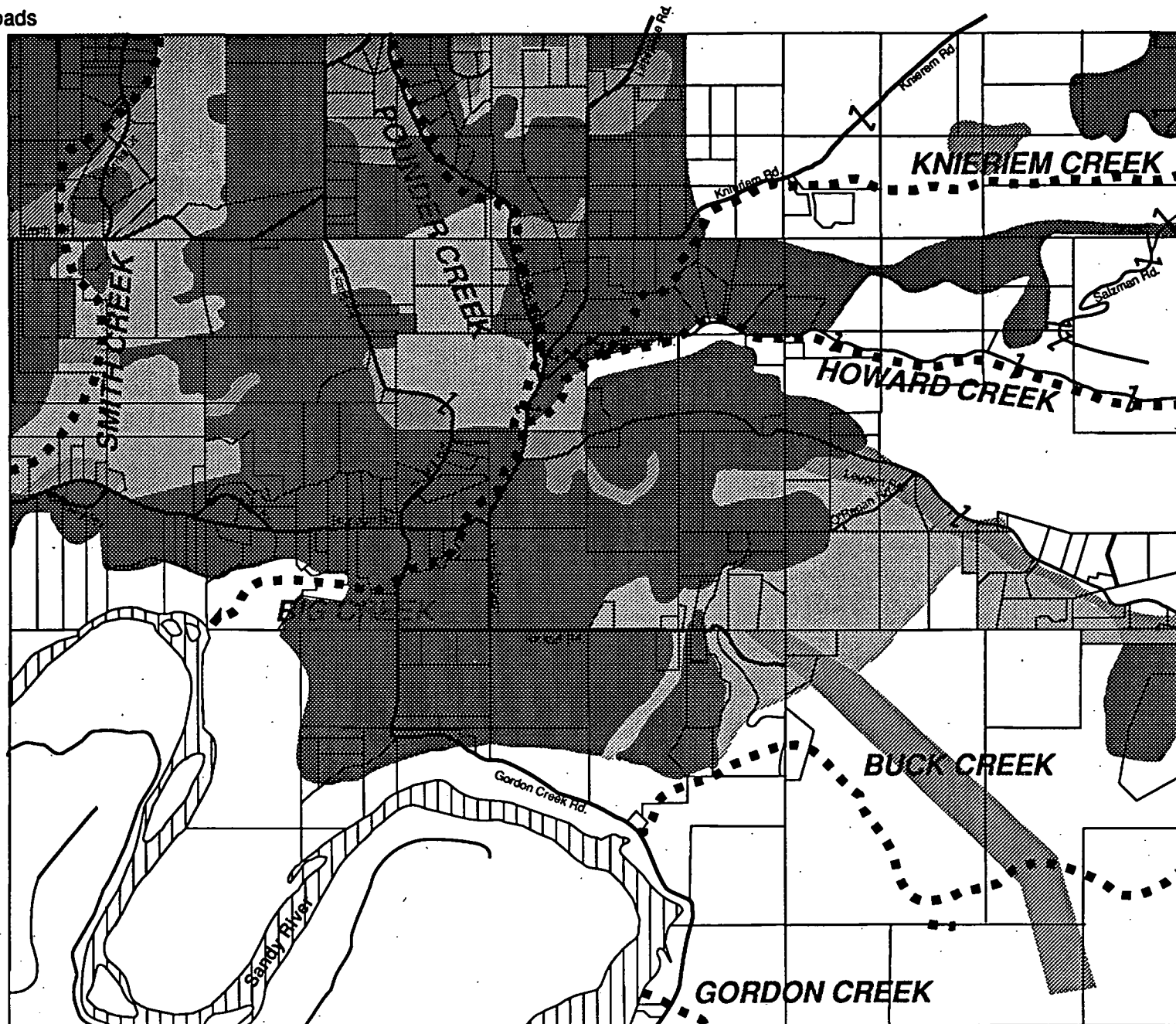


PRIMARY LARGE-BLOCK FOREST

PRIMARY SMALL-BLOCK FOREST

SECONDARY MIXED FARM/FOREST/POWERLINES

IMPACTED DENSE AGRICULTURE/RURAL RESIDENTIAL










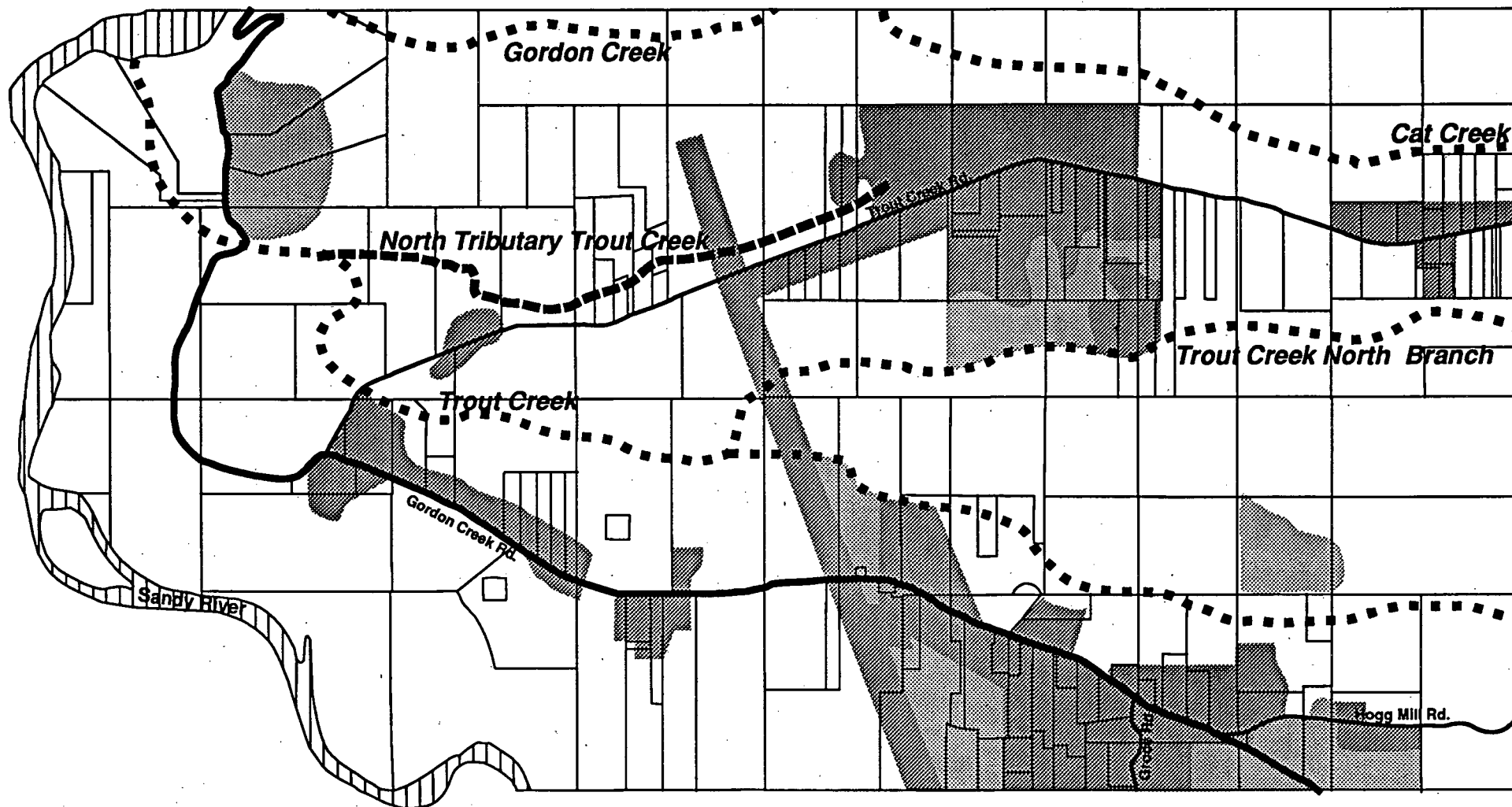
East of Sandy River Map SIGNIFICANT STREAMS & WILDLIFE HABITAT

Section 3

Scale 1" = 2000 feet

LEGEND

	Property Lines		PRIMARY LARGE-BLOCK FOREST
	Streams		PRIMARY SMALL-BLOCK FOREST
	Roads		SECONDARY MIXED FARM/FOREST/POWERLINES
			IMPACTED DENSE AGRICULTURE/RURAL RESIDENTIAL



East of Sandy River Map SIGNIFICANT STREAMS & WILDLIFE HABITAT

Section 4

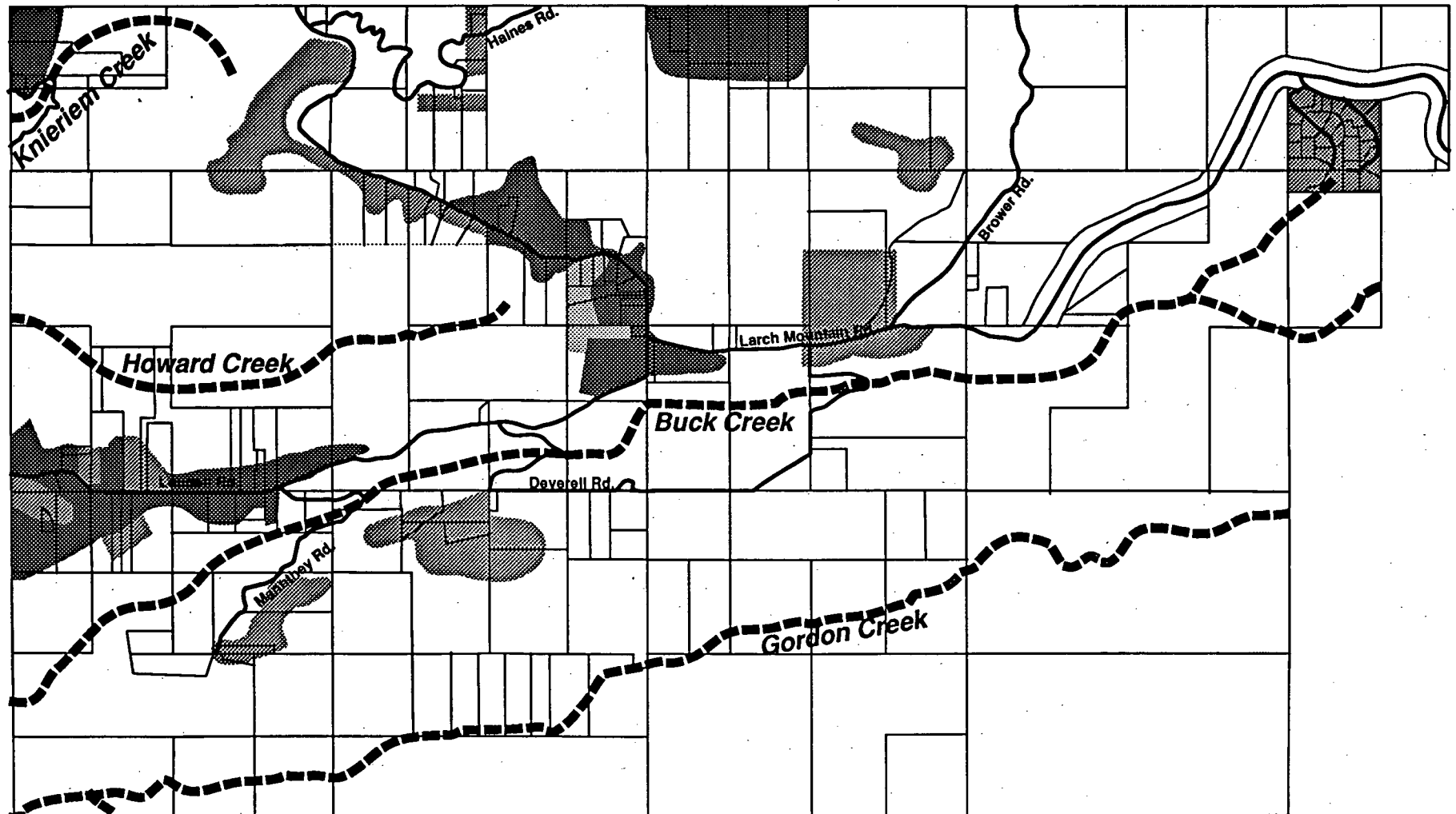
Scale 1" = 2500 feet



LEGEND

- Property Lines
- - - Streams
- Roads

- PRIMARY LARGE-BLOCK FOREST
- PRIMARY SMALL-BLOCK FOREST
- SECONDARY MIXED FARM/FOREST/POWERLINES
- IMPACTED DENSE AGRICULTURE/RURAL RESIDENTIAL



County.¹⁴

Profiles of Bridal Veil and Latourell creeks are described below. Because the streams are almost exclusively located on private timber lands or within the Columbia River Gorge National Scenic Area, we were not able to conduct on-site surveys. Esther Lev and David Smith completed wildlife habitat rating sheets for 2 sites in the Latourell watershed. The location of streams, stream corridors (i.e., generalized riparian areas) and their impact areas is shown on the East of the Sandy River Wildlife Habitat Area and Stream Corridor Maps, shown following Page 16..

Big Creek

Big Creek is located on the USGS Washougal quadrangle. Pounder and Knierem Creeks are tributaries of Big Creek. The overall health of Big Creek is poor, influenced by houses, grazing, farms and roads. Streamside vegetation is degraded and cover is minimal in most areas, however there are some stretches of the 0.97 mile creek that have a healthy riparian zone with native plant species. Substrate within the creek channel contains potentially good gravel and cobble. The flow of the stream is fast, providing good aeration. Placement of structures or logs to create riffles and pools would increase the habitat value of the stream. There is potential for vegetation restoration along the creek if livestock access is restricted.

Bridal Veil Creek

Bridal Veil Creek, located on the Bridal Veil quadrangle, is primarily within the Columbia Gorge Scenic area. It is comprised of forested land, some 80-100 year old mixed conifer and deciduous forest, and some 25-40 year old replanted forest plantation that lack well-developed shrub understory.

Buck Creek

Buck Creek originates in the Larch Mt. region. Located on the USGS Sandy, Bull Run and Bridal Veil quadrangles, Buck Creek flows in a southwesterly direction from an elevation of 2000 ft down to the Sandy River at approximately 150 ft above sea level. The headwaters of Buck Creek are just west of the National Forest Lands. Buck Creek is 11.36 miles long, drains approximately 2,507 acres, and has two main tributaries near its headwaters. Other small streams, probably of spring origin, enter Buck Creek in its upper reaches.

Major land uses in the Buck Creek watershed are commercial forest and agriculture with some rural residential areas. The overall wildlife habitat value of Buck Creek is very high with a continuous western red cedar, red alder and Big-Leaf maple riparian zone. The shade provided by overhanging vegetation and high riffles to pools ratio with-

¹⁴ For specific information on individual reaches of Buck, Pounder, Smith, and Trout Creeks, see *East Multnomah County Soil and Water Conservation District Significant Stream Inventory*, 1994. For information on Gordeon Creek, see, Joseph Porscky's 1990 study prepared for the East Multnomah County Soil and Water Conservation District, *An Inventory of Nine Stream Corridors in Multnomah County, Oregon*. Information on Big Creek, Knierem and Howard Canyon Creeks is reported in the Howard Canyon Reconciliation Report.

in the creek provide good habitat for fish and aquatic macro invertebrates. The upper reaches of Buck Creek on Larch Mountain and its connectivity to forest lands of Mount Hood National Forest and Columbia Gorge Scenic Area provide critical forest interior habitat for the wildlife species listed in Appendix F. Part of Oxbow Regional Park is located within the Buck Creek watershed

Gordon Creek

Gordon Creek begins on Larch Mt. and flows westerly through rural Multnomah County where it joins the Sandy River below Gordon Creek Road. It is a part of the larger Sandy River watershed which links Mt. Hood, Mt. Hood National Forest, Larch Mt. and the Columbia River Gorge National Scenic Area, Sandy and Columbia rivers. The species composition and health of the aquatic and riparian forest communities are excellent. The Gordon Creek watershed, one of the healthiest creek systems in the Metropolitan region, provides habitat for macro invertebrates, aquatic invertebrates, fish (such as, trout, steelhead and salmon), herptiles, passerine and water dependent bird species, and mammals. The continuous forested riparian zone of Gordon Creek promotes movement of large mammals (i.e. bear, cougar) between the Sandy River and the Mount Hood National Forest. Cat Creek is a major tributary of Gordon Creek.

Timber harvesting within the watershed occurred between 50 - 80 years ago. A second cycle of timber extraction is now in progress along the creek. Without adequate protection measures, future timber harvesting could greatly impact the health of the creek system, degrade habitat quality, and increase erosion and sedimentation of the creek, thereby effecting water quality and the aquatic habitat.

Howard Canyon Creek

Howard Canyon Creek is located on the USGS Bridal Veil and Washougal quadrangles and flows into Big Creek. The upper reaches of the stream have a healthy riparian zone vegetated with a high species and structural diversity composed of native plants. Large cedar trees and snags are characteristic in the upper stretches of the creek. Vegetation shades the stream which has a diversity of pools, riffles and woody debris. Several islands 10 ft. wide and twenty ft. long are found in the upper reaches. The lower half of Howard Canyon Creek is heavily impacted and degraded by adjacent pasture land, roads and houses. There is evidence that both animals and vehicles cross the creek here. Riparian vegetation is minimal or non-existent in the lower stretch.

Knierem Creek

Knierem Creek is located on the Washougal USGS quadrangle map. It flows 2.4 miles before joining Howard Canyon Creek on its way to Big Creek and the Sandy River. The upper part of the watershed has the highest wildlife habitat and stream health value. The extent of the riparian zone is limited, but intact. The riparian zones in the lower section of the creek are more limited, and adjacent residential and grazing uses impact the integrity and health of the watershed. There are several small tributaries entering Knierem Creek near the middle section. Pools and riffles exist with some shading over the creek. Many erosion spots were noted along in the middle section of creek. The

portion just of above the confluence of Knierem Creek and Howard Canyon Creeks is the most impacted by cattle access to the creek. There is little shade or buffering between the pasture land and the creek channel.

Latourell Creek

Latourell Creek is located on the USGS Bridal Veil quadrangle. The overall health of the creek channel and adjacent riparian area is good. There are at least 4 branches to Latourell Creek, 2 of which are within the contracted East of Sandy River Rural Area study area. The upper reaches of the creek are in commercial forest land. Small farms and rural residences are present on the terraces above the creek in the middle forks. The lower section of the creek flows through Geo. W. Joseph State Park, and then into the National Scenic Area on its route to the Columbia River near the town of Latourell Falls.

Pounder Creek

Pounder Creek is a tributary of Big Creek. Located on the USGS Washougal quadrangle, it drains approximately 565.5 acres and is approximately 1.2 miles long. Pounder Road closely parallels Pounder Creek on its northern reach. Littlepage Road parallels the creek on its southern reach where it joins Big Creek. The predominant land uses are rural residential and small farms. The creek channel is narrow and shallow, predominantly mud substrate with some cobble and gravel. The canopy is more open than closed and vegetation in the shrub and forest layers is predominantly non-native, particularly Himalayan blackberry. The overstory is vegetated by red alder, bigleaf maple, willow and a few pockets of western red cedar. The average riparian zone is 30 ft. on either side of the creek. Several tributaries and wetlands dispersed through the watershed contribute to sustaining a year round flow of water. Pounder Creek, is classified as a significant stream by Oregon Department of Fish and Wildlife and has a resident population of salmonids.

Smith Creek

Smith Creek is located in the western portion of the study area, and found on the USGS Washougal quadrangle. Smith Creek is intermittent at its northern reaches and is approximately 2.8 miles long. Smith Creek drains 691 acres of mostly residential and agricultural lands. Smith Creek is paralleled closely by Hurlburt Road in the middle reaches and is crossed by Curtis Road in its headwater region. In sections, Smith Creek is severely impacted by pastures, houses and nurseries, while other sections are quite well preserved. Smith Creek drains into the Sandy River between Oxbow and Dabney Parks.

Trout Creek

Trout Creek is a tributary of the Sandy River. It has its origins in the Larch Mt. region and is located on the USGS Sandy and Bull Run quadrangles. It flows in a westerly direction and at its mouth turns north. Trout Creek is made up of two main branches with several tributaries feeding each branch. The headwaters of Trout Creek are just west of National Forest land. Trout Creek has a total length of 16.59 miles, including

tributaries, and drains approximately 3,558.6 acres before flowing into the Sandy River. Major land uses within the Trout Creek watershed are commercial forestry, agriculture and rural residences.

The overall watershed health in Trout Creek is good, however logging and agricultural practices may increase erosion, and in turn increase sedimentation, turbidity and water temperature in the creek, thus, degrading fish and aquatic macro invertebrate habitat. The watershed landscape is a mosaic of stream, riparian, wetland and upland forested resources, which make it one of the most significant watersheds in terms of wildlife habitat in the entire Metro region.

II.D. QUALITY

The determination of quality requires some consideration of the resource site's relative value, as compared to other examples of the same resource in at least the jurisdiction itself ... The level of detail that is provided will depend on how much information is available or "obtainable." OAR 660-16-000(3).

II.D.1. Wildlife Habitat Quality

As noted above, the diversity of habitat within the East of Sandy Rural Area is adequate to support most wildlife species found in northern Oregon between the Willamette Valley and the western crest of the Cascade Mountains. This report identifies those wildlife species, or categories of species, found in the East of Sandy River Rural Area; and distinguishes among primary, secondary and impacted wildlife habitat areas within the East of Sandy River Rural Area.

The Wildlife Habitat and Stream Corridor Map shows the primary, secondary and impacted wildlife habitat areas of the East of Sandy River Rural Area. The diversity of habitat within the East of Sandy River Rural Area is adequate to support a wide array of wildlife species. The quantity and quality of the habitat within the East of Sandy River Rural Area influences the wide diversity of species found. The Table at Appendix F, East of Sandy River Rural Area Wildlife Group Priority Habitat, describes the habitat uses by individual species, or groups of species, found within each habitat category and subcategory .

Primary Wildlife Habitat - 94% of East of Sandy Rural Area - consists of two sub-categories:

A. Large-Block Forest generally consist of lands zoned CFU that also fit at least one of the following criteria:

- + contain interior forest habitat
- + forest land in all successional stages greater than 40 acres
- + habitats that are considered suitable for state sensitive or listed species + identified unique or sensitive habitats
- + known locations for any state or federally listed plant, wildlife and fish species + wet-

lands, seeps and headwaters
+ perennial stream corridors

Unlike the primary habitats of the West Hills, the East of Sandy River Rural Area contains large areas of contiguous forest some of which provide interior forest habitat conditions important to specific forest dwelling species. Recently-logged areas also qualify as primary habitat, because eventually they will be re-forested.¹⁵ *Primary forest habitat* areas have environmental qualities that support, or will support, viable populations of a wide range of animal species requiring forest habitat. Oxbow Park and the Sandy River delta are unique or sensitive areas, and are designated as primary wildlife habitat.

B. *Small-Scale primary habitat* is generally associated with CFU zoning and also fits at least one of the following criteria:

- + forested habitats between 20 - 40 acres
 - + intermittent and or impacted natural drainage corridors
 - + agricultural areas generally less than 10 acres and adjacent to primary forest habitat
- Small-scale wildlife habitat has been affected by human settlement and intrusion, but still includes structural diversity sufficient to ensure species diversity. Although forested habitat is limited near most urban areas, significant forested areas remain in private ownership in the East of Sandy River Rural Area.

Secondary Wildlife Habitat - 2% of East of Sandy River Rural Area

These areas include mixed, small-scale farm and forest uses, and are generally associated with areas zoned MUA, EFU and RR and fit one or more of the following criteria:

- + agricultural areas interspersed among primary forest or forest habitats
- + Christmas tree farms, greater than 5 acres
- + power line corridors and right-of ways cutting through forested areas
- + forested habitat (woodlots) less than 20 acres

Secondary wildlife habitat areas, when interspersed with forest habitat, meet the habitat needs of some wildlife species. (See, Appendix F) Such areas have been, or probably will be, adversely affected by human activity. Secondary habitat areas are generally found in (a) forested and riparian areas of the northwestern portion of the study area that are connected to primary habitat areas in the East of Sandy River Rural Area, and (b) in sparsely developed, forested, rural residential areas across the west and central portions of the study area.

¹⁵ Clear-cut areas on forest land have a short-term adverse impact on habitat quality, and are considered a conflicting use in this study. Oregon Forest Practices rules require re-forestation on such lands. The principal purpose of Statewide Planning Goal 4 (Forest Lands) is Commercial forestry; wildlife habitat is a secondary purpose. State law prohibits local regulation of forest practices where forest operations are a permitted or conditional use, outside of urban growth boundaries or the Portland City Limits. Since Multnomah County lacks authority to regulate forest practices, it is especially important that the impacts of other conflicting land uses be monitored at the local level. One of the reasons why it is important to maintain wide areas of undeveloped forest land is so that the pattern of clear-cuts - when combined with other conflicting land uses - does not result in long-term barriers to wildlife movement.

Impacted Wildlife Habitat - 4% of East of Sandy River Rural Area.

These areas are usually associated with RR, RC and MUA (non-farm and forest resource land) zoning categories and also fit one or more of the following criteria:

- + contiguous agricultural areas greater than 20 acres
- + clusters of rural residential dwellings
- + Rural Centers with land uses that conflict seriously with wildlife habitat for all but the most adaptive wildlife species (and therefore are not significant from a Goal 5 perspective)

Except for Rural Centers, impacted wildlife habitat areas support less forest wildlife diversity, and may form barriers to the movement of some forest species. However, non-forested habitats support a different species mix. Impacted wildlife habitat areas are those which do not have, and are unlikely to have, forests or natural meadows in the future. Impacted areas typically are adjacent to secondary habitat areas, and may be impacted by residential development or rural commercial development.¹⁶ Human and pet impacts, combined with roads, lawns and gardens, pastures and fences associated with rural residential development in these areas, adversely affect resource quality. Such areas usually are located along roads.

Each category of significant wildlife habitat appearing on the *East of Sandy River Wildlife Habitat and Stream Corridor Map* reflects the degree to which human intervention has altered the structure of vegetative cover types in relation to the natural landscape. The study area as a whole has structural components which contribute to wildlife habitat quality, including large trees, snags, downed and dead wood, sufficient riparian zones, meadows, and a wide range of plant species at all canopy levels. Thus, human intervention has altered, but has not destroyed, the structural integrity of most watersheds within the East of Sandy River Rural Area. Each wildlife habitat category contributes to the quality of the resource as a whole, because each category supports a distinct group of species.

Appendix F shows the relationship between "wildlife groups" and habitat quality (categories). Examples of wildlife species groups which function well in secondary or impacted habitat include forest-dependent groups (e.g., open-area raptors, understory users, ground users and edge dependent sub-groups) and meadow-dependent groups (e.g., small mammals, gallineous birds, small, medium and large carnivores, ungulates, fossorial mammals, and certain amphibians and reptiles). However, other species groups (e.g., cavity makers, forest raptors, canopy users, understory users, and interior dependent species) function best in primary forest habitat, but would be expected to function in secondary habitat, as well.

The East of Sandy River Rural Area generally lacks concentrations of conflicting uses

¹⁶ Impacted areas were determined based on analysis of aerial photographs, vegetative cover maps, field visits, and zoning. Generally, an area is considered "impacted" if it (a) has developed residential densities of one unit per five acres or greater, (b) includes developed areas along major roads, or (c) is predominantly agricultural in character.

typical of resource land so close to a major metropolitan area. Due to ownership (state, federal, large timber companies), special protection measures (Columbia Gorge and Sandy River), and local controls (large lot resource zoning), conflicting uses which have degraded comparable habitat values near other metropolitan areas have had only moderate adverse impacts on the structure and connectivity of wildlife habitat in the East of Sandy River Rural Area. The East of Sandy River Rural Area's wildlife habitat significance results primarily from these factors. However, permanent modification (such as urbanization) of habitat and fragmentation of the remaining contiguous forested habitat — including riparian systems — pose the greatest threat to maintaining this relatively stable, high quality ecosystem.

Fragmentation

The limited long-term fragmentation which has occurred in the East of Sandy River Rural Area is associated with the northwest portion of the study area; i.e. in Site Numbers: 1 (Sandy River North); 6 (Smith Creek); 7 (Pounder Creek); 2 (Big Creek); 3 (Howard Canyon); and 4(a) (Buck Creek West). However, impacted wildlife habitat accounts for only 4.3 % of the East of Sandy River Rural Area as a whole.

Fragmentation which has occurred in the northwest area, is balanced by the concentrations of primary wildlife habitat that remain even in the most impacted drainage basins. A principal reason why the East of Sandy River Rural Area remains significant fish and wildlife habitat is that fragmentation is relatively minor, compared with other similarly situated resource sites.

The reasons for limited fragmentation within the East of Sandy River Rural Area are: (a) large, contiguous areas of forest habitat remain even in impacted drainage basins; (b) forested habitat areas usually are not isolated, but are connected with other forested habitat (e.g., along the Sandy River or within the Columbia National Scenic & Recreation Area); (c) the "patches" of impacted areas are in most cases surrounded by large forested areas, with interior habitat areas; and (d) primary habitat areas are connected to vast areas of relatively undisturbed wildlife habitat to the north and east.

Unlike the West Hills, where fragmentation and edge effect are fairly advanced (requiring strong measures to ensure connectivity) the mosaic of habitat diversity within East of Sandy River Rural Area creates a balance between edge habitat and forest habitat. Certain species (e.g., deer or red-tailed hawk) survive well in edge forest or secondary habitat conditions. The edge effect becomes adverse to plant and animal communities when increased edge-to-habitat area ratios result from human activity (Soule, 1986; Harris, 1989; Reese and Ratti, 1989; Lemkuhl & Ruggiero, 1991). Competition between edge and interior species is the probable result, in which case species that use both edge and interior habitat tend to have a competitive advantage over species that depend more on the forest interior. Although edge effect has occurred to some degree in the northwest portion of the study area, deleterious edge effects are not characteristic of the East of Sandy River Rural Area as a whole because of the amount and location of large block forest habitat.

This balance of habitat diversity is one of the principal reasons why the East of Sandy River Rural Area is significant, and why it is so important to maintain existing large block forest habitat over time. The current balance of human and land uses and the landscape appears to be capable of supporting viable populations of resident species native to the area. Maintenance of this area as a largely interconnected forest including healthy watersheds and riparian systems will assure its values as a timber resource as well as protecting wildlife, water quality and the special livability of the community.

Appendix A, Table I.D., *Upland and Riparian Habitat Valuation* shows the wildlife habitat assessment value of each stream reach and upland habitat area inventoried within each watershed. Each watershed has a range of wildlife habitat assessment values, but as stated earlier all of these sites interact and are dependent upon one another to form a healthy watershed and East of Sandy River Rural Area landscape. Sites with lower scores, may be potential sites for rehabilitation or restoration. Overall, the mean WHA score for each riparian and upland watershed evaluated reaches the significance threshold.

Gordon, Buck and Trout Creeks are 3 of the most pristine watersheds in the Metro region. The other watersheds within the East of Sandy River Rural Area still maintain an overall high structural and habitat value, although some stream reaches are more degraded and impacted than others. Native anadromous fish are found in the Sandy and many of its tributaries.

This balanced mosaic of habitat diversity and connection to the larger landscape of the Mount Hood National Forest, Sandy River and Columbia Gorge are the principal reasons why the East of Sandy River Rural Area is significant and why it is so important to maintain existing large block forest and healthy riparian habitat over time. The current balance of human and land uses and the landscape appears to be capable of supporting viable populations of resident species native to the area. Maintenance of this area as a largely interconnected forest including healthy watersheds and riparian systems will assure its value as a timber resource as well as protecting wildlife, fish, water quality and the special livability of the community.

In the East of Sandy River Rural Area, continued survival of existing species and populations has thus far been assured by preventing local habitat loss and isolations. Wilcox and Murphy (1985) have described habitat loss as the most serious threat to biological diversity and as the primary cause of the present extinction crisis. Noss (1987a) proposed a system of larger nodes of suitable habitat connected by corridors to provide sufficient habitat for viable populations in a fragmented landscape. Within the East of Sandy River Rural Area, larger nodes of forested wildlife habitat are connected to each other by forested wildlife habitat and stream corridors, as shown on the *East of the Sandy River Wildlife Habitat and Stream Corridor Map*. For this reason, more than 80% of the East of Sandy River Rural Area study area is a significant wildlife habitat.

II.D.2. Stream Corridor Quality

Lynn Wilson surveyed stream reach on Smith, Pounder, Buck, Cat, and Trout creeks for the East Multnomah Soil and Water Conservation District in 1994. Her field notes, found in Appendix E — Stream Profile, document the location of riffles, pools and overall health of each reach of these streams. These reach surveys identify the location of large bank erosion or potential erosion locations. The Geography Department at Portland State University surveyed Gordon Creek for the East and West Multnomah Soil and Water Conservation Districts in 1990.¹⁷ Relevant portions of that report are found in Appendix E, Stream Profiles. All significant stream corridors are shown on the maps which follow page 16.

This study focuses only on those stream corridors which: (a) are outside the Mount Hood National Forest; (b) were not inventoried and analyzed as part of the 1994 Howard Reconciliation Report (Howard Canyon, Knierem Creek and Big Creek); and (c) were not contractually excluded by Multnomah County (Veil, Donahue, Young, and Thompson creeks). Those stream corridors field studied for purposes of this report are: Smith, Pounder, Buck, Gordon (including its tributary Cat Creek) and Trout creeks.

WPS describes each creek inventoried as a result of this study, and provide evidence demonstrating why each creek is *significant* based on adopted County policies.

See Appendix E, Stream Profiles, for creek descriptions and significance.

QUANTITY

A determination of quantity requires consideration of the relative abundance of the resource (of a given quality).

II.E.1 Wildlife Habitat Quantity

Wildlife habitat *areas* are found in all non-urban portions of Multnomah County. For example, the West Hills Wildlife Forest Habitat Area includes approximately 30 square miles of primary and secondary wildlife habitat. Sauvie Island includes 26 square miles of wetlands, forests, and agricultural land which have wildlife habitat value. The Columbia Gorge includes 52 square miles of land with high wildlife habitat value.

The greater East of Sandy River Rural Area includes approximately 124 square miles, or 79,300 acres, inclusive of public rights-of-way. Two-thirds of the East of Sandy River Rural Area, 53,900 acres, is within the Mount Hood National Forest, leaving 25,400 acres outside the Mount Hood National Forest. All of the land within the Mount Hood National Forest is considered primary wildlife habitat for purposes of this study. Not all of the land outside the Mount Hood National Forest is primary wildlife habitat. This study differentiates between primary wildlife habitat (large-block forest), secondary

¹⁷ See, Poracksy, Joseph. *An Inventory of Nine Stream Corridors in Multnomah County, Oregon*. Prepared for East and West Multnomah Soil and Water Conservation Districts. Geography Department, Portland State University (December, 1990); pp 61-65.

wildlife habitat (mixed small-scale farm and forest), and impacted wildlife habitat (rural centers, clustered rural residential and larger-scale agriculture) within watershed boundaries.¹⁸ Generally, stream corridors within the East of Sandy River Rural Area are considered primary habitat. Table II.E.3 documents the location and quantity of wildlife habitat within the East of Sandy River Rural Area. The *quality* of each of these categories of wildlife habitat is discussed above.

Ninety-four percent of the East of Sandy River Rural Area is primary wildlife habitat 87% of the total land area is large-block forest and 7% is perennial stream corridor. Primary habitat is located in the Mount Hood National Forest as well as on privately-owned lands. With the exceptions of the North Sandy River, Smith Creek, Big Creek and Pounder Creek watersheds, primary habitat occupies more land area than secondary and impacted habitat areas combined. The fact that the East of Sandy River Rural Area includes almost 64,000 acres — or 100 square miles — of high quality forest wildlife habitat is testimony to the study area's Goal 5 significance.

In contrast with the West Hills, there is relatively little secondary wildlife habitat in the East of Sandy River Rural Area. Just over 2% of the study area consists of secondary (mixed, small-scale farm and forest) wildlife habitat. In the East of Sandy River Rural Area, secondary habitat is found principally in the North and South Sandy River, and the Trout and Latourell creek watersheds.

Impacted habitat areas include only 4% of the study area. Impacted habitat is confined to the northwestern portion of the study area; within North and Central Sandy River, and Smith, Pounder, Big, Knierem and Howard Canyon watersheds. Most of the impacted wildlife habitat is farm-land, with only 1 % within Rural Centers. Rural Centers are not considered significant for the purposes of this Goal 5 study

II.E.2. Stream Corridor Quantity

Stream quantity can be determined by looking at the length and drainage area of the inventoried streams in the West Hills rural area and within the East of Sandy River Rural Area, i.e, Howard Canyon, Knierem and Big creeks Table II E 3 compares the length and watershed area for Smith, Pounder, Buck, Gordon (including its tributary Cat Creek), and Trout creeks against all other streams within the East of Sandy River Rural Area west of R7E.

The cumulative totals for the 5 streams inventoried for this project are: 60.38 miles of

¹⁸ The terminology used in this study is similar to that applied in the West Hills Wildlife Habitat Study, but recognizes one critical difference between the two study areas. The West Hills is comprised of a relatively narrow peninsula of parcelized and largely forested wildlife habitat area connecting Forest Park with the Coast Range. However, unlike the East of Sandy River Rural Area, the West Hills does not have extensive areas of large-tract forested land which is largely unaffected by rural residential development. For this reason, we have added a new category of wildlife habitat, called "large-block forest," to indicate large tracts of forested wildlife habitat with little parcelization or rural residential development. The West Hills study also did not include stream corridors, which were the subject of a separate study. In this study, stream corridors are mapped and described separately from other categories of wildlife habitat.

stream length and 16,496 acres of watershed area. Cumulative totals for the 3 other significant East of Sandy River Rural Area streams (Big, Knierem, Howard Creeks) are 11.89 miles of stream length and 3,249 acres of watershed area. Cumulative totals for all significant West Hills streams are 62.20 miles of stream length and 18,750 acres of watershed area

Thus, the stream length and watershed area for Smith, Pounder, Buck, Gordon (including Cat) and Trout creeks is equal to approximately 75% of the stream length and 70% of the watershed area for existing significant Goal 5 streams in Multnomah County. All streams within the mapped East of Sandy River Rural Area are Class 1 streams. When taken as a whole, the five streams inventoried in this analysis are significant in terms of quantity

TABLE II.E.2.
East of Sandy River Contract Study Area Stream Corridor Quantity

WATERSHED	CLASS	LENGTH (Miles)	WATERSHED AREA (Acres)
SMITH	1	3.06	980
POUNDER	1	1.85	444
BUCK — East	1	3.50	1,150
BUCK — West	1	7.34	1,376
TROUT *	1	15.64	3,822
GORDON — West	1	4.97	1,767
GORDON — East*	1	11.50	3,618
GORDON — N. Fork*	1	8.52	2,239
<u>CAT*</u>	<u>1</u>	<u>4.00</u>	<u>1,100</u>
TOTALS		60.38	16,496

*Indicates a portion of the watershed within Mount Hood National Forest lands.

II.E.3. Location Quality and Quantity Matrix

As seen in Table II.E.3, 93.7% of all lands within the greater East of Sandy River Rural Area (private lands, mapped Mount Hood National Forest lands and unmapped Mount Hood National Forest lands) fall into the primary significance category. Secondary habitat areas account for only 2.2% of the total greater East of Sandy River Rural Area acreage. Impacted lands within the greater East of Sandy River Rural Area represent 4.3% of the land area, of which 0.1% is within the RC zone and is not considered significant in the context of Goal 5. The remainder of the impacted area, while not significant, is within the impact area of the wildlife resource.

An additional way to view the quantity and quality of wildlife habitat and stream corridors within the East of Sandy River Rural Area is to filter the calculations so that habitat located on lands outside of the reach of the County's zoning ordinance is excluded. Those lands are all located within the Mount Hood National Forest. Within the greater East of Sandy River Rural Area, there are 24,816 acres which are within the Mount

Hood National Forest and were not mapped as part of the project; and 29,576 acres which also lie within the boundaries of the Mount Hood National Forest but were mapped as part of this study.

Table II.E.3(b) adjusts for lands within the Mount Hood National Forest and recalculates the gross acreage of primary, secondary and impacted wildlife habitat and stream corridors. Table II.E.3(b) applies only to lands which are outside of the Mount Hood National Forest and, therefore, presents a more precise picture of wildlife habitat subject to County jurisdiction. Under this analysis the percentage of impacted lands more than doubles; secondary wildlife habitat lands nearly double; and primary wildlife shrinks by 10%. Stream corridors, which still account for 7% of the adjusted land mass, therefore, become proportionately more significant.

Table II.E.3.(b)
Adjusted Location and Quantity Information

Primary Stream Corridors	2,084	7.2%
Primary Large Block Forest	21,468	73.8%
Primary Small-Block Forest	844	2.9%
Secondary	1,599	5.5%
Impacted Dense Res. & Ag.	3,067	10.5%
<u>Impacted Rural Center</u>	<u>84</u>	<u>0.1%</u>
TOTAL	29,146	100%

IMPACT AREA AFFECTED

II.F.1. Wildlife Habitat Areas

Outside the study area, the "impact area affected" includes forest wildlife habitat areas in the Columbia River National Scenic Act area to the north. This area is *connected* to significant wildlife habitat areas within the East of Sandy River Rural Area. The quantity and diversity of forest wildlife habitat species in "impact areas" depends upon maintenance and enhancement of forest wildlife habitat values in the East of Sandy River Rural Area, and *vice versa*. To the west, the Portland Metropolitan Area effectively separates the East of the Sandy River area from forest land in West Multnomah County. Areas to the south and east are outside of Multnomah County's jurisdiction, and therefore are not within the impact area.

Within the East of Sandy River area, areas designated as "impacted" wildlife habitat are considered to be within the "impact area affected" by the wildlife habitat resource.

East of Sandy River Rural Area sub-areas mapped as "impacted rural residential and agricultural lands" are considered "affected impact areas" within the meaning of OAR 660-16-000(2). Although such areas have been disturbed by human settlement and agricultural practices and support less forest wildlife, agricultural and rural residential

areas have considerable wildlife habitat value for many wildlife groups. (See Subsection D, Quality.) When considered in association with primary and secondary habitat areas, agricultural and rural residential areas play an important role in the diverse mosaic of wildlife habitat subareas which characterize the East of Sandy River Rural Area. In contrast, land within Rural Centers is adversely affected by relatively dense human settlement, and it is not considered within the category of "affected impact areas," because Rural Centers offer little in the way of wildlife habitat value and do not contribute substantially to the diverse habitat structure of the East of Sandy River Rural Area study area.

II.F.2. Stream Corridors

Stream corridors and their associated riparian areas are mapped based on "natural resource" maps provided by Metro. Generally, the significant riparian area-ranges from 140-200 ft. in width (both sides of the stream).¹⁹ Thus, the "impact area affected" ranges from 100 -160 feet on either side of the stream corridor.

In addition, a 300 foot impact area, measured from the stream centerline is also indicated on the project Map. The 300 foot impact area is based on Washington Department of Ecology (DOE) recommendations, which are included in Appendix B. All stream corridors, including riparian areas, are rated significant.

II.G. SIGNIFICANCE

Include on Plan Inventory. When information is available on location, quality and quantity, and the local government has determined a site to be significant or important as a result of the data collection and analysis process, the local government must include the site on its plan inventory and indicate the location, quality and quantity of the resource site (see above). Items included on this inventory must proceed through the remainder of the Goal 5 process.

This study, when combined with information already available to Multnomah County, describes the location, quality and quantity wildlife habitat and streams within of the East of Sandy River Rural Area in sufficient detail to support a determination of *significance*. Thus, except for impacted habitat areas, all land within the East of Sandy River Rural Area is a 1C wildlife habitat resource. All inventoried stream corridors are a 1C water resource. Remaining sections of this report will (a) identify conflicting uses, (b) analyze economic, social, environmental and energy consequences of prohibiting, limiting or allowing conflicting uses, and (c) suggest a program to achieve the goal of conserving significant wildlife habitat in areas East of the Sandy River. Table II.E.3 describes the location, quantity and significance of each stream and watershed within the East of Sandy River Rural Area.

¹⁹ These riparian areas are necessarily generalized, since we are working with a 120 square mile area. The riparian area should not be confused with the 300-foot "impact area." The impact area is based upon problems that can result from vegetation removal, runoff, or pollution.

Table II.G.3

Location & Quantity Information for Streams & Wildlife Habitat

Map & Site No.	Drainage Basin		Stream Classification		Wildlife Habitat Classification					
	Drainage Subarea	Study Area Acres	Stream Length (Miles)	Stream Class	Primary			Secondary	Impacted	
					Stream Corridor Acres	Large Block Forest Acres	Small Block Forest	Small Farm & Forest Acres	Rural Res. Ag. Acres	Rural Center Acres
	<u>Sandy River Sections</u>									
1(a)	Sandy River North	1,170	1.79	2	36	94	202	179	601	58
1(b)	Sandy River Central	1,068	0.87	2	15	642	11	20	380	0
1(c)	Sandy River South	2,045	2.46	2	51	1,678	99	218	0	0
	<u>Within Private Lands-County</u>									
2	Big Creek	633	2.80	1	59	22	36	53	463	0
3	Howard Canyon	1,472	4.61	1	103	1,037	28	71	233	0
4(a)	Buck Creek West	1,376	7.34	1	182	712	153	98	231	0
4(b)	Buck Creek East	1,150	3.50	1	74	1,006	0	70	0	0
5(a)	Gordon Creek West	1,767	4.97	1	129	1,585	7	46	0	0
	<u>Within Private Lands-County, MHNF & CRGNSA</u>									
6	Smith	980	3.06	1	57	17	112	64	704	26
7	Pounder Creek	444	1.85	1	32	81	74	68	189	0
8	Knierem Creek	705	4.48	1	95	417	0	24	169	0
9	Latourell Creek	1,521	4.00	1	70	1,218	9	127	97	0
5(b)	Gordon Creek East	3,618	11.50	1	251	3,324	0	43	0	0
5(c)	N Fork Gordon Creek	2,239	8.52	1	155	2,084	0	0	0	0
10	Trout Creek	3,822	15.64	1	379	2,894	114	435	0	0
11	Cat Creek	1,437	6.22	1	124	1,256	0	57	0	0
12	Thomson Creek	1,987	8.71	1	206	1,765	0	16	0	0
13	Veil Creek	660	2.01	1	38	622	0	0	0	0
14	Donahue Creek	505	0.55	1	12	493	0	0	0	0
15	Young Creek	547	0.92	1	16	531	0	0	0	0
	<u>Completely Within MHNF Lands</u>									
E 16	Bear Creek	1,056	5.16	1	94	962	0	0	0	0
E 17	Cougar Creek	1,462	3.49	1	63	1,399	0	0	0	0
E 18	Camp Creek	1,113	3.76	1	68	1,045	0	0	0	0
E 19	Fir Creek	1,009	2.15	1	39	970	0	0	0	0
E 20	Deer Creek	1,182	3.56	1	65	1,117	0	0	0	0
E 21	Bell Creek	1,137	1.04	1	19	1,118	0	0	0	0
E 22	Horsetail Creek	426	0	1	0	426	0	0	0	0
E 23	N. Fork Bull Run	4,150	8.35	1	152	3,998	0	0	0	0
E 24	Bull Run	7,974	14.85	1	855	7,119	0	0	0	0
Sub-totals		48,655	138.16		3,439	39,632	844	1,599	3,067	84
	Unmapped MHNF	24,816	NA		1,737	23,079	0	0	0	0
Totals		73,471			5,176	62,711	844	1,599	3,067	84
	Percent of Total	100.00			7.00%	85.6%	1.1%	2.	4.2%	0.1%

III. REGULATORY CONTEXT

The economic, social, environmental and energy consequences of protecting, partially protecting or not protecting the Goal 5 resource values in the East of Sandy River Rural Area encompasses both natural and cultural issues. In the West Hills study area, the interaction between natural and cultural agents is intense. In the East of Sandy River Rural Area, the competition is of a different and lower level: land parcels are larger; there is greater separation between the study area and high density natural areas; expansive contiguous tracts of forest provide more numerous migration routes for species; and the land uses are generally limited to agriculture, forestry and residential.

Statewide Planning Goals and the Forest Practices Act govern land use action on private lands within the East of Sandy River Rural Area. The Multnomah County Comprehensive Plan and zoning regulations regulate land use actions within those portions of the East of Sandy River Rural Area under County Jurisdiction.

**TABLE 111.1
USES ALLOWED BY ZONE**

USE	ZONING DISTRICT			
	EFU	CFU	RR	MUA
FORESTRY	P	P	P	P
WOOD PROCESSING	CU	P/C	NP	NP
FARM USE	P	P	P	P
RESOURCE CONSERVATION	P	P	P	P
DWELLING (>160 AC)	P/C	CU	P	P
DWELLING (<160 AC)	P/C	CU	P	P
FARM WORKER HOUSING	CU	NP	P/C	P/C
WHOLESALE RETAIL FOR F/F	CU	NP	P/C	P/C
PLAYGROUNDS, CHURCHES, SCHOOLS	CU	NP	CU	CU
PARKS/ GOLF COURSES	CU	CU	CU	CU
OTHER COMMUNITY SERVICE	CU	CU	CU	CU
MINING/GEOTHERMAL	CU	CU	CU	CU
AG. PROCESSING	NP	NP	CU	CU
WOOD PROCESSING	CU	CU	NP	CU
FOWL, FEED LOT, SWINE, FUR FARM	P	CU	CU	CU
DOG KENNEL	CU	NP	CU	CU
AIRCRAFT LANDING AREA	CU	CU	NP	NP
HOME OCCUPANCY	CU	P	P	P
PLANNED DEVELOPMENT	NP	NP	CU	CU
COTTAGE INDUSTRY	NP	NP	CU	CU
RURAL SERVICE/ COMMERCIAL	NP	NP	CU	CU

KEY: P = Permitted; P/C = Permitted with Conditions; CU = Conditional Use; NP = Not Permitted;

Outside of the study area, the Mt. Hood National Forest is the largest land holder, form-

ing the entire eastern boundary of the East of Sandy River Rural Area study area. To the north, the Columbia River Gorge National Scenic Area Act Management Plan regulates both private and public lands.

TABLE 111.2
East of Sandy River Rural Area Zoning Acreage
by Watershed

SITE & NO.	RC	RR	MUA	EFU	CFU	TOTAL
1.a. Sandy River North	43	39	227	636	225	1,170
1.b. Sandy River Central	0	15	57	282	714	1,068
1.c. Sandy River South	0	64	0	0	1,981	2,045
2. Big Creek	0	120	4	326	183	633
3. Howard Creek	0	74	10	84	1,304	1,472
4.a. Buck Creek West	0	106	0	63	1,207	1,376
4.b. Buck Creek East	0	44	0	0	1,106	1,150
5.a. Gordon Creek West	0	0	0	0	1,767	1,767
5.b. Gordon Creek East	0	0	0	0	3,618	3,618
5.c. Gordon Creek North Fork	0	0	0	0	2,239	2,239
6. Smith Creek	30	98	263	444	3	980
7. Pounder Creek	0	0	126	199	119	444
8. Knieriem Creek	0	0	23	58	624	705
9. Latourell Creek	0	31	33	0	1,457	1,521
10. Trout Creek	0	40	0	0	3,782	3,822
11. Cat Creek	0	0	0	0	1,437	1,437
12. Thomson Creek	0	0	0	0	1,987	1,987
13. Bridal Veil Creek	0	0	0	0	660	660
14. Donahue Creek	0	0	0	0	505	505
15. Young Creek	0	0	0	0	547	547
TOTAL	73	631	743	2,092	25,607	29,146

III.A. COMMERCIAL FOREST LAND (CFU)

The Commercial Forest Land designation applies to 25,607 acres, or 87.3% of the zoned private land within the East of Sandy River Rural Area. All of CFU lands within the East of Sandy River Rural Area are primary wildlife habitat. Commercial forests are dynamic habitats, rotating through a cycle of mature forest, cutting and re-growth. Each of these cycles of growth and harvest provides different types of wildlife habitat.

Policy 11 of the Multnomah County Comprehensive Framework Plan, as it pertains to commercial forestry and wildlife habitat, is designed primarily to allow commercial forest uses and secondarily to maintain wildlife habitat. Other purposes include allowing agriculture, recreational opportunities, and forest or non-forest dwellings. The County's Commercial Forestry Zone (Multnomah County Zoning Ordinance 11.15.2042 et. seq.) generally limits new residential (forest management) lot size to 160 acres (pursuant to state law), except for "lots of record." This large minimum lot size has been, and contin-

ues to be, critical to maintaining forest habitat.

Table II.2 describes each *conflicting use* allowed in the CFU zoning district. The CFU zone allows for a number of additional conflicting uses outright, such as mineral, aggregate and geothermal resource exploration, additional road travel lanes and solid waste disposal sites ordered by the Department of Environmental Quality (DEQ).

Replacement of a dwelling more than 200 ft from an existing dwelling may be permitted under "prescribed conditions." Conditional uses include a variety of additional conflicting uses, including non-forest dwellings under limited circumstances, campgrounds, cemeteries, reservoirs, new utility distribution lines, forest management research stations, parks, power generating facilities, transmission towers, sanitary landfills and refuge dumps, private hunting and fishing operations, aggregate mining, forest products processing, logging equipment storage and repair, log scaling and weight stations, new passing and travel lanes outside the right-of-way, and aircraft landing area expansions. Many of these conditional uses, if allowed, could have serious adverse impacts in the East of Sandy River Rural Area .

There are currently 269 dwelling units in the CFU zone. (See, Table V.B.) When considering existing buildable lots, plus 160 acre tracts, there are approximately 80 additional dwelling units which could be added to this area. If Multnomah County reduces CFU dwelling standards to state levels, the dwelling unit potential rises to approximately 140. (This assumes that the owners of the larger block, generally commercial timber companies, would consider siting dwellings on their timber land.)

The only mining operation currently licensed within the East of Sandy River Rural Area is within the CFU designated area. It is known as the Howard Canyon site. The site's impacts upon streams was discussed in the *Howard Canyon Reconciliation Report*. Impacts upon wildlife habitat from this site are insignificant within the overall context of the East of Sandy River Rural Area, given the size of the Howard Canyon site and the size of the East of Sandy River Rural Area. Additional mining activity, based upon newly discovered mineral or aggregate sites, would require a new inventory and Goal 5 analysis which would be integrated into this ESEE analysis. The County can not predict the location quality or quantify of an undiscovered mining resource site. Therefore, no additional ESEE for mining sites is presently required. A general discussion of mining impacts upon wildlife habitat and streams is included in the ESEE Analysis section, below.

III.B. EXCLUSIVE FARM USE

The Exclusive Farm Use designation applies to 2,092 acres, or roughly 7%, of the land within the East of Sandy River Rural Area. Most EFU land is considered primary or secondary wildlife habitat area.

Policy 9 of the Multnomah County Comprehensive Plan, Agricultural Land, designates Class I-IV agricultural soils that are not committed to non-resource use for exclusive

farm use

The EFU zone (MCZO 11.15.2002et. seq.), in combination with state law, limits residential development by requiring it to be necessary for farm management. Other outright permitted uses that conflict with wildlife habitat include limited road expansions and DEQ mandated solid waste facilities.

Other uses which could have major adverse impacts on wildlife habitat, and which may be conditionally allowed in the Exclusive Farm Use zone (subject to soil type and further judicial interpretation of state law) include private and public schools, churches, private parks, golf courses, commercial activities in conjunction with farm use, non-farm dwellings, horse boarding and training facilities, propagation of aquatic species, personal use airports, dog kennels, and "residential homes." Accessory structures are also allowed, including livestock fences and structures, outbuildings and barns, and parking

There are currently 113 dwellings in the EFU districts, however, potential future residential development in these districts is limited, with approximately 5 additional dwelling units possible under current County rules, and with approximately 16 total potential dwelling units if Multnomah County lessens its current standards are adopts existing state rules. (See, Table V.B.)

III.C. RURAL RESIDENTIAL (RR)

Two residential plan designations apply in limited portions of the East of Sandy River Rural Area. Table 11.1 describes conflicting uses allowed by RR and MUA zoning, and their associated adverse impacts on wildlife habitat values. Table V.B. describes existing and potential residential development in these rural residential areas.

III.C.1. Multiple Use Agriculture (MUA)

The MUA (20-acre minimum lot size) designation applies to 743 acres, or 2.5%, of the land within the East of Sandy River Rural Area. MUA land is considered to be either secondary or impacted wildlife habitat areas. MUA zoning is found within 7 watersheds, primarily within the western end of the East of Sandy River Rural Area.

The large minimum lot sizes and the largely developed character of land zoned Multiple Use Agriculture (MUA-20) helps to reduce the impacts of rural residential development in the East of Sandy River Rural Area. The MUA district serves as a transition zone between farm and forest resource land, and rural residential land.

MCCP Policy 10 designates land for "small-scale farm use" which has been parcelized or which is relatively unproductive. The County's policy is to protect adjacent exclusive farm use area's by restricting MUA uses. The MUA-20 zoning district (MCZO 11.15.2122 et. seq.) establishes a 20-acre minimum lot size, with exceptions for conditional uses and lots of record. However, all lots in the MUA zoned areas east of the Sandy River are already less than 20 acres, and most are 2 to 10 acres in size. The

MUA-20 zone encourages part-time farming, forestry, open space and low density residential development.

Permitted uses are generally the same as found in the CFU and EFU zones. Single family residences and farm-worker residences are permitted under "prescribed conditions," as are retail and wholesale sales for products raised on site. Conflicting conditional uses include most of the uses allowed in farm and forest zones, except that "community service uses," "planned developments" and "limited rural service commercial uses" may also be approved. Accessory uses include any use customarily constructed in association with a permitted use, including fences, outbuildings, barns, etc. An exception to the 20-acre minimum lot size may be granted under limited circumstances; conditional uses have no minimum lot size.

There are 158 existing dwelling units sited on MUA land in the East of Sandy River Rural Area. There is potential for approximately 16 additional dwelling units on these lands. (See, Table V.B.) There are a wide range of conditionally permitted uses that have the potential to adversely affect wildlife habitat values in the East of Sandy River Rural Area.

III.C.2. Rural Residential

The Rural Residential (5-acre minimum lot size) designation applies to 631 acres, or 2.2%, of the land within the East of Sandy River Rural Area. All RR land is considered secondary or impacted wildlife habitat area.

The RR designation offers minimal protection for wildlife habitat areas. Policy 8, Rural Residential Land, states that RR zoning shall be applied where land has been significantly parcelized, is not part of a cohesive commercial farm or forest resource area, and would not conflict with adjacent resource uses.

The RR zoning district (MCZO 11.15.2202 et. seq.) establishes a five-acre minimum lot size, with exceptions for conditional uses and lots of record. Allowed conflicting uses are virtually the same as those allowed in the MUA-20 zoning district.

There are 136 existing dwelling units sited on RR land in the East of Sandy River Rural Area study area. There is the potential for an additional 30 dwellings. (See Table V.B.) Moreover, several rural residential areas are completely surrounded by CFU land, and are invariably located along roads, thus compounding, but localizing, their impacts. Construction of these additional potential dwelling units does not pose a serious threat to wildlife habitat and movement within the East of Sandy River Rural Area, as long as it occurs in existing RR-zoned areas.

III.D. RURAL CENTERS

The north end of the Sandy River watershed and a portion of the Smith Creek watershed near Springdale are zoned RC, Rural Center. The purpose of the zone is to con-

centrate rural residential development together with limited local tourist commercial needs, to provide opportunity for limited light industrial use consistent with a rural center, and to manage the location and extent of public facilities. The County allows the following primary uses in the RC zone: limited farm and animal husbandry; forest products propagation or harvesting; one acre single-family residences; and public or private conservation areas. Commercial and industrial activities are conditional uses. (See, MCZO 11.15.2242 *et seq.*)

Within the East of Sandy River Rural Area, the Springdale rural center is the most densely populated and most impacted area. There are 55 existing DUs within the zone and a potential for 9 more. There are several existing commercial and public buildings, with the potential for additional such uses if approved through the Conditional Use Permit process. Of all the areas within the East of Sandy River Rural Area, this area most closely functions as an urban area. Expectations for wildlife habitat protection should be correspondingly lower in the RC zone. However, a significant portion of the zone falls within the stream corridor of Smith Creek.

III.E. SIGNIFICANT ENVIRONMENTAL CONCERN

MCCP Policy 16, Natural Resources, encompasses a wide range of Goal 5 resources, including aggregate, wildlife habitat, and scenic resources. Generally, the County's policy is to "protect natural resources, conserve open space and protect scenic and historic areas and sites." Areas with one or more "significant resource values will be protected by the designation Significant Environmental Concern (SEC)." The SEC is an overlay zone requiring special environmental review to "ensure minimum impact on the values identified in the various areas."

IV.PRINCIPAL CONFLICTING USES

*It is the responsibility of local government to identify conflicts with inventoried Goal 5 resource sites. This is done primarily by examining the uses allowed in broad zoning districts established by the jurisdiction * * A conflicting use is one which, if allowed, could negative/y impact a Goal 5 resource site. Where conflicting uses have been identified, Goal 5 resource sites may impact those uses. These impacts must be considered in analyzing the economic, social, environmental and energy consequences*

IV.A. CONFLICTING USE METHODOLOGY

Once conflicting uses are determined, the environmental consequences of allowing the conflicting use must be determined. To identify land use conflicts for each of the above categories, this study examines applicable zoning districts so as to identify permitted and conditionally permitted land uses. Land uses which are typically allowed in rural zoning districts are potential conflicting uses. However, this report does not rely exclusively on the Multnomah County Zoning Ordinance to determine conflicting land uses.

Recent court decisions have made it clear that identification of conflicting uses allowed by zoning are only the first step in determining conflicting land uses.

Other sources for identifying probable land use conflicts include public facilities master plans for sewer, water and storm drainage, known or probable development proposals, and planned transportation facilities. In the East of Sandy River Rural Area there are no major public facilities or road improvement projects planned. The most significant probable development in the East of Sandy River Rural Area is the potential construction of approximately 140 residential dwellings allowed for under the existing Multnomah County Zoning Ordinance. (See Table V.B.)

Once the review agency identifies land use conflicts, it must consider the activities and side-effects of these land uses. In the ESEE consequences analysis, conflicts resulting from the primary land use, and secondary land use activities and impacts are considered together in packages. The authors intent in this report is to help the County determine whether and how to (1) make siting decisions for new or expanding conflicting uses, and (2) regulate the conflicting activities of existing and potential land uses.

Permitted uses, uses permitted under prescribed conditions, and conditionally permitted uses are determined based on the Multnomah County Zoning Ordinance, Sections 11.15.2002 to 11.15.2270, which include the County's Exclusive Farm Use (EFU), Commercial Forest Use (CFU), Multiple Use Agriculture (MUA); Rural Center (RC); and Rural Residential (RR) zoning districts Land uses and activities allowed by zone are described in Table III.1.

Adverse impacts resulting from potential conflicting uses were derived from literature review and on-site examination. Impacts to wildlife and wildlife habitat that are directly associated with conflicting zoning use are described more fully in Appendix F. and in Section V., below.

IV.B. CONFLICTING USES — WILDLIFE HABITAT

The combination of forested areas, Class 1 streams, riparian forests, wetlands, ponds, clear-cuts in a variety of successional stages, agricultural open fields, fruit orchards, landscaped yards and transmission corridors create habitat for a greater diversity of wildlife species than if the entire area was mature forest. However, in assessing the significance of the habitat and the effects of a variety of human activities upon habitat, it is critical to identify direct and indirect effects (i.e. residential dwellings, agriculture, invasive vegetation, fencing, overgrazing edge effect, herbicide use and fragmentation) on the quality and quantity of the overall landscape.

METHODOLOGY

Primary, secondary and impacted habitat areas have been mapped based on *existing* and *probable* conditions. Clear-cut areas zoned CFU are designated as primary habitat. Although recent clear-cuts have relatively low wildlife habitat value to forest dwelling

species, such areas will increase in habitat value over time, as forest re-generation occurs. Due to Statewide Planning Goal 4 (Forest Lands) constraints on non-forest uses (houses), logged-over areas will re-forest and gain favorable habitat components as the mature. Therefore, clear-cut areas zoned for Commercial Forest Use are considered "primary" habitat areas for long-term planning purposes.

One of the conditions that contributes greatly to quality of habitat is generally referred to as structure. This term includes such components as large trees, snags, downed and dead wood, sufficient riparian zones, open meadows, and a wide range of plant species at all canopy levels (Ambuel 1983). It is important to identify conflicting uses in the context of their impacts on the structure and connectivity of the habitat area.

FRAGMENTATION

Connectivity as a measurable attribute of landscape is defined by Merriam as a parameter of the interconnection of functionally related ecological elements of a landscape so that species can move along them. Without this connection species diversity and numbers could decrease.

Modification of habitat and fragmentation of the remaining contiguous forested habitat, including riparian systems, pose the greatest threat to maintaining a stable ecosystem. Fragmentation results in loss of habitat by creating small islands of habitat surrounded by an insulating barrier (Galli, et al. 1976). This barrier may be artificial or it may be a significantly different type of habitat. There are varying degrees of fragmentation due to the number of fragmenting factors at work. The most important conditions appear to be fragment size and the distance from the nearest adjacent habitat fragment (Askins et al. 1987). The area of the remaining island or patch of forest habitat combined with the shape of the stand determines how much interior habitat remains.

EDGE EFFECT

In the Pacific Northwest, "edge effect" is commonly assumed to occur 150m (500 ft) into forest patches from a forest-opening interface (Diaz and Apostol 1992). That part of the forest not influenced by edge is considered interior forest habitat. As patch size decreases, the amount of interior habitat decreases. Some species benefit from increased edge, others suffer (Reese and Ratti 1988, Yahner 1988, Yahner and Scott 1988) Increased amounts of edge may increase species richness, but perhaps at the cost to rarer species associated with interior habitats (Hansen and Urban 1992, Reese and Ratti 1988, Rosenberg and Raphael 1986).\

The mosaic of habitat diversity within East of Sandy River Rural Area creates an abundance of edge habitat. In the case of edge versus interior wildlife and plant species, edge will always be established or maintained by human activity beyond passive recreational use. Edge effect is defined as the deleterious effects of increased edge to area ratios due to human activity on plant and animal communities (Soule, 1986; Harris, 1989; Reese and Ratti, 1989; Lemkuhl & Ruggiero, 1991). Potentially, one of these effects is competition between edge and interior species where species that use both

edge and interior habitat can have a competitive advantage over species that are more dependent on the forest interior. One goal within the East of Sandy River Rural Area should be to maintain the existing interior forest.

Scientists once thought that the creation of edge effect and the adjacency of highly contrasting plant communities, such as pasture and forest, enhanced the wildlife habitat value of an area. Recent studies have shown that creation of sharp edges and maximum contrast, such as cleared land next to old growth forest, may cause deleterious effects to the health old growth stands due to increased physical and biological impacts, such as, loss of tree cover to wind throw and increased populations of nest parasites (Forman, 1991). Edge habitats provide different character and properties than forest interiors. For some species, mortality rate will be greater along the edge because of increased exposure to predation, nest parasites, sun, wind, or limited cover from rain and snow. Other species, including many predators, prefer ecotonal or edge to forest interior habitats.

Generally, the narrower the corridor the higher the ratio of edge to interior species. Interior species will predominate in the center of a wider corridor. Examples of species tending to occur in portions of forest far from edges (interior areas) in the study area include the varied thrush, Townsend's warbler, and goshawk. Species that tolerate disturbance are often abundant in habitats with paths and roads, as well as habitat adjacent to agricultural fields and residential development (Soule, 1991). Long range migratory songbirds nesting in forests are particularly impacted by clearing and edge creation (Askins, 1987). Nest parasitism and predation increases for as much as 600 m into a stand (Gates, Gysel, 1978).

Corridor characteristics such as width, connectivity, curvilinearity, narrows, breaks and nodes, control the important conduit and barrier functions of a corridor. Stream corridors also control water and nutrient relations in a landscape.

SUMMARY

The vegetation communities in the East of Sandy River Rural Area represent different successional stages and habitats areas. The quality and structure of these habitat areas are impacted, but so far, not severely, by a variety of conflicting uses such as, rural residential development, rural commercial, agriculture, land clearing, road building, clear-cuts, domestic animals, landscaping, transmission corridors, etc. However, the combination of forested areas in a variety of successional stages, predominantly Class 1 streams, riparian areas, and a variety of human created landscapes may create habitat for a greater diversity of fish and wildlife species than if the entire area were mature forest. It is the human impact on the structure and quality of habitat areas and streams which must be evaluated as part of the ESEE analysis.

IV.C. CONFLICTS WITH SPECIFIC LAND USES

IV.C.1. Agriculture

Conflicts between human uses and wildlife survival arise from fencing, pesticide use, wild carnivore predation on livestock and poultry, and crop damage by a variety of birds and mammals. Species that will prey on poultry include foxes, weasels, skunks, bobcat, coyote, raccoon, red-tailed hawk, Cooper's hawk, northern goshawk, and great horned owl. However, these predators also control rodent populations that may also be harmful to crops.

Riparian areas are susceptible to great damage by large livestock, particularly cattle and swine. Fencing that would keep them out of sensitive areas must also be designed with wildlife in mind.

Common farming and grazing practices affect water quality by introducing increased nitrogen and phosphorous, herbicides, sediment and animal wastes into drainageways. Hydrologic patterns and functions are often altered by tiling, draining, creating ponds and drainage ditches for irrigation and animal watering.

Livestock grazing within the stream corridor may cause additional public health and safety concerns. In particular, cattle often graze on stream banks right to the waters edge. A by-product of cattle grazing is, without fail, cattle feces and urine. Cattle feces, as well as the feces of some wildlife and humans, may carry *e. coli bacteria* and other pathogens. The water borne bacteria, deposited in a stream by cattle, may be swept downstream to be picked up by fish, anglers, swimmers or other users. The risk to public health from this phenomenon appears to relate to stream volume and flow; amount of deposits made, and proximity to humans.

IV.C.2. Logging

Forest management has significantly modified forest habitat in the study area. Problem arise when tree cutting over large areas decreases adjacent habitat value by creating large lengths of edge as well as eliminating contiguous forest areas. This is a temporary situation if the cut-over area is allowed to regenerate. However, the quality of the regenerated area as habitat will be lowered if foresters do not follow certain practices (Franklin, 1989).

Logging practices in the Pacific Northwest Douglas Fir forests have included suppression of successional plant species via herbicide application followed by subsequent replanting using a single desired species (Douglas Fir). Herbicide applications on federal lands is now prohibited, however, much of the forested lands within the East of Sandy River Rural Area are privately owned and herbicide use is not restricted. It has also been standard practice to clear and burn slash and to eliminate down and standing wood. This reduces the structural elements and plant diversity carrying over into the regenerating clear-cut.

Limiting size and configuration of cuts and replanting with a mix of natural species are practices that would ameliorate some conflicts associated with use of timber resources (Franklin, 1989).

IV.C.3. Domestic Animals

Residential developments pose some particular conflicts. Pets, specifically domestic dogs and cats, if allowed to roam free, will prey on a wide variety of small vertebrates including herptfauna, small mammals and birds. Additionally, when dogs are allowed enough freedom they have been known to form packs. These packs have been reported to chase deer, elk, and large and medium-sized carnivores.

IV.C.4. Landscaping

Residential developments are often accompanied by plantings of invasive ornamental species of plants, gardens and lawn, e.g., English ivy. Lawn care and garden products such as pesticides and chemical fertilizers can have a serious effect upon water quality. Some pesticides are toxic to wildlife and native plant species. Many garden crops will attract wildlife. Conflicts develop when homeowners erect fencing designed to keep wildlife out of gardens.

IV.C.5. Roads

Roadways present problems to many wildlife species for a variety of reasons. Roads may inhibit or disrupt movements of large mobile mammals. (Ward, 1982).

The evidence on carnivores is contradictory and may be species-specific and variable between regions. Noss (1987) reports that carnivores, particularly large ones, will avoid roads whenever possible. Harris and Scheck (1991) report that some predators opportunistically follow roadsides and other linear habitat features while searching for carrion and prey. Predators following roadsides would be exposed to higher risk of mortality from automobile collisions. This effect extends for a distance of at least 1 km into adjacent natural areas (Harris and Scheck 1991).

Smaller vertebrates, such as forest rodents and amphibians may find roads a nearly impassable barrier, while reptiles seeking to absorb heat from warm roads are killed in large numbers in some areas of the United States (Oxley et. al., 1974, Harris and Scheck, 1991).

Highway construction and accompanying greater traffic volumes which are attendant upon residential development tends to fragment habitat. These features interfere with foraging and cause dispersal of many species.

IV.C.6. Transmission Corridors

Transmission corridors are long continuous corridors devoid of tree growth and generally actively mowed and maintained. They are generally dominated by invasive non-native grass and weed species. Herbicides are commonly used to suppress plant growth. The maintenance disturbance creates the ideal habitat for the invasion of

Himalayan blackberry and in wetter areas reed canary grass. Transmission lines are often detrimental to migrating bird species which fly into the wires and towers and die.

IV.C.7. Land Clearing

Land clearing for residential development, pastures and agriculture reduces vegetation diversity and eliminates suitable habitat for many wildlife species. Land clearing can fragment larger blocks of primary wildlife habitat into smaller or less significant parcels. Land cleared up to the boundary of primary habitat land creates an edge effect which might lead to diminished resource values.

IV.C.8. Residential Development

Nearly all of the conflicts identified in this sub-section can be attributed to residential development. Residential development can be the reason land is logged and permanently cleared. It can be the reason roads and driveways are constructed to serve one or more dwellings. Large lot rural residential development can create hundreds of linear feet of driveway per dwelling. The need for more transmission corridors increases as more development is scattered across the landscape. Residential landscaping introduces plant species which compete with native vegetation. Residential landscaping may introduce additional herbicides and pesticides into the environment. Residential development threatens surface water quality by means of erosion and run-off, and it threatens groundwater quality and quantity by drawing upon the service capacity of the water table and increasing potential for dumping, either accidental or intentional of toxic or hazardous materials into the ground. In addition, increased human activity upon the land at all times of the day can disrupt wildlife travel patterns and choice of occupancy.

V. ESEE ANALYSIS

There are 3 principal land uses within the East of Sandy River Rural Area:

- Rural Residential Development
- Agriculture
- Forestry

Since the environmental consequences of allowing these land uses, and their associated activities, overlap, environmental consequences common to most or all uses are described separately in Section V.A.3, below. The remaining economic, social and energy consequences of allowing these conflicting land uses, and their associated activities are described in section V.A.1, V.A.2., and V.A.4, respectively. Section V.B discusses the ESEE consequences of prohibiting or limiting these conflicting uses so as to protect wildlife habitat and stream corridors.

Rural residential development generates people and traffic, and usually leads to long-term clearing of land. It is the greatest single threat to the objective of protecting stream corridors and wildlife habitat. Agricultural uses are largely established, and occur primarily on land suitable and zoned for agricultural use. Forested areas consist of large

remote parcels of land and smaller parcels nearer to agricultural and residential developments. The County's ability to limit forest uses is restricted by State law, which states that conflict resolution involving forest operations on forest land occurs exclusively through Oregon Forest Practices rules. There is only one active mining operation in the East of Sandy River Rural Area, located in Howard Canyon.

V.A. CONSEQUENCES OF ALLOWING CONFLICTING USES UPON WILDLIFE HABITAT AND STREAM CORRIDORS

V.A.1. Economic Consequences

The economic impacts of loss of wildlife habitat and stream corridors is difficult to quantify with any reasonable degree of certainty. Wildlife habitat and stream corridors are traditionally not part of the market system, per se. However, they are a function of land, and land has been a market commodity on this continent since the merger of our present system of government and economics. The buying and selling of land for habitat protection has been the limited province of government, and only very recently of private interests.

In the East of Sandy River Rural Area, industries such as logging, wood products, agriculture, hunting, fishing and recreation use wildlife habitat and stream corridors for economic purposes. But, aside from governmental acquisition, there is no market data on the economic value of alienation of private lands for the purpose of wildlife habitat or stream corridor protection.

In a generic sense, we know that industries such as sport fishing, hunting and outdoor recreation are dependent upon the presence (the quantity) of wildlife habitat and stream corridors, and the quality of those environments. If conflicting uses, particularly residential, were fully allowed, the quantity and quality of wildlife habitat and stream corridors would be diminished. Such diminishment would have a corresponding effect upon the micro-economies which are dependent upon wildlife habitat and stream corridors.

For agriculture, the economic consequences of no protection are measured in the loss of topsoil, stream banks and arable lands as the unprotected streams erode into gullies and canyons.

Adverse economic consequences resulting from timber harvesting on CFU lands include adverse impacts on tourism and fisheries industries that results from the sedimentation and increased water temperatures, and corresponding degradation of fish habitat. There may be some diminished value due to aesthetic impacts on neighboring residences. However, adverse economic impacts from clear-cuts increase as harvesting occurs in rural residential areas.

V.A.2. Social Consequences

Social consequences are difficult to quantify as well. Studies of real estate sales in urban areas demonstrate that people place a heightened social value upon living in

close proximity to green spaces such as forests, streams, parks, and wetlands. In fact people will pay higher prices for residential real estate which has higher environmental quality values. Therefore, if wildlife habitat and stream corridors were destroyed, the opportunity to experience green spaces close to home would also be diminished. The East of Sandy River Rural Area has high aesthetic values which are also well recognized. If riparian and other habitat values are not protected, the quality of life issues which draw residential dwellers into the area will be lost.

Outdoor recreational activities, particularly sport fishing, hunting, and camping, are dependent upon proximity to wildlife habitat and stream corridors. The East of Sandy River Rural Area is a vital component in the Portland Metropolitan Area's outdoor recreation market (See V.A.3.p., below). If wildlife values and stream corridors are diminished in the East of Sandy River Rural Area, people would lose an important recreational provider and would be forced to go elsewhere.

V.A.3. Environmental Consequences

The following discussion describes adverse environmental consequences associated with allowing conflicting uses and activities recognized on Tables III.1. These adverse environmental impacts include:

Direct Loss of Habitat	Pet Impacts
Edge Effects	Increased Impervious Surface Area
Creation of Barriers	Use of Insecticides and Poisons
Fragmentation	Application of Fertilizers
Native Vegetation Removal	Other Water Quality or Irrigation Impacts
Application of Herbicides	Recreational Use
Soil Excavation	Threats to Human Health
Topsoil Loss	Human Intrusion

V.A.3.a. Direct Loss of Habitat

Direct loss of habitat occurs whenever native vegetative cover is removed or modified, water quality reduced or human intrusion increased. In the East of Sandy River Rural Area these activities include: rural residential development, clearing for agricultural purposes, harvesting of trees, road construction, and mining

Clear-cut forests will re-generate over time. However, longer term impacts — such as rural residential development, clearing of land for agriculture, construction of roads and fences, and quarrying — must be strictly controlled if connectivity is to be maintained in the long run. There is little the County can do about existing conflicting uses. In a sense, those conflicting uses which come later in time must compensate for the forest habitat degradation allowed in the past.

V.A.3.b. Edge Effects

Edge effect is defined as the negative effects of increased edge to area ratios due to human activity on plant and animal communities (Soule, 1986; Harris, 1989; Reese and Ratti, 1989; Lemkuhl and Ruggiero, 1991). Potentially, one of these effects is competition between edge and interior species where species that use both edge and interior habitat can have a competitive advantage over species that are more dependent on the forest interior

Ecologists once thought that the creation of edge effect and the adjacency of highly contrasting plant communities, such as pasture and forest, enhanced the wildlife habitat value of an area. Recent studies have shown that creation of sharp edges and maximum contrast, such as clear-cuts next to old growth forest, may cause serious losses of the biological health of the old growth stand due to losses of tree cover to wind throw and increased populations of nest parasites (Forman, 1991). Edge habitats provide different character and properties than forest interiors. For some species, mortality rate will be greater along the edge because of increased exposure to predation, nest parasites, sun, wind, or limited cover from rain and snow. Other species, including many predators, prefer ecotonal or edge to forest interior habitats.

Changes in micro-climate due to edge effect have been studied and found to significantly alter plant communities (Harris, 1984). This is due to light penetration, higher wind velocities and drier conditions (Ranney et al, 1981). In Pacific Northwest forests, evidence indicates that this effect extends up to 160 meters in a stand (Franklin and Forman, 1987).

V.A.3.c. Barriers — Roads and Fences

Roadways and fences contribute to both the edge effect and to fragmentation. Roadways are common to rural residential, agricultural, forestry and quarry uses. Fences are common to residential, agricultural and quarry conflicting uses, and may apply to some conditional uses associated with forestry operations, e g, forest products processing facilities logging equipment repair, forest management research, gravel extraction and landfills. Depending upon design and placement issues, a fence may have a detrimental effect upon wildlife movement.

Transportation Impacts

No new major roads are planned for the East of Sandy River Rural Area. However, additional road and driveway construction will occur for residential development, forestry and agriculture. Roads increase impervious surface area, remove vegetation, and, in steeply-sloped areas, can have major adverse impacts on water quality. Vehicle travel on roads also results in wildlife mortality. Finally, roads create barriers for animal movement, especially for less mobile species.

Roadways present problems to many wildlife species for a variety of reasons. The movement of smaller vertebrates like forest rodents and amphibians is extremely limited by roads, while reptiles seeking to absorb heat from warm roads are killed in large

numbers in some areas of the United States (Oxley et. al., 1974; Harris and Scheck, 1991). Highway construction and widening accompanying development, and the subsequent increase in automobile traffic, tend to further fragment habitat and disturb use by wildlife by interfering with foraging and dispersal of many species. Additional adverse impacts to wildlife habitat values can be expected due to negative edge effects created by road construction and clearing. For example, the movements of large mobile mammals, such as elk, may be inhibited or disrupted by roads (Ward, 1982).

The evidence on carnivores is contradictory and may be species-specific and variable between regions. Noss (1987) reports that carnivores, particularly large ones, will avoid roads whenever possible. Harris and Scheck (1991) report that some predators opportunistically follow roadside and other linear habitat features while searching for carrion and prey. However, predators following roadside would be exposed to higher risk of mortality from automobile collisions. Significantly, this effect extends for a distance of at least one km. into adjacent natural areas (Harris and Scheck 1991).

Roadways and fences, together, can create impenetrable barriers for many species of wildlife in the East of Sandy River Rural Area. For example, wildlife making a dangerous road crossing may find that access to forest cover is blocked by a fence. Wildlife may then retreat back across the road and be struck by a vehicle.

V.A.3.d. Fragmentation

Large tracts of forested habitat are necessary to sustain forest dwelling wildlife. If the fragment size is too small to support a viable population of a given species, it may become locally extinct.

Moreover, the quality of a natural area is linked to its quantity at a particular location. A stand of trees must have a sufficient mix of biotic and abiotic components along with a large enough area to support the home ranges of species with limited dispersal capability (Lemkuhl and Ruggiero, 1991). Proximity to water, structure, including large trees, snags, downed and dead wood, and a wide range of plant species at all canopy levels are important components of overall natural area quality (Ambuel and Temple, 1983). Fragmentation results in breaking up forested habitat areas, such that there is insufficient area with diversified structure to accommodate a wide range of animal species. Major fragmentation of remaining continuous forested habitat poses a grave threat to maintaining a stable ecosystem in the area.

Rural residential development, agriculture, quarrying, roads and quarrying all contribute to the fragmentation of forest habitat areas in the East of Sandy River Rural Area. The area of greatest fragmentation in primary wildlife habitat occurs in the Smith, Pounder, and Big creek watersheds

V.A.3.e. Native Vegetation Removal

Native vegetation, as used in this report, includes all plant species, native to this bio-region, that occur within the significant wildlife habitat areas. As noted above, the con-

servation of wildlife habitat values depends on maintaining and encouraging all native plant species in canopy levels throughout as much of the East of Sandy River Rural Area as reasonably possible.

Maintenance of native vegetation contributes directly to improved water quantity and quality, and in turn, fish and wildlife habitat. The retention of native vegetation is a critical element in wildlife habitat functions and values. The impact of allowing rural residential development or agriculture is much greater when it is accompanied by vegetation removal which occurs on otherwise forested areas. Spraying, cutting, or scraping of vegetation is often considered to be "routine maintenance," but has the effect of changing vegetative structure and habitat qualities of natural habitats. The removal of native vegetation usually results in replacement with introduced and more hardy species, which tends to decrease bio-diversity, as more aggressive and adaptable species survive and displace less adaptable species under changed ecological conditions.

Without vegetative cover, the potential for flood damage and erosion increases. Vegetated soils allow water to filter downward to the groundwater reservoir, adding volume to surface waters during low flow. Vegetative cover also absorbs chemicals and heavy metals, reducing water pollution. Where native vegetation is replaced with lawns or gardens, increased nutrient loading is likely to occur from increased fertilization. The result is decreased water quantity and quality, and diminished fish and wildlife habitat. Even if the wetland were conserved, the side effects of wetland vegetation loss is more likely to occur where there are higher concentrations of population in proximity to the wetland resource site.

In conclusion, the environmental consequences of allowing native vegetation removal—whether through excavation, maintenance, chemical or mechanical removal—on all natural habitat areas including streams and riparian corridors would mean that many of the qualities which make each portion of the East of Sandy River Rural Area significant would be lost.

V.A.3.g. Application of Herbicides

Application of herbicides is widely used in forest practices, in agriculture and in residential lawn and garden maintenance. Logging practices in the Pacific Northwest Douglas Fir forests have included suppression of successional plant species via herbicide application followed by subsequent replanting using a single recommended species (Douglas fir). Unrestricted use of herbicides can destroy or degrade habitat diversity necessary for survival of wildlife species. Herbicides also kill plants which contribute to overall structural diversity, and may provide species-specific cover and food for wildlife.

V.A.3.h. Soil Excavation

Soil excavation occurs for most development activity. Soils are exposed routinely for agriculture. Quarrying requires excavation of soil and underlying rock. Road construction associated with forestry or development also requires soil excavation. Soil excava-

tion removes vegetation, and increases erosion and sedimentation to streams and wetlands. All of these factors contribute to the degradation of wildlife habitat.

V.A.3.i. Topsoil Loss

Topsoil removal makes it difficult for native vegetation to be re-established, and thus eliminates most high quality wildlife habitat. Topsoil removal may occur with residential development, although it is usually replaced on site. The practice of topsoil removal is most commonly associated with mining activities. Full reclamation of topsoil is a difficult and may take as many as 200 years.

V.A.3.j. Human Intrusion

Human intrusion can be one of the most detrimental impacts on wildlife. It is most often associated with residential development and along access roads. This impact ranges from shooting wildlife, to vandalism, to off-road recreational driving, to frightening animals by human presence. Land use regulations typically are relatively ineffective in controlling human intrusion factors. Education and peer pressure are considered more effective means of limiting this ubiquitous conflicting activity.

V.A.3.k. Pet Impacts

Residential developments pose some particular conflicts. Pets, specifically domestic dogs and cats, if allowed to roam free, will prey on a wide variety of small vertebrates from shrews to woodpeckers. Additionally, when dogs are allowed enough freedom they have been known to form packs. These packs have been reported to chase black-tailed deer, elk, and large and medium-sized carnivores. Domestic cats are adept hunters, and are known to kill large quantities of birds and small mammals.

V.A.3.l. Increased Impervious Surface Areas

Increased impervious surface areas result from virtually all land development and road construction. Mining operations, by stripping topsoil and exposing bedrock, also increase impervious surface area. In addition to removing native vegetative cover, the result is that soils and vegetation lose no longer absorb water, and surface water run-off is concentrated. The potential for erosion and stream bank de-stabilization increases, and water quality decreases as more sediments and pollutants reach streams and wetlands. Groundwater recharge may produce poor quality water. The quality of wildlife habitat decreases with poor water quality and the loss of native vegetation cover.

V.A.3.m. Application of Insecticides and Poisons

Insecticide use is usually associated with rural residential development, agriculture and forestry operations. Since insects are part of the wildlife food chain, the loss of insects, contributes to a loss in habitat value. In addition, many insecticides directly harm small animals and birds. Poisons are often intentionally applied to kill predators, which are a danger to rural land owners and pets.

V.A.3.n. Application of Fertilizers

Fertilizer use is associated with agriculture, forestry, and rural residential uses (lawns,

gardens). Over-use of fertilizers increases nutrient loading in streams, and decreases water quality. Fertilizers and irrigation also allow non-native vegetation species to thrive, to the detriment of native plant species which provide superior wildlife habitat.

V.A.3.o. Water Quality Impacts

Many of the impacts described above adversely affect water quality. Clean water is essential to maintaining diversity of aquatic life. Where wildlife are dependent upon aquatic life for food, the abundance and diversity of terrestrial life is adversely affected by decreased water quality. Stream bank erosion is one of the principal ways in which wildlife habitat is lost. Stream bank erosion is intensified as impervious surface areas increases, surface water flows are concentrated, and vegetative cover lost. Livestock use of streams does major damage to streambanks, through grazing and trampling of vegetation. Many species flourish in riparian areas, which are damaged as stream banks erode and native vegetation is impacted.

When soils are exposed as a result of development, agriculture, or forestry, especially in steeply-sloped areas, the chances of erosion and slumping increase. Sediment-laden water enters streams, and decreases water quality. Nutrient-loading to streams decreases water quality by increasing food levels for algae, which consume oxygen necessary for aquatic species to survive. Nutrient loading results from virtually all development, from application of fertilizers, from livestock use, and from increased runoff and sedimentation.

Irrigation can be the beneficial application of water to the land, particularly in the case of agriculture. Irrigation can also have negative impacts. Excessive draw-down of ground water can lead to diminishment of the water table, and ultimately increased agricultural costs. Irrigation from the stream itself can result in increased water borne sediments, particularly if diversion devices are placed within the channel, fluctuations occur in water volume and flow as pumps are turned on or off, or increased water temperatures result. In addition, water applied to a field returns to the stream laden with minerals or pollutants picked up as the water crosses over or passes through fertilized areas.

V.A.3.p. Recreational Impacts Redreational use is ever increasing in natural areas east of the Sandy River. For example, the federal Bureau of Land Management and Oregon State Parks estimate that annually as many as 1,000,000 people use the Sandy River for recreation. Over 2,000,000 people annually recreate within the Columbia River Gorge. Recreational use of the MHNH annually exceeds 1,000,000 visitors. In between these 3 recreational meccas lies the East of Sandy River Rural Area. Tourism impacts are generally beyond the scope of this report.

If the current trends in heavy recreational use continue, pressures will increase to develop more private recreational facilities within the East of Sandy River Rural Area to relieve the burdens on public lands. East of Sandy River Rural Area private lands could provide easy access to public recreational areas. The East of Sandy River Rural Area provides an obvious connection between public lands. East-west watersheds are the

natural linkage for human as well as wildlife transit. Future trails, campgrounds, R-V. parks, hunting and fishing lodges, sight-seeing areas, etc. if not properly sited, could destroy the very connectivity upon which they were located.

V.A.3.q. Threats to Human Health

Livestock, as well as humans and some wildlife species, can carry pathogens such as E. Coli, salmonella, cryptosporitosis, etc. These pathogens may be excreted directly into streams and carried downstream. The extent of the threat to human health depends upon a number of factors, including the presence of the pathogen, quantity of excrement deposited in or adjacent to a stream, volume and rate of stream flow, and proximity of the excreted pathogens to humans. The more livestock that defecate in or immediately adjacent to streams where humans are using water nearby, the greater the risk to public health. At the present rate of livestock grazing within stream corridors within the East of Sandy River Rural Area study area, the risk is negligible.

V.A.4. Energy Consequences

There are no significant identified energy consequences of allowing conflicting uses in place of wildlife habitat and stream corridors in the East of Sandy River Rural Area. However, if riparian zones and wetlands are destroyed, there will be no natural water flow regulator in place. Flooding or drought is the result. Decrease water flow may result in higher energy costs to those who draw water from the streams for irrigating gardens and watering hobbyfarm animals. Flooding may result in higher transportation costs as a result of road or bridge washouts.

V.B. CONSEQUENCES OF PROTECTING WILDLIFE HABITAT AND STREAM CORRIDORS ON CONFLICTING USES

V.B.1. RESIDENTIAL USES

Residential uses are allowed, in some degree in all affected zones within the East of Sandy River Rural Area study area. Residential uses are allowed outright in the RR, RC, and MUA zones.

V.B.1 .a. Economic Consequences

Ideally, to minimize adverse impacts on wildlife habitat, no additional rural residential development would be permitted in the East of Sandy River Rural Area. However, this would have major adverse economic consequences for property owners. Table V.B, *Existing and Potential Dwelling Unit Summary*, describes the existing and potential number of rural residences that may be sited in each of the East of Sandy River Rural Area zones.

**TABLE V. B.
EXISTING AND POTENTIAL
DWELLING UNIT SUMMARY**

ZONE	EXISTING	POTENTIAL	COMBINED
CFU	269	80	349
EFU	113	5	118
MUA	158	16	174
RR	136	30	166
<u>RC</u>	<u>55</u>	<u>12</u>	<u>67</u>
TOTAL	731	140	871

The value of a rural residential lot in the East of Sandy River Rural Area varies according to a number of factors, including proximity to Portland, views, building potential (slopes, access, availability, onsite sewage disposal, water, etc.), and whether the property (and surrounding properties) are forested or clear-cut.

Based on our analysis of County Assessor's data, the average vacant lot prices are as follows. RR = \$15,100/acre; RC = \$18,400/acre; and MUA = \$14,500/acre. This figure does not include development costs to render the lot buildable. (See, East of Sandy River Rural Area Worksheets, Appendix 1.)

The East of Sandy River Rural Area, exclusive of development potential in CFU and EFU land, has the potential for an additional 55 rural residential dwelling units on land zoned RR, RC and MUA. Prohibition of development would mean a potential loss to private property owners of approximately \$2,300,000, and a loss of property tax revenues of approximately \$25,000 annually (in 1996 dollars). There would substantial adverse economic impacts to the County from down-zoning all RR and MUA lots, so as to prohibit otherwise permitted development of these lots. There is also the potential impact of inverse condemnation court rulings on Multnomah County to consider.

Owners of developed residential lots in the East of Sandy River Rural Area might benefit from maintenance of open space on land surrounding their homes, rather than having new rural residential development. Thus, if vacant residential lots in the East of Sandy River Rural Area were restricted from development to maintain wildlife habitat, existing home values would likely increase, due to scarcity and open space conditions around them.

If, on the other hand, wildlife habitat and stream corridors are not protected, there may be a slight increase in the number of dwellings. This may result in a slight increase in property tax revenue. However, the County's current large lot zoning will preclude extensive residential development. Lack of resource protection may actually result in a decline in property values if the air, water and visual quality is seriously degraded. Home buyers may turn their attention and dollars to other areas where the quality of the environment is better. The more intense the development the greater the need for storm

water retention or detention facilities. Full residential development and lack of resource protection may, therefore increase the County's costs of protecting downstream residents from flooding.

V.B.1 .b. Social Consequences

Multnomah County has already restricted the supply of rural residential lots through application of Statewide Planning Goals 3 (Agricultural Lands) and 4 (Forest Lands). Although there is general public acceptance of Oregon's strict regulation of rural residential development in agricultural and forest zones, there is also the expectation that limited rural residential development can occur in "exception" areas. There is also the hope that the children of local residents will have the ability to settle in the same rural community where their parents reside. Thus, further restriction of the rural residential land supply would have adverse social consequences for those seeking a rural lifestyle.

On the other hand, individuals who value wildlife habitat would also benefit from further limiting additional residential in the study area. Thus, aesthetic, educational, and open space values would be increased if further residential development were prohibited in the East of Sandy River Rural Area.

V.B.1.c. Environmental Consequences

Full protection of wildlife habitat and stream corridors from residential development would have a positive effect upon these resources. There would be less fragmentation of wildlife habitat areas, and less human interference with wildlife activities. Stream corridors would benefit from less erosion, stabilized banks and less loss of cover. There are no identified negative environmental consequences from environmental conservation.

V.B.1 .d. Energy Consequences

The negative energy consequences of full resource protection by prohibiting rural residential development in the East of Sandy River Rural Area are inconsequential.

AGRICULTURE

V.B.2.a. Economic Consequences

The East of Sandy River Rural Area includes large tracts of EFU land.- EFU lands are either secondary or impacted wildlife habitat. There would be severe adverse economic consequences if cultivated or pasture land in exclusive farm use zones were required to convert to forested wildlife habitat. In addition, there could be significant costs to agriculturists if grazing, cultivation and other farm related practices are restricted throughout stream corridors - 300 feet on either side of a significant stream. Impacted EFU lands would experience negligible consequences

V.B.2.b. Social Consequences

The social consequences of fully protecting the resource by prohibiting agriculture on EFU land within the East of Sandy River Rural Area are significant and adverse.

Agricultural land is considered as attractive open space by residential dwellings, and farming constitutes a way of life for those who live on and operate farms in the area. It will be difficult for farms to survive and, therefore, farming way of life and farm values be lost in the East of Sandy River Rural Area.

V.B.2.c. Environmental Consequences

The negative environmental consequences of limiting agriculture in the upland areas beyond present zoning restrictions might result in loss of some arable lands to wildlife corridors and buffers. Pesticide use might be severely limited. However, existing farming would continue within these new parameters. In the stream corridors the greatest consequence of full protection would be denying cattle access to the streams. Ranchers would realize increased costs for water, but the stream side health would increase.

V.B.2.d. Energy Consequences

Energy consequences would be negative. Displacing farming operations in the East of Sandy River Rural Area would increase transportation and energy costs in other areas. Costs of providing water to cattle would increase in cattle were barred from streams.

V.B.3. FORESTRY

ORS 527.722(1) prohibits local governments from regulating forest practices on forest lands. The Forest Practices Act makes an ESEE analysis of habitat values moot. However, in RR and MUA exceptions areas, it would appear that Multnomah County may choose to prohibit commercial forest operations to maintain forested habitat values associated within the East of Sandy River Rural Area. Theoretically, the County could remove all lands in the East of Sandy River Rural Area from forest designation and, thereby, prohibit forestry practices. This effort would require taking an exception to Goal 4, Forest Lands, in order to protect a Goal 5 resource.

V.B.3.a. Economic Consequences

Statutory prohibitions aside, there would be major adverse economic consequences of prohibiting timber harvests throughout the East of Sandy River Rural Area. CFU zoning accounts for approximately 25,449 acres, or 87% of the land (outside of rights-of-way) under County jurisdiction within the East of Sandy River Rural Area. This land is comprised primarily of good quality forest land, with high yields for Douglas fir and other commercial species.

Using the following assumptions, the commercial value of an acre of mature timber is estimated as follows:

- mature Douglas fir
- fully stocked (not diseased or damaged by wind or fire)
- clear-cut one full acre
- assume 25,000 board ft. per acre (generous)

The net value, after transportation, logging costs, and taxes is estimated at approximately \$8,000 to \$10,500 per clear-cut acre of quality Douglas fir. Assuming that one-third of this acreage (8,483 acres) will reach maturity during the 20-year planning period, the net future value (in 1995 dollars) of timber in CFU-zoned areas within the East of Sandy River Rural Area is approximately \$67.864,000 - \$89,000,000.

The economic consequences for limiting timber harvesting on RR and MUA lands are considerably less than for CFU (commercial forest) lands. There are approximately 1,374 acres zoned RR and MUA in the study area. RR and MUA lands are often more difficult and costly to log, due to nearby residential development and small lot sizes. Moreover, rural residential parcels typically are not managed for timber production. Reducing the gross forested area by an acre for each existing and probable residence, and assuming that 20 percent of the remainder will be logged over the next 20 years, the net future value (in 1995 dollars) of timber in RR and MUA-zoned areas \$1.8 - \$2.36 million. This approximates to the residential value of about 120 RR lots.

V.B.3.b. Social Consequences

The social consequences of limiting timber harvesting on CFU lands within the East of Sandy River Rural Area are mixed. Clearly, the loss of as much as \$89 million in net timber receipts would negatively affect job opportunities in the area, with attendant social problems. However, there might be a slight increase in value of RR and MUA lands, based upon aesthetic reasons, if home builders and buyers perceive an advantage to view sheds without clear-cuts and good water quality.

V.B.3.c. Environmental Consequences

Full resource protection will have optimal beneficial consequences to upland habitat and particularly to stream corridors. However, the economic carrying costs to the County in administering full protection measures may be beyond the County's financial abilities.

V.B.3.d. Energy Consequences

Energy consequences of prohibiting timber harvest in the East of Sandy River Rural Area generally would be adverse, to the extent that timber must be imported from more distant areas. Those persons whose livelihood depends upon forest practices in the East of Sandy River Rural Area would be forced to travel elsewhere for employment. On the other hand, energy consequences from preserving wildlife habitat areas, and vegetation generally, would appear to be positive. Forest cover has a moderating affect on climate. Retaining open, forested habitat areas near urban centers may encourage people to recreate closer to home, thus reducing transportation costs.

V.B.4. MINING

Conflicts between gravel extraction (quarrying) and wildlife habitat in the East of Sandy River Rural Area are not easily resolved. State reclamation law and locally-imposed

conditions of approval can mitigate the adverse impacts of quarrying over time. However, quarrying operations can be continuous, and can last for decades. It is uncertain whether forested habitat can ever be re-created fully. It is unclear how many years it would take to reclaim an quarry, or how long it would take to create forest habitat over a quarry site. What is clear is that forest habitat will not be re-established from an expanded quarry mining operation for at least 10 years, and will therefore have "long-term" impacts as defined in this study.

It should be kept in mind that Multnomah County may allow additional quarrying operations in any of the rural zoning districts applicable to the East of Sandy River Rural Area. It is likely that ample quantities contain rock, suitable for quarrying and crushing, can be found within the study area. However, consequences attendant to mining activities are beyond the scope of this report

Economic Consequences - Quarry Expansion

Economic consequences are discussed fully in the West Hills and Howard Canyon Reconciliation reports.

Social Consequences - Quarry Expansion

Social consequences of quarry expansion are discussed fully in the West Hills and Howard Canyon Reconciliation reports.

Environmental Consequences — Quarry Expansion

The environmental consequences of quarry expansion are addressed in the West Hills and Howard Canyon Reconciliation Reports.

Energy Consequences — Quarry Expansion

The energy consequences of quarry expansion is addressed in the West Hills and Howard Canyon Reconciliation Reports. The energy consequences of prohibiting quarry expansion are largely negative. As noted above, the transportation and energy consumption costs for moving aggregate materials are high. Moreover, if concrete costs increase as a result of more expensive aggregate materials, the building industry will substitute other products if possible. Since concrete is a good insulator, substitution of a different product could result increased space heating costs. On the other hand, the availability of urban open space and recreational opportunities may mean that urban residents drive shorter distances to reach recreational destinations.

Limiting the Conflicting Quarry Use to Maintain and Enhance ESRA Resource Values

Only one Department of Geology and Mineral Industries listed site exists within the East of Sandy River Rural Area. (See, Howard Canyon Reconciliation Report.) Any additional efforts to limit or expand quarry operations within the East of Sandy River Rural Area should be subjected to site specific ESEE analysis.

VI. SUMMARY OF RECOMMENDATIONS TO LIMIT CONFLICTING USES AND CONSERVE FORESTED WILDLIFE AND STREAM VALUES.

The following recommendations are based on the goal of maintaining regional biodiversity by assuring continued survival of populations by preventing local habitat isolation and extinction.

The primary recommendation is to: Maintain connectivity between multi-layered forest stands, riparian areas, and wetlands. Vegetated corridors are desirable to facilitate dispersal of some species. Connections ways must be wide enough to support viable wildlife populations.

The recurring theme of this analysis is that wide strips of natural forest vegetation should be created or maintained to ensure the maximum amount of interconnections between forested habitats and stream corridors throughout the study area. These strips are necessary to provide safe travel lanes for wildlife through areas with non-forested land uses, such as: clear-cuts; pastures; croplands; hay meadows, and lawns. They will also provide habitat through which some less mobile forest species could pass and avoid areas of unsuitable habitat; and which could be acceptable to landowners and compatible with the other uses of their land.

VI.A. Rural Residential Limitations

Many adverse impacts to the existing natural resources cannot be avoided. The retention of many trees, open spaces, and setback areas can help reduce some adverse impacts to existing habitat by preserving existing vegetation and reducing site disturbances. Additional planning and precautions during site development can help further reduce adverse impacts to wildlife and wildlife habitat.

The prime method available to Multnomah County which would limit further negative impacts upon wildlife habitat is maintenance of the existing Commercial Forest Use zoning district, which covers most of the East of Sandy River Rural Area, and is generally co-terminous (particularly in its eastern sections and in areas on the east bank of the Sandy River) with the mapped areas of primary habitat-large block forest. Under current zoning rules, which are stricter than allowed by the State of Oregon, only 80 additional dwellings could theoretically be built in the Commercial Forest Use-zoned areas. If Multnomah County adopted zoning rules for dwellings which match those of the Oregon Administrative Rules, this number rises to 138 dwellings. If Multnomah County eliminates the potential for dwellings on large tracts of commercial timber land adjacent to the Mt. Hood National Forest, the number of potential dwellings would drop back to 88. Under any of these scenarios the additional dwellings, if properly placed on a site, will not have a severe impact upon wildlife habitat in the East of Sandy River area. The most effective method of further protecting the wildlife habitat in these areas would be the elimination of potential large tract (160+ acres) dwellings on commercially-owned forest lands adjacent to the Mt. Hood National Forest, since any development in

these areas would result in permanent intrusions onto primary habitat-large block forest lands. The remaining 88 potential dwellings are generally located on lots which have frontage on area roads and which are among lots already containing a single family residence, thus minimizing the impacts upon undeveloped blocks of primary habitat.

Many of the safeguards necessary to ensure proper placement of a dwelling on a site are already contained within the Multnomah County Zoning Code's standards for new dwellings in the Commercial Forest Use zone. These include 1) requirement for a minimum setback of 200 feet from any side or rear property line (this standard may be reduced to as low as 100 feet for new dwellings under certain circumstances on smaller lots, but this will still be acceptable), 2) requirement to minimize the amount of forest land used to site the dwelling and accessory uses, and 3) requirement to keep the driveway length less than 500 feet except under extraordinary circumstances. Multnomah County should include the following two measures in its Commercial Forest Use zoning district, in order to more fully protect wildlife habitat and significant streams:

- 1) Modification of a requirement (MCC 11.15.2074(5)(a) to provide a driveway access to within 15 feet of any perennial water source on a lot. This requirement could, under many circumstances, result in negative impacts upon a significant stream from erosion and loss of riparian vegetation. Multnomah County should modify this standard to allow for less intrusive fire-fighting access to perennial water sources.

- 2) Any access road or driveway serving a new dwelling which crosses a significant stream must use a bridge or arched culvert which does not disturb the bed or banks of the stream and must be the minimum width necessary to allow passage of peak winter flows.

Areas designated Exclusive Farm Use, Rural Residential, Multiple Use Agriculture, and Rural Center are already located generally within areas of secondary or impacted wildlife habitat. Most lots in these areas already have a single family dwelling, and there exists almost no opportunity for subdivisions. Therefore, any gain in wildlife habitat Multnomah County would achieve by imposing new zoning regulations on these areas affecting new home construction would be insignificant, far outweighed by the the negative economic and social impacts such regulations would have.

As regards impacts from existing residences (and new residences once they are established), Multnomah County should undertake a public information and assistance program, in coordination with other groups such as the East Multnomah Soil and Water Conservation District, in order to encourage property owners and residents to follow sound management practices in managing their lands. Such an approach is preferable to the alternative of regulatory programs because it encourages a cooperative spirit among property owners to better the natural environment, instead of enforcing mandates and regulations which can foster a spirit of resentment and rebellion. Multnomah County will work toward the implementation of such a voluntary program in order to protect wildlife habitat. Multnomah County should periodically monitor the effectiveness of

this voluntary program, and consider alternative measures if the program is shown to be failing.

As regards significant streams, Multnomah County should use both regulatory and educational programs to limit the adverse environmental consequences of rural residential development within the East of Sandy River Rural Area. Multnomah County should prohibit development within 150 feet of the centerline of any significant stream so as to minimize erosion and vegetation removal. Limit development of impervious surfaces associated with roads and driveways within this area as well. Streams are not only important for their aquatic qualities, but the adjacent riparian and upland areas are most important for wildlife use. Any damage to the stream corridor area would have a much greater impact than damage to an equivalent upland area in terms of wildlife habitat impacts.

Multnomah County should promote the use of tax incentives to protect significant streams and wildlife habitat. Currently, the Oregon Department of Fish & Wildlife manages a riparian tax exemption program for property owners who preserve and enhance streams running through their land. Since much of the land is tax-deferred anyway due to farm or forestry activities, the exemption as currently administered does not provide much monetary benefit. The only potential tax benefit to property owners who manage their land as wildlife habitat is an open space tax deferral, which assesses the land at a much higher value than farm or forestry deferrals, and also requires payment of five or ten years back taxes for property owners wishing to switch their land from farm or forest deferral to open space deferral status. Changing these tax laws to better encourage protection of significant streams and wildlife habitat will require changes in state law, which Multnomah County should support and encourage from the state legislature.

VI.B. Agricultural Limitations

As with existing rural residential development, Multnomah County should take action to protect significant streams and wildlife habitat from agricultural activities through a voluntary public information and assistance program. In addition to the reasons listed above for not instituting mandatory zoning regulations, any zoning regulation of agriculture would make Multnomah County unique in the State of Oregon, since no other County regulates agriculture through zoning.

VI.C. Forestry Limitations Outside EFU and CFU Zones

This study focuses on restrictions that can be applied through local regulatory processes. Multnomah County cannot require selective timber harvest, despite the reduced impacts that selected harvest methods could have on wildlife habitat values. On the other hand, Multnomah County could prohibit timber harvests on RR and MUA lands. The negative economic (loss of timber value and loss of forestry tax exemption) and social (aversion to new regulations) impacts of such a prohibition would far outweigh the small positive impacts upon forestry and significant streams (such streams, if Class

I, as in all cases east of the Sandy River, are already protected by the State Forest Practices Act).

VI.D. Mining Limitations

Mining is a use is allowed conditionally in both the CFU and EFU zones. Therefore, it is possible that other mining or aggregate uses will be developed. Multnomah County's Comprehensive Framework Plan and Zoning Ordinance require all proposed mining sites to go through a Goal 5 analysis, during which Multnomah County could weigh the impacts of the proposed mining upon significant streams and wildlife habitat in the East of Sandy River Rural Area.

VI.E. Summary

In order to protect and provide for a wide diversity of wildlife and plant species, within the East of Sandy River Rural Area, it is critical to maintain and manage for a variety of wildlife habitats and vegetation assemblages. Future land uses should not further fragment the existing landscape mosaic, create more edge forest, or degrade streams and riparian habitats. The current pattern and extent of human development and uses of the natural landscape within the East of Sandy River Rural Area supports a wide variety of plant and animal species found west of the Cascade mountains. The goal should be to maintain this balance.

VII. OTHER APPLICABLE STATEWIDE PLANNING GOALS

"...The applicability and requirements of other Statewide Planning Goals must also be considered, where appropriate, at this stage of the process..."

The following additional Statewide Planning Goals apply to the ESEE analysis:

Goal 3 - Agricultural Land

Goal 3 applies to those lands zoned Exclusive Farm Use (EFU), (See, Appendix *~ for breakdown of lots with EFU zoning.) The County may authorize non-farm uses, as defined by the rule, that will not have a significant adverse effect upon accepted farm or forest practices.

As stated above, agricultural practices can have an adverse impact upon wildlife habitat and, in particular, stream corridors. However, it is the presence of large lot EFU zoning which has lessened residential development impacts upon natural resources. The County should continue to zone for and protect EFU lands.

Goal 4 - Forest Lands

Goal 4, when read in conjunction with the Forest Practices Act, limits the County's ability to regulate CFU lands. As discussed above, large-lot CFU zoning has been partially

responsible for maintaining the quality and quantity of primary wildlife habitat in the East of Sandy River Rural Area. It is not CFU zoning which negatively impacts wildlife habitat, rather it is residential dwellings with the CFU zone which have the greater adverse impact.

Goal 5 - Open Space, Scenic and Historic Areas, and Natural Areas

The stream watersheds and attendant wildlife habitat, which are core of this study are the Goal 5 resources which form the ESEE analysis of this study.

Goal 6 - Air, Water and Land Resources

In relevant part, Goal 6 requires:
"All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules or standards."

In the East of Sandy River Rural Area all uses directly allowed by zoning or incidental to such uses have an impact upon the water quality within the evaluated streams. If Multnomah County's public information and assistance program for stream-side property owners is successful, future impacts to water quality can be minimized.

Compliance with the Clean Water Act, in particular, limiting future discharges into waterways, will help protect these significant Goal 5 resources.

Goal 7 - Areas Subject to Natural Disasters and Hazards

In relevant part, Goal 7 requires, *"Developments subject to damage or that could result in loss of life shall not be planned not located in known areas of natural disasters and hazards without appropriate safeguards"*

Many if the uses allowed by zoning within the East of Sandy River Rural Area potentially may have a bearing upon stream flooding. Siltation caused by logging activities, agriculture, residential construction, and attendant road grading can, without proper safeguards, cause siltation and possible flooding to downstream areas. In addition, improper grading operations can increase slide potential in steep sloped areas. Multnomah County's existing Grading and Erosion Control and Hillside Development ordinance provisions adequately protect Goal 5 resource lands east of the Sandy River.

Goal 9 - Economic Development

Goal 9 requires that local jurisdictions provide adequate opportunities for varied economic activities to occur. Approximately 85% of the lands within the East of Sandy River Rural Area are currently zoned for commercial timber production which is consistent with the timber production opportunities on adjacent National Forest lands. Nearly 5% of the East of Sandy River Rural Area is zoned for agricultural production. The RC zone permits a variety of commercial activities, as well. Therefore, adequate opportunities for economic development current exist.

Goal 10 - Housing

Goal 10 focuses on providing housing types to meet needs within urban growth boundaries. It indicates that ordinances and incentives should be used to increase population densities in urban areas rather than rural areas such as the East of Sandy River Rural Area.

Goal 12 - Transportation

The County staff reports that no major transportation improvement projects are currently planned within the East of Sandy River Rural Area. The majority of roads within the East of Sandy River Rural Area are local roads. Gordon Creek, Evans and Hurlburt roads are designated as local collectors. Portions of Knieriem and Littlepage roads are designated Bikeway Routes on the County Bicycle Master Plan. The Columbia River Scenic Highway is within the East of Sandy River Rural Area and is designated as a rural arterial. Impacts to roads within a portion of the East of Sandy River Rural Area were discussed in the Howard Canyon Reconciliation Report. Protecting wildlife habitat and stream corridors will have negligible impact on transportation systems within the East of Sandy River Rural Area.

Goal 13 - Energy Conservation

Protecting wildlife habitat and stream corridors may have a slight, positive energy conservation benefit. If Multnomah County requires shorter driveways to serve residential development in Commercial Forest Use areas, and prohibits new residential development in the eastern-most commercial forest areas, private drives may be shortened thereby resulting in a potential decrease in automobile fuel consumption.

Appendix A

Wildlife Habitat Assessment

Appendix A
Table I.D.
Upland and Riparian Habitat Valuation

Creek Name & Reach	Riparian Value	Upland Value
Pounder 1	51	PC1 54
Pounder 2	49	PC2 13
Pounder 3	60	PC3 53
Pounder 4	76	
Mean Rating	59	40
Big 1	40	BC1 48
Big 2	41	BC2 15
Big 3	39	BC3 37
Big 4	49	
Big 5	42	
Mean Rating	42.5	33.3
Smith 1	70	SM1 35
Smith 2	49	SM2 62
Smith 3	49	SM3 41
Smith 4	64	
Smith 5	69	
Smith 6	40	
Smith 7	70	
Smith 8	57	
Smith 9	48	
Mean rating	57.3	46
Howard Canyon 1	57	HC1 68
Howard Canyon 2	25	HC2 75
Howard Canyon 3	22	
Howard Canyon 4	31	
Howard Canyon 5	60	
Howard Canyon 6	62	
Howard Canyon 7	62	
Howard Canyon 8	63	
Howard Canyon 9	63	
Howard Canyon 10	62	
Howard Canyon 11	73	
Howard Canyon 12	68	
Howard Canyon 13	67	
Howard Canyon 14	63	
Howard Canyon 15	52	
Mean Rating	55.3	71.5
Buck N. Trib. 1	82	BUC1 79
Buck N. Trib. 2	83	BUC2 69
Buck N. Trib. 3	81	

Creek Name & Reach	Riparian Value	Upland Value
Trout N. Branch 21	69	
Trout N. Branch 22	72	
Trout N. Branch 23	66	
Trout N. Branch 24	70	
Trout N. Branch 25	66	
Trout N. Branch 26	NA	
Trout N. Branch 27	72	
Mean Rating	60.6	66
Latourell 1	NA	LC1 40
Latourell 2	NA	LC2 68
Mean Rating	NA	54
Gordon	NA	GC1 79
Sandy River North	NA	64
Sandy River North	NA	65
Sandy River North	NA	48
Mean Rating	NA	59

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

PC1 Secondary forest between Pounder G. Rd 54
Unit # Location and Evers Rd Sq. Ft. Score

comments open canopy mixed coniferous/deciduous forest (separated from Pounder Creek by Pounder G. Rd)

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ Perennial 8	4	
	Quality	Stagnant 0 _____ Seasonally Flushed 3 _____ Continually Flushed 8	Ø	
	Proximity to cover	None 0 _____ Nearby 4 _____ Immediately Adjacent 8	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ Two Present 4 _____ Three Present 8	2	
Food	Variety	Low 0 _____ Medium 4 _____ High 8	6	
	Quantity	Low 0 _____ Limited 4 _____ Year Round 8	5	
	Seasonality	None 0 _____ Limited 4 _____ Year Round 8	7	
Cover	Structural diversity	Low 0 _____ Medium 4 _____ High 8	5	
	Variety	Low 0 _____ Medium 4 _____ High 8	4	
	Seasonality	Low 0 _____ Medium 2 _____ High 4	3	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	4		
	Human	High (0) _____ Medium (2) _____ Low (4)	2		
Interspersion		Low (0) _____ Medium (3) _____ High (6)	4		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____	Rarity of Habitat Type _____	Ø	

Creek Name & Reach	Riparian Value	Upland Value
Buck N. Trib. 4	81	
Buck Main Stem 5	79	
Buck Main Stem 6	76	
Buck Main Stem 7	76	
Buck Main Stem 8	75	
Buck Main Stem 9	67	
Buck Main Stem 10	73	
Buck Main Stem 11	74	
Buck Main Stem 12	68	
Buck S. Trib. 1	68	
Buck S. Trib. 2	68	
Buck S. Trib. 3	82	
Buck S. Trib. 4	72	
Buck S. Trib. 5	83	
Buck S. Trib. 6	72	
Mean Rating	75.5	74
Knierem 1	31	KC1 58
Knierem 2	42	KC2 64
Knierem 3	55	KC3 14
Knierem 4	54	
Knierem 5	50	
Knierem 6	62	
Knierem 7	59	
Knierem 8	61	
Knierem 9	48	
Knierem 10	47	
Knierem 11	72	
Knierem 12	30	
Mean Rating	51.9	45.3
Trout Main Stem 1	72	TC1 52
Trout Main Stem 2	69	TC2 78
Trout Main Stem 3	72	TC3 66
Trout Main Stem 4	73	TC4 68
Trout Main Stem 5	81	
Trout Main Stem 6	72	
Trout Main Stem 7	77	
Trout Main Stem 8	77	
Trout Main Stem 9	75	
Trout Main Stem 10	78	
Trout Main Stem 11	80	
Trout Main Stem 12	41	
Trout Side Trib. 1	73	
Trout Side Trib. 2	69	
Headwater 2	27	
Trout N. Branch 20	78	

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands , ponds, rivers, streams, drainages, and associated riparian areas)

PC2 Evans Road Ag. Land 13
Unit # Location Sq. Ft. Score

comments Cabbage field with fingers of hedgerow
 Hedgerow contains native vegetation

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	0	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 6	0	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	0	
	Diversity (streams , ponds , wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	0	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	2	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	2	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	1	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	1	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	1	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	1	

		Additional Value	+	
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	0	
	Human	High (0) _____ Medium (2) _____ Low (4) _____	2	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	2	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____	0	

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

PC3 primary forest off of Powder 53
 Unit # Location Creek Ra. Sq. Ft. Score

comments Alder/ b.l. maple forest with some pockets of douglas fir and hemlock Almost all conifers have been removed by selective logging

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	4	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	3	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	5	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	4	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	4	
	Human	High (0) _____ Medium (2) _____ Low (4) _____	4	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	2	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____	Rarity of Habitat Type _____	0

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

BC2 Headwater Big Creek 48
Unit # Location Secondary habitat Sq. Ft. Score

Comments primarily deciduous forest fragmented by homes and
driveways. Actual headwater is 30 yr. old deciduous forest

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	8	
	Quality	Stagnant 0 _____ 3 _____ 6 Seasonally Flushed Continually Flushed	6	
	Proximity to cover	None 0 _____ 4 _____ 8 Nearby Immediately Adjacent	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 _____ 6 Two Present Three Present	2	
Food	Variety	Low 0 _____ 4 _____ 6 Medium High	4	
	Quantity	Low 0 _____ 4 _____ 6 Limited Year Round	3	
	Seasonality	None 0 _____ 4 _____ 6 Limited Year Round	3	
Cover	Structural diversity	Low 0 _____ 4 _____ 6 Medium High	3	
	Variety	Low 0 _____ 4 _____ 6 Medium High	3	
	Seasonality	Low 0 _____ 2 _____ 4 Medium High	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	2	
	Human	High (0) _____ Medium (2) _____ Low (4)	2	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	5	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____	0	

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

BC2 Big Creek watershed 15
Unit # Location off of Buck Cr Rd. Sq. Ft. Score

comments Ag area with mature mixed species hedgerow

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	0	
	Quality	Stagnant 0 _____ 3 _____ 8 Seasonally Flushed Continually Flushed	0	
	Proximity to cover	None 0 _____ 4 _____ 8 Nearby Immediately Adjacent	0	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 _____ 8 Two Present Three Present	0	
Food	Variety	Low 0 _____ 4 _____ 8 Medium High	2	
	Quantity	Low 0 _____ 4 _____ 8 Limited Year Round	2	
	Seasonality	None 0 _____ 4 _____ 8 Limited Year Round	2	
Cover	Structural diversity	Low 0 _____ 4 _____ 8 Medium High	1	
	Variety	Low 0 _____ 4 _____ 8 Medium High	1	
	Seasonality	Low 0 _____ 2 _____ 4 Medium High	1	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	1	
	Human	High (0) _____ Medium (2) _____ Low (4)	2	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	3	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____	0	

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

316

Unit # RC3 Location S3 Givins Cr Rd survey Sq. Ft. 37 Score 37

Comments RR - homes with large expanses of pasture. Pasture land
is surrounded by primary plus habitat making the open grassland habitat
of value to a greater diversity of wildlife species than if it was new to
a development

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	4	
	Quality	Stagnant 0 _____ 3 Seasonally Flushed Continually Flushed _____ 8	2	
	Proximity to cover	None 0 _____ 4 Nearby Immediately Adjacent _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 Two Present Three Present _____ 8	2	
Food	Variety	Low 0 _____ 4 Medium High _____ 8	3	
	Quantity	Low 0 _____ 4 Limited Year Round _____ 8	3	
	Seasonality	None 0 _____ 4 Limited Year Round _____ 8	3	
Cover	Structural diversity	Low 0 _____ 4 Medium High _____ 8	2	
	Variety	Low 0 _____ 4 Medium High _____ 8	3	
	Seasonality	Low 0 _____ 2 Medium High _____ 4	2	

		Additional Value			
Disturbance	Physical	High (0) _____ Medium (2) _____ Low (4)	1		
	Human	High (0) _____ Medium (2) _____ Low (4)	1		
Interspersion		Low (0) _____ Medium (3) _____ High (6)	3		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____			
		Rarity of Habitat Type _____			

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

Sheet 1

<u>SM1</u>	<u>Smith Road east of Crown Pt. Rd.</u>	<u>35</u>	
Unit #	Location	Sq. Ft.	Score
comments <u>rural residential pasture with small woodlot and hedgerows</u> <u>adjacent to Smith Creek Pasture plant species are all exotic.</u> <u>hedgerows are primarily native tree and shrub species</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	4	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	3	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	4	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	3	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	4	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	3	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	2	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	2	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	2	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	1		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	2		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	3		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____			
		Rarity of Habitat Type _____			

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

SMITH-2

<u>sm2</u>	<u>21 50</u>	<u>62</u>	
Unit #	Location	Sq. Ft.	Score
comments <u>Second growth primarily deciduous forest w/ some Douglas fir and cedar. This site is a part of the Smith Creek watershed and is one of the more part of one of the more contiguous riparian corridors and habitats in the more densely populated portion of the study area.</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ Perennial 8 _____	5	
	Quality	Stagnant 0 _____ Seasonally Flushed 3 _____ Continually Flushed 8 _____	6	
	Proximity to cover	None 0 _____ Nearby 4 _____ Immediately Adjacent 8 _____	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ Two Present 4 _____ Three Present 8 _____	2	
Food	Variety	Low 0 _____ Medium 4 _____ High 8 _____	5	
	Quantity	Low 0 _____ Limited 4 _____ Year Round 8 _____	6	
	Seasonality	None 0 _____ Limited 4 _____ Year Round 8 _____	5	
Cover	Structural diversity	Low 0 _____ Medium 4 _____ High 8 _____	6	
	Variety	Low 0 _____ Medium 4 _____ High 8 _____	6	
	Seasonality	Low 0 _____ Medium 2 _____ High 4 _____	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	3	
	Human	High (0) _____ Medium (2) _____ Low (4) _____	3	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	4.5	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____		

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

Smith 3

SM3 PP 2
Unit # Location Sq. Ft. Score

Comments This site although limited in species and structural diversity is designated as a wetland because it is a wetland with a standing water pond as well as part of the drainage.

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 6	3	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	4	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 6	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	1	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	3	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	4	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	1	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	1	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	4	
	Human	High (0) _____ Medium (2) _____ Low (4) _____	4	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	4	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____		
		Rarity of Habitat Type _____		

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands , ponds, rivers, streams, drainages, and associated riparian areas)

Unit #	HC1 Primary forest of Howard Rd.	Sq. Ft.	68	Score	
Comments	40 - 50 yr. old mixed deciduous/ coniferous forest				

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams , ponds , wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	4	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	7	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	5	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	2	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	2		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	3		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	6		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____			
		Rarity of Habitat Type _____			

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

HC2	Primary habitat	75	
Unit #	Location	Sq. Ft.	Score
comments <u>Headwater area of Howard Canyon primary forest between</u> <u>Louden Rd and the Howard Creek channel. Coniferous/deciduous</u> <u>forest - 80 - 100 yrs old. Some conifers and maples upward</u> <u>of 30 in dbh</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ Perennial 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed 0 _____ 3 _____ 6	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present 2 _____ 4 _____ 8	2	
Fad	Variety	Low _____ Medium _____ High 0 _____ 4 _____ 8	7	
	Quantity	Low _____ Limited _____ Year Round 0 _____ 4 _____ 8	7	
	Seasonality	None _____ Limited _____ Year Round 0 _____ 4 _____ 8	7	
Cover	Structural diversity	Low _____ Medium _____ High 0 _____ 4 _____ 8	7	
	Variety	Low _____ Medium _____ High 0 _____ 4 _____ 8	7	
	Seasonality	Low _____ Medium _____ High 0 _____ 2 _____ 4	3	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	3	
	Human	High (0) _____ Medium (2) _____ Low (4)	3	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	6	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____	Rarity of Habitat Type _____	0

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

BUC 1	Buck Creek	79	
Unit #	Location	Sq. Ft.	Score
comments <u>confluence w/ Sandy River</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	7	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	7	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	6	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	7	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	3	

		Additional Value			
Dis-turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	4		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	4		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	6		
Unique Features 0 - 4 Each		Wildlife <u>2</u> Flora _____ Rarity of Habitat Type <u>3</u>	5		

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

BUC2 Primary habitat 69
Unit # Location Sq. Ft. Score

comments middle section of Buck Creek - primary forest between
Louden Rd. and the Buck Creek channel 46-70 yr. coniferous
deciduous forest. Open canopy and forested openings throughout

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	6	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	6	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	3	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	3	
	Human	High (0) _____ Medium (2) _____ Low (4) _____	3	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	6	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____		
		Rarity of Habitat Type _____	φ	

(Wetlands , ponds, rivers, streams, drainages, and associated riparian areas)

<u>K1</u>	<u>Knieriem Creek</u>	<u>58</u>
<u>Unit #</u>	<u>Location Secondary habitat</u>	<u>Sq. Ft.</u>
<u>Score</u>		
comments	20-30 yr. old deciduous forest, houses, road, pasture	
	fragment continuous forest habitat along creek	
	inv. from adj. home taking over	

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	4	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	4	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	4	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	2	

		Additional Value			
Dis- turbance	Physical	High (0) _____	Medium (2) _____	Low (4) _____	4
	Human	High (0) _____	Medium (2) _____	Low (4) _____	0
Interspersion		Low (0) _____	Medium (3) _____	High (6) _____	4
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____			0

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

<u>KC 2</u>	<u>Knieriem Cr.</u>	<u>64</u>	
Unit #	Location	Sq. Ft.	Score
comments <u>30 - 50 yr. old deciduous/ coniferous forest</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	5	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	5	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	5	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	3	
	Human	High (0) _____ Medium (2) _____ Low (4) _____	3	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	5	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____	Rarity of Habitat Type _____	φ

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

Unit #	Location	Sq. Ft.	Score	
KC 3	impacted		14	
comments _____				

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ Perennial 8	0	
	Quality	Stagnant 0 _____ Seasonally Flushed 3 _____ Continually Flushed 6	0	
	Proximity to cover	None 0 _____ Nearby 4 _____ Immediately Adjacent 8	0	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ Two Present 4 _____ Three Present 6	0	
Food	Variety	Low 0 _____ Medium 4 _____ High 6	1	
	Quantity	Low 0 _____ Limited 4 _____ Year Round 6	2	
	Seasonality	None 0 _____ Limited 4 _____ Year Round 6	2	
Cover	Structural diversity	Low 0 _____ Medium 4 _____ High 6	1	
	Variety	Low 0 _____ Medium 4 _____ High 6	1	
	Seasonality	Low 0 _____ Medium 2 _____ High 4	1	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	1	
	Human	High (0) _____ Medium (2) _____ Low (4)	2	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	3	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____	0	

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

TRUST

TC1 PP 1
Unit # Location Sq. Ft. Score

comments this is a early succession (6 year) plant-a forest after logging it is primary plus habitat because it is at an ever changing successional stage surrounded by mature forest aged forest

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	4 6	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed 0 _____ 3 _____ 6	2	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High 0 _____ 4 _____ 8	4	
	Quantity	Low _____ Limited _____ Year Round 0 _____ 4 _____ 8	5	
	Seasonality	None _____ Limited _____ Year Round 0 _____ 4 _____ 8	5	
Cover	Structural diversity	Low _____ Medium _____ High 0 _____ 4 _____ 8	2	
	Variety	Low _____ Medium _____ High 0 _____ 4 _____ 8	2	
	Seasonality	Low _____ Medium _____ High 0 _____ 2 _____ 4	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	4	
	Human	High (0) _____ Medium (2) _____ Low (4)	4	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	5	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____		Rarity of Habitat Type _____

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

TROUT

IC2

PP3

78

Unit #

Location

Sq. Ft.

Score

comments

second growth 30 yr old forest mixed good structural diversity

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	8	
	Quality	Stagnant 0 _____ 3 Seasonally Flushed Continually Flushed _____ 8	8	
	Proximity to cover	None 0 _____ 4 Nearby Immediately Adjacent _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 Two Present Three Present _____ 8	2	
Food	Variety	Low 0 _____ 4 Medium High _____ 8	7	
	Quantity	Low 0 _____ 4 Limited Year Round _____ 8	7	
	Seasonality	None 0 _____ 4 Limited Year Round _____ 8	6	
Cover	Structural diversity	Low 0 _____ 4 Medium High _____ 8	6	
	Variety	Low 0 _____ 4 Medium High _____ 8	6	
	Seasonality	Low 0 _____ 2 Medium High _____ 4	3	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	4		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	4		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	6		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type <u>3</u> interior forest	3		

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

TC 3	D1 T1	66	TROUT C.
Unit #	Location	Sq. Ft.	Score
comments <u>Second growth mixed (deciduous) forest with some Douglas fir</u> <u>and Western Red Cedar trees are upland of 125 yrs. A drainage way with</u> <u>perennial water runs through the site. The site is approx. 40 acres of forested</u> <u>habitat surrounded by agricultural fields and roads.</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	6	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	6	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	6	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	3	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	4		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	3		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	2		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____	Rarity of Habitat Type _____		

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

LC4	<u>secondary habitat</u>		<u>40</u>	
Unit #	Location	Sq. Ft.	Score	
comments <u>Pasture surrounded by residential and 30 yr. old reforested</u> <u>land. Forest is primarily Douglas-fir with very sparse</u> <u>understory cover.</u>				

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ Perennial 8	0	
	Quality	Stagnant 0 _____ Seasonally Flushed 3 _____ Continually Flushed 8	0	
	Proximity to cover	None 0 _____ Nearby 4 _____ Immediately Adjacent 8	0	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ Two Present 4 _____ Three Present 8	0	
Food	Variety	Low 0 _____ Medium 4 _____ High 8	5	
	Quantity	Low 0 _____ Limited 4 _____ Year Round 8	6	
	Seasonality	None 0 _____ Limited 4 _____ Year Round 8	6	
Cover	Structural diversity	Low 0 _____ Medium 4 _____ High 8	4	
	Variety	Low 0 _____ Medium 4 _____ High 8	4	
	Seasonality	Low 0 _____ Medium 2 _____ High 4	4	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	3		
	Human	High (0) _____ Medium (2) _____ Low (4)	3		
Interspersion		Low (0) _____ Medium (3) _____ High (6)	5		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____	Rarity of Habitat Type _____	0	

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

TC#	P2 Trout Creek Bike Camp	Sq. Ft.	68	TRUST C.
Unit #	Location		Score	
	T2			
comments <u>Significant growth many forests, some conifers 100+ yrs</u> <u>good structure and species diversity, adjacent to Trout Creek. The camp</u> <u>facility buildings & roads parking area make this site primarily native 1000</u> <u>Primary plus</u>				

Component		Degree	Score	Comments
Water	Seasonality	Seasonal _____ Perennial _____ 4 _____ 8	8	
	Quality	Stagnant _____ Seasonally Flushed _____ Continually Flushed _____ 0 _____ 3 _____ 8	8	
	Proximity to cover	None _____ Nearby _____ Immediately Adjacent _____ 0 _____ 4 _____ 8	8	
	Diversity (streams, ponds, wetlands)	One Present _____ Two Present _____ Three Present _____ 2 _____ 4 _____ 8	2	
Food	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	6	
	Quantity	Low _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	6	
	Seasonality	None _____ Limited _____ Year Round _____ 0 _____ 4 _____ 8	7	
Cover	Structural diversity	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	7	
	Variety	Low _____ Medium _____ High _____ 0 _____ 4 _____ 8	7	
	Seasonality	Low _____ Medium _____ High _____ 0 _____ 2 _____ 4	3	

		Additional Value			
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	0		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	1		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	5		
Unique Features 0 - 4 Each		Wildlife _____ Flora _____			
		Rarity of Habitat Type _____			

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

Unit # LC2 Location Primary habitat Sq. Ft. 68 Score 68

Comments Headwater of Latached Creek Dense Canopy
which limits shrub growth

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	6	
	Quality	Stagnant 0 _____ 3 _____ 8 Seasonally Flushed Continuously Flushed	6	
	Proximity to cover	None 0 _____ 4 _____ 8 Nearby Immediately Adjacent	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 _____ 8 Two Present Three Present	2	
Food	Variety	Low 0 _____ 4 _____ 8 Medium High	6	
	Quantity	Low 0 _____ 4 _____ 8 Limited Year Round	6	
	Seasonality	None 0 _____ 4 _____ 8 Limited Year Round	8	
Cover	Structural diversity	Low 0 _____ 4 _____ 8 Medium High	4	
	Variety	Low 0 _____ 4 _____ 8 Medium High	4	
	Seasonality	Low 0 _____ 2 _____ 4 Medium High	4	

		Additional Value				
Dis- turbance	Physical	High (0) _____	Medium (2) _____	Low (4) _____	4	
	Human	High (0) _____	Medium (2) _____	Low (4) _____	4	
Interspersion		Low (0) _____	Medium (3) _____	High (6) _____	6	
Unique Features 0 - 4 Each		Wildlife _____	Rarity of Habitat Type _____		0	
		Flora _____				

FIGURE 3
WATER AREA
WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

GC 1	Gordon Creek primary forest	79	
Unit #	Location at confluence w/ Sandy Sq. Ft.	Score	
comments mixed coniferous/deciduous forest			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 _____ Perennial	8	
	Quality	Stagnant 0 _____ 3 _____ Seasonally Flushed Continually Flushed _____ 8 _____	6	
	Proximity to cover	None 0 _____ 4 _____ Nearby Immediately Adjacent _____ 8 _____	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 _____ Two Present Three Present _____ 8 _____	2	
Food	Variety	Low 0 _____ 4 _____ Medium High _____ 8 _____	7	
	Quantity	Low 0 _____ 4 _____ Limited Year Round _____ 8 _____	7	
	Seasonality	None 0 _____ 4 _____ Limited Year Round _____ 8 _____	6	
Cover	Structural diversity	Low 0 _____ 4 _____ Medium High _____ 8 _____	6	
	Variety	Low 0 _____ 4 _____ Medium High _____ 8 _____	7	
	Seasonality	Low 0 _____ 2 _____ Medium High _____ 4 _____	3	

		Additional Value			
Disturbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____	4		
	Human	High (0) _____ Medium (2) _____ Low (4) _____	4		
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____	6		
Unique Features 0 - 4 Each		Wildlife _____ 2 _____ Flora _____			
		Rarity of Habitat Type _____ 3 _____	5		

(Wetlands , ponds, rivers, streams, drainages, and associated riparian areas)

Unit #	Location	Sq. Ft.	Score
SR-1	S1		6A

		Additional Value			
Disturbance	Physical	High (0) _____ Medium (2) _____ Low (4) _____		2.	
	Human	High (0) _____ Medium (2) _____ Low (4) _____		2 1	
Interspersion		Low (0) _____ Medium (3) _____ High (6) _____		5	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____			

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas)

Sandy N.

SR2	Tertiary #1	Wood	65
Unit #	Location	Sq. Ft.	Score
comments <u>Second growth 40 year old Douglas fir Big leaf maple</u> <u>red alder Small healthy riparian mix forest connected to Sandy River but</u> <u>fragmented to east west and north by rural residential and agricultural use</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	8	
	Quality	Stagnant 0 _____ 8 Seasonally Flushed 3 _____ 8 Continually Flushed	8	
	Proximity to cover	None 0 _____ 8 Nearby 4 _____ 8 Immediately Adjacent	8	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 8 Two Present 4 _____ 8 Three Present	2	
Food	Variety	Low 0 _____ 8 Medium 4 _____ 8 High	5	
	Quantity	Low 0 _____ 8 Limited 4 _____ 8 Year Round	4	
	Seasonality	None 0 _____ 8 Limited 4 _____ 8 Year Round	6	
Cover	Structural diversity	Low 0 _____ 8 Medium 4 _____ 8 High	6	
	Variety	Low 0 _____ 8 Medium 4 _____ 8 High	5	
	Seasonality	Low 0 _____ 4 Medium 2 _____ 4 High	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	3	
	Human	High (0) _____ Medium (2) _____ Low (4)	3	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	5	
Unique Features 0 - 4 Each		Wildlife _____ Flora _____ Rarity of Habitat Type _____		

FIGURE 3

WATER AREA WILDLIFE HABITAT ASSESSMENT

(Wetlands, ponds, rivers, streams, drainages, and associated riparian areas) *Sandy North*

<u>SR-3</u>	<u>T-2 Woodard Rd</u>	<u>18</u>	
Unit #	Location	Sq. Ft.	Score
comments <u>typical riparian forest one dwelling commercial nursery</u> <u>surrounded by second growth & mixed deciduous coniferous forest</u> <u>forest connects to riparian forest along Sandy River</u>			

Component		Degree	Score	Comments
Water	Seasonality	Seasonal 4 _____ 8 Perennial	8	
	Quality	Stagnant 0 _____ 3 Seasonally Flushed Continually Flushed _____ 8	6	
	Proximity to cover	None 0 _____ 4 Nearby Immediately Adjacent _____ 8	6	
	Diversity (streams, ponds, wetlands)	One Present 2 _____ 4 Two Present Three Present _____ 8	2	
Food	Variety	Low 0 _____ 4 Medium High _____ 8	3	
	Quantity	Low 0 _____ 4 Limited Year Round _____ 8	4	
	Seasonality	None 0 _____ 4 Limited Year Round _____ 8	4	
Cover	Structural diversity	Low 0 _____ 4 Medium High _____ 8	3	
	Variety	Low 0 _____ 4 Medium High _____ 8	3	
	Seasonality	Low 0 _____ 2 Medium High _____ 4	2	

		Additional Value		
Dis- turbance	Physical	High (0) _____ Medium (2) _____ Low (4)	1	
	Human	High (0) _____ Medium (2) _____ Low (4)	1	
Interspersion		Low (0) _____ Medium (3) _____ High (6)	5	
Unique Features 0 - 4 Each		Wildlife _____ Rarity of Habitat Type _____ Flora _____		

Appendix B

Washington
Department of
Ecology
Recommendations

Table 4.1 Summary of Selected Buffer Width Requirements

Width	Main Criteria for Buffer Distance
25'	<ul style="list-style-type: none"> * Min. width to reduce sediment from grazing on 1% slopes; * Min. base width to stop sediment from logging roads on 0% slopes from reaching streams in a general watershed, plus additional 2 ft/each 1% increase in slope;
50'	<ul style="list-style-type: none"> * Min. width, plus 1.9 miles of stream length to reduce stream temperatures from grazed areas to normal; * Min. base width to stop sediment from logging roads on 0% slopes from reaching streams in a municipal watershed, plus additional 4 ft/each 1% increase in slope; * Min. width of buffer recommended by Wetland Ecologists and Wetland Biologist in Washington State Departments of Ecology and Wildlife; and Environmental Planners in the US Environmental Protection Agency; * Min. width to preserve the quality of salt marshes & hardwood swamps in low intensity urban development;
56'	<ul style="list-style-type: none"> * Dist. to reduce denitrification via subsurface flow from cultivated fields;
75'	<ul style="list-style-type: none"> * Min. buffer for diversity and numbers of wildlife in eastern Washington along channelized riparian habitat areas.
80'	<ul style="list-style-type: none"> * Min. width of shading canopy for streams in clear-cuts.
100'	<ul style="list-style-type: none"> * Min. width to reduce sediment fines in stream spawning beds for Salmon; * Min. width to maintain stable temperature for stream macroinvertebrates and other aquatic organisms; * Min. width to provide cover, organic debris, silt & fines reduction, reduced water turbidity, and maintain acceptable stream temperatures for Brook Trout, Cutthroat Trout and Rainbow Trout; * Dist. to reduce fecal coliform counts by 60% from dairy runoff. * Min. width to preserve the quality of salt marshes & hardwood swamps in high intensity urban development; * Min. width to preserve the quality of tidal freshwater marshes in low intensity urban development; * Typical width for water's edge of foraging area for Minks; * Min. width for riparian wetlands to maintain wildlife habitat in the Pacific NW;
118'	<ul style="list-style-type: none"> * Min. width of buffer crops (oat, sorghum, corn, sudangrass, and orchard grass) to reduce nutrients, sediment and fecal coliform in summer rainstorm runoff from livestock areas on 4% slopes;
150'	<ul style="list-style-type: none"> * Min. width recommended between septic tanks and water bodies; * Min. width to preserve the quality of tidal freshwater marshes in high intensity urban development;
200'	<ul style="list-style-type: none"> * Rule-of-thumb for heavy metals in Northwest highway runoff; * Max. distance of dens from water's edge for most Mink; * Min. width for forested wetlands to maintain wildlife habitat in the Pacific NW; * Average expected width of the Direct Influence Zone along rivers and wetlands;
300'	<ul style="list-style-type: none"> * Min. width for high nutrient loading in runoff; * Max. width of buffer in urban areas expected by Wetland Ecologists and Wetland Biologist in Washington State Depts of Ecology and Wildlife to maintain the quality of the wetland ecosystem; * Min. width for non-forested wetlands to maintain wildlife hab. in the Pacific NW;
300+'	<ul style="list-style-type: none"> * Distance of Wood Duck nesting sites (up to 600'); * Dist. to reduce disturbance of the Black Brant (300' - 600'); * Distance to reduce disturb. of Great Blue Heron rookeries (1/8 mile to 1/4 mile); * Foraging distance of the Beaver (up to 660');

Appendix C

Multnomah County Comprehensive Plan Policy I6-G

APPENDIX -- C

MULTNOMAH COUNTY

COMPREHENSIVE PLAN POLICY 16-G

It is the County's policy to protect and, where appropriate, designate as areas of significant environmental concern, those water areas, stream, wetlands, watersheds and groundwater resources having special public value in terms of the following:

- A. Economic Value;
- B. Recreation Value;
- C. Educational Research Value (Ecologically and scientifically significant areas);
- D. Public Safety, (Municipal water supply watersheds, water quality, flood water storage areas, vegetation necessary to stabilize river banks and slopes);
- E. Natural Area Value, (areas valued for their fragile character as habitats for plant, animal or aquatic life, or having endangered plant or animal species).

STRATEGIES

- A. Sites should be designated significant "if any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow."
- B. Water resource should be designated significant if:
 - 1. the resource lies within the boundaries of a public park or recreation facility and the resource is an integral part of the facility's recreational activities; or
 - 2. the resource contributes water to a park or recreation facility and diversion or degradation of the resource would significantly diminish the recreational value of the resource.
- C. Water resources should be designated significant if:
 - 1. they have been identified as being ecologically or scientifically significant by the Oregon Natural Heritage program; or
 - 2. if the resource is used for public educational purposes.
- D. Sites and resources should be designated significant in the following cases:
 - 1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source; or
 - 2. The water resource is part of the groundwater area for a municipal supply;
 - 3. The water resource and surrounding lands are flood storage areas which if altered would increase the frequency or height of floods downstream; or
 - 4. water quality, in terms of the significance of the riparian vegetation associated with the water resource, might be diminished by removal of the vegetation.
- E. Sites are considered significant if:
 - 1. they are designated Class 1, as defined in the State Forest Practices Act, by the Oregon Department of Forestry;
 - 2. if the area is the habitat of a threatened or endangered species;
 - 3. or if a Wildlife Habitat Assessment form has been completed and the site scored 45 or more points. A site may also be considered significant if it scores between 35-44 and it provides an essential connection between or enhances adjoining higher rated areas.

Adopted January 11, 1994

Appendix D

Statewide Planning
Goal 5 and Goal 5
Administrative Rule

5.

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

GOAL

To conserve open space and protect natural and scenic resources.

Programs shall be provided that will

- (1) insure open space,
- (2) protect scenic and historic areas and natural resources for future generations, and
- (3) promote healthy and visually attractive environments in harmony with the natural landscape character. The location, quality and quantity of the following resources shall be inventoried:
 - a. Land needed or desirable for open space;
 - b. Mineral and aggregate resources;
 - c. Energy sources;
 - d. Fish and wildlife areas and habitats;
 - e. Ecologically and scientifically significant natural areas, including desert areas;
 - f. Outstanding scenic views and sites;
 - g. Water areas, wetlands, watersheds and groundwater resources;
 - h. Wilderness areas;
 - i. Historic areas, sites, structures and objects;
 - j. Cultural areas;
 - k. Potential and approved Oregon recreation trails;
 - l. Potential and approved federal wild and scenic waterways and state scenic waterways.

Where no conflicting uses for such resources have been identified, such resources shall be managed so as to preserve their original character. Where conflicting uses have been identi-

fied the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

Cultural Area -- refers to an area characterized by evidence of an ethnic, religious or social group with distinctive traits, beliefs and social forms.

Historic Areas -- are lands with sites, structures and objects that have local, regional, statewide or national historical significance.

Natural Area -- includes land and water that has substantially retained its natural character and land and water that, although altered in character, is important as habitats for plant, animal or marine life, for the study of its natural historical, scientific or paleontological features, or for the appreciation of its natural features.

Open Space -- consists of lands used for agricultural or forest uses, and any land area that would, if preserved and continued in its present use:

- (a) Conserve and enhance natural or scenic resources;
- (b) Protect air or streams or water supply;
- (c) Promote conservation of soils, wetlands, beaches or tidal marshes;
- (d) Conserve landscaped areas, such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring property;

- (e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space;
- (f) Enhance recreation opportunities;
- (g) Preserve historic sites;
- (h) Promote orderly urban development.

Scenic Areas -- are lands that are valued for their aesthetic appearance.

Wilderness Areas -- are areas where the earth and its community of life are untrammelled by man, where man himself is a visitor who does not remain. It is an area of undeveloped land retaining its primeval character and influence, without permanent improvement or human habitation, which is protected and managed so as to preserve its natural conditions and which (1) generally appears to have been affected primarily by the forces of nature, with the imprint of man's work substantially unnoticeable; (2) has outstanding opportunities for solitude or a primitive and unconfined type of recreation; (3) may also contain ecological, geological, or other features or scientific, educational, scenic, or historic value.

GUIDELINES

A. PLANNING

1. The need for open space in the planning area should be determined, and standards developed for the amount, distribution, and type of open space.

(Continued on next page)

5. OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES (Continued)

2. Criteria should be developed and utilized to determine what uses are consistent with open space values and to evaluate the effect of converting open space lands to inconsistent uses. The maintenance and development of open space in urban areas should be encouraged.
3. Natural resources and required sites for the generation of energy (i.e. natural gas, oil, coal, hydro, geothermal, uranium, solar and others) should be conserved and protected; reservoir sites should be identified and protected against irreversible loss.
4. Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.
5. The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designating historic sites.
6. In conjunction with the inventory of mineral and aggregate resources, sites for removal and processing of such resources should be identified and protected.

7. As a general rule, plans should prohibit outdoor advertising signs except in commercial or industrial zones. Plans should not provide for the reclassification of land for the purpose of accommodating an outdoor advertising sign. The term "outdoor advertising sign" has the meaning set forth in ORS 377.710(24).

B. IMPLEMENTATION

1. Development should be planned and directed so as to conserve the needed amount of open space.
2. The conservation of both renewable and non-renewable natural resources and physical limitations of the land should be used as the basis for determining the quantity, quality, location, rate and type of growth in the planning area.
3. The efficient consumption of energy should be considered when utilizing natural resources.
4. Fish and wildlife areas and habitats should be protected and managed in accordance with the Oregon Wildlife Commission's fish and wildlife management plans.
5. Stream flow and water levels should be protected and managed at a level adequate for fish, wildlife, pollution abatement, recreation, aesthetics and agriculture.

6. Significant natural areas that are historically, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated. Plans should provide for the preservation of natural areas consistent with an inventory of scientific, educational, ecological, and recreational needs for significant natural areas.

7. Local, regional and state governments should be encouraged to investigate and utilize fee acquisition, easements, cluster developments, preferential assessment, development rights acquisition and similar techniques to implement this goal.
8. State and federal agencies should develop statewide natural resource, open space, scenic and historic area plans and provide technical assistance to local and regional agencies. State and federal plans should be reviewed and coordinated with local and regional plans.
9. Areas identified as having non-renewable mineral and aggregate resources should be planned for interim, transitional and "second use" utilization as well as for the primary use.

OREGON ADMINISTRATIVE RULES
CHAPTER 660, DIVISION 16 — LAND CONSERVATION AND DEVELOPMENT COMMISSION

DIVISION 16

**REQUIREMENTS AND APPLICATION
PROCEDURES FOR COMPLYING
WITH STATEWIDE GOAL 5**

Inventory Goal 5 Resources

660-16-000 (1) The inventory process for Statewide Planning Goal 5 begins with the collection of available data from as many sources as possible including experts in the field, local citizens and landowners. The local government then analyzes and refines the data and determines whether there is sufficient information on the location, quality and quantity of each resource site to properly complete the Goal 5 process. This analysis also includes whether a particular natural area is "ecologically and scientifically significant", or an open space area is "needed", or a scenic area is "outstanding", as outlined in the Goal. Based on the evidence and local government's analysis of those data, the local government then determines which resource sites are of significance and includes those sites on the final plan inventory.

(2) A "valid" inventory of a Goal 5 resource under subsection (5)(c) of this rule must include a determination of the location, quality, and quantity of each of the resource sites. Some Goal 5 resources (e.g., natural areas, historic sites, mineral and aggregate sites, scenic waterways) are more site-specific than others (e.g., groundwater, energy sources). For site-specific resources, determination of location must include a description or map of the boundaries of the resource site and of the impact area to be affected, if different. For non-site-specific resources, determination must be as specific as possible.

(3) The determination of *quality* requires some consideration of the resource site's relative value, as compared to other examples of the same resource in at least the jurisdiction itself. A determination of *quantity* requires consideration of the relative abundance of the resource (of any given quality). The level of detail that is provided will depend on how much information is available or "obtainable".

(4) The inventory completed at the local level, including options in subsections (5)(a), (b), and (c) of this rule, will be adequate for Goal compliance unless it can be shown to be based on inaccurate data, or does not adequately address location, quality or quantity. The issue of adequacy may be raised by the Department or objectors, but final determination is made by the Commission or the Land Use Board of Appeals as provided by law.

(5) Based on data collected, analyzed and refined by the local government, as outlined above, a jurisdiction has three basic options:

(a) **Do Not Include on Inventory:** Based on information that is available on location, quality and quantity, the local government might determine that a particular resource site is not important enough to warrant inclusion on the plan inventory, or is not required to be included in the inventory based on the specific Goal standards. No further action need be taken with regard to these sites. The local government is not required to justify in its comprehensive plan a decision not to include a particular site in the plan inventory unless challenged by the Department, objectors or

the Commission based upon contradictory information;

(b) **Delay Goal 5 Process:** When some information is available, indicating the possible existence of a resource site, but that information is not adequate to identify with particularity the location, quality and quantity of the resource site, the local government should only include the site on the comprehensive plan inventory as a special category. The local government must express its intent relative to the resource site through a plan policy to address that resource site and proceed through the Goal 5 process in the future. The plan should include a time-frame for this review. Special implementing measures are not appropriate or required for Goal 5 compliance purposes until adequate information is available to enable further review and adoption of such measures. The statement in the plan commits the local government to address the resource site through the Goal 5 process in the post-acknowledgment period. Such future actions could require a plan amendment;

(c) **Include on Plan Inventory:** When information is available on location, quality and quantity, and the local government has determined a site to be significant or important as a result of the data collection and analysis process, the local government must include the site on its plan inventory and indicate the location, quality and quantity of the resource site (see above). Items included on this inventory must proceed through the remainder of the Goal 5 process.

Stat. Auth.: ORS Ch. 183 & 197

Hist.: LCD 5-1981(Temp), f. & ef. 5-8-81; LCD 7-1981, f. & ef. 6-29-81; LCDC 3-1990, f. & cert. ef. 6-6-90

[ED. NOTE: The text of Temporary Rules is not printed in the Oregon Administrative Rules Compilation. Copies may be obtained from the adopting agency or the Secretary of State.]

Identify Conflicting Uses

660-16-005 It is the responsibility of local government to identify conflicts with inventoried Goal 5 resource sites. This is done primarily by examining the uses allowed in broad zoning districts established by the jurisdiction (e.g., forest and agricultural zones). A conflicting use is one which, if allowed, could negatively impact a Goal 5 resource site. Where conflicting uses have been identified, Goal 5 resource sites may impact those uses. These impacts must be considered in analyzing the economic, social, environmental and energy (ESEE) consequences:

(1) **Preserve the Resource Site:** If there are no conflicting uses for an identified resource site, the jurisdiction must adopt policies and ordinance provisions, as appropriate, which insure preservation of the resource site.

(2) **Determine the Economic, Social, Environmental, and Energy Consequences:** If conflicting uses are identified, the economic, social, environmental and energy consequences of the conflicting uses must be determined. Both the impacts on the resource site and on the conflicting use must be considered in analyzing the ESEE consequences. The applicability and requirements of other Statewide Planning Goals must also be considered, where appropriate, at this stage of the process. A determination of the ESEE consequences of

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identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites.

Stat. Auth.: ORS Ch. 183 & 197

Hist.: LCD 5-1981(Temp), f. & ef. 5-8-81; LCD 7-1981, f. & ef. 6-29-81

[ED. NOTE: The text of Temporary Rules is not printed in the Oregon Administrative Rules Compilation. Copies may be obtained from the adopting agency or the Secretary of State.]

Develop Program to Achieve the Goal

660-16-010 Based on the determination of the economic, social, environmental and energy consequences, a jurisdiction must "develop a program to achieve the Goal". Assuming there is adequate information on the location, quality, and quantity of the resource site as well as on the nature of the conflicting use and ESEE consequences, a jurisdiction is expected to "resolve" conflicts with specific sites in any of the following three ways listed below. Compliance with Goal 5 shall also be based on the plan's overall ability to protect and conserve each Goal 5 resource. The issue of adequacy of the overall program adopted or of decisions made under sections (1), (2) and (3) of this rule may be raised by the Department or objectors, but final determination is made by the Commission, pursuant to usual procedures:

(1) **Protect the Resource Site:** Based on the analysis of the ESEE consequences, a jurisdiction may determine that the resource site is of such importance, relative to the conflicting uses, and the ESEE consequences of allowing conflicting uses are so great that the resource site should be protected and all conflicting uses prohibited on the site and possibly within the impact area identified in OAR 660-16-000(5)(c). Reasons which support this decision must be presented in the comprehensive plan, and plan and zone designations must be consistent with this decision.

(2) **Allow Conflicting Uses Fully:** Based on the analysis of ESEE consequences and other Statewide Goals, a jurisdiction may determine that the conflicting use should be allowed fully, notwithstanding the possible impacts on the resource site. This approach may be used when the conflicting use for a particular site is of sufficient importance, relative to the resource site. Reasons which support this decision must be presented in the comprehensive plan, and plan and zone designations must be consistent with this decision.

(3) **Limit Conflicting Uses:** Based on the analysis of ESEE consequences, a jurisdiction may determine that both the resource site and the conflicting use are important relative to each other, and that the ESEE consequences should be balanced so as to allow the conflicting use but in a limited way so as to protect the resource site to some desired extent. To implement this decision, the jurisdiction must designate with certainty what uses and activities are allowed fully, what uses and activities are not allowed at all and which uses are allowed conditionally, and what specific standards or limitations are placed on the permitted and conditional uses and activities for each resource site. Whatever mechanisms are used, they must be specific enough so that affected property owners are able to determine what uses and activities are

allowed, not allowed, or allowed conditionally and under what clear and objective conditions or standards. Reasons which support this decision must be presented in the comprehensive plan, and plan and zone designations must be consistent with this decision.

Stat. Auth.: ORS Ch. 183 & 197

Hist.: LCD 5-1981(Temp), f. & ef. 5-8-81; LCD 7-1981, f. & ef. 6-29-81

[ED. NOTE: The text of Temporary Rules is not printed in the Oregon Administrative Rules Compilation. Copies may be obtained from the adopting agency or the Secretary of State.]

Post-Acknowledgment Period

660-16-015 (1) All data, findings, and decisions made by a local government prior to acknowledgment may be reviewed by that local government in its periodic update process. This includes decisions made as a result of OAR 660-16-000(5)(a), 660-16-005(1), and 660-16-010. Any changes, additions, or deletions would be made as a plan amendment, again following all Goal 5 steps.

(2) If the local government has included in its plan items under OAR 660-16-000(5)(b), the local government has committed itself to take certain actions within a certain time frame in the post-acknowledgment period. Within those stated time frames, the local government must address the issue as stated in its plan, and treat the action as a plan amendment.

Stat. Auth.: ORS Ch. 183 & 197

Hist.: LCD 5-1981(Temp), f. & ef. 5-8-81; LCD 7-1981, f. & ef. 6-29-81

[ED. NOTE: The text of Temporary Rules is not printed in the Oregon Administrative Rules Compilation. Copies may be obtained from the adopting agency or the Secretary of State.]

Landowner Involvement

660-16-020 (1) The development of inventory data, identification of conflicting uses and adoption of implementing measures must, under Statewide Planning Goals 1 and 2, provide opportunities for citizen involvement and agency coordination. In addition, the adoption of regulations or plan provisions carries with it basic legal notice requirements. (County or city legal counsel can advise the planning department and governing body of these requirements.) Depending upon the type of action involved, the form and method of landowner notification will vary. State statutes and local charter provisions contain basic notice requirements. Because of the nature of the Goal 5 process as outlined in this paper it is important to provide for notification and involvement of landowners, including public agencies, at the earliest possible opportunity. This will likely avoid problems or disagreements later in the process and improve the local decision-making process in the development of the plan and implementing measures.

(2) As the Goal 5 process progresses and more specificity about the nature of resources, identified conflicting uses, ESEE consequences and implementing measures is known, notice and involvement of affected parties will become more meaningful. Such notice and landowner involvement, although not identified as a Goal 5

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requirement is in the opinion of the Commission, imperative.

Stat. Auth.: ORS Ch. 183 & 197

Hist.: LCD 5-1981(Temp), f. & ef. 5-8-81; LCD 7-1981, f. & ef. 6-29-81

[ED. NOTE: The text of Temporary Rules is not printed in the Oregon Administrative Rules Compilation. Copies may be obtained from the adopting agency or the Secretary of State.]

Policy Application

660-16-025 [LCD 5-1981(Temp),
f. & ef. 5-8-81;
LCD 7-1981, f. & ef. 6-29-81;
Repealed by LCDC 3-1990,
f. & cert. ef. 6-6-90]

Mineral and Aggregate Resources

660-16-030 (1) When planning for and regulating the development of aggregate resources,

local governments shall address ORS 517.750 to 517.900 and OAR Chapter 632, Divisions 1 and 30.

(2) Local governments shall coordinate with the State Department of Geology and Mineral Industries to ensure that requirements for the reclamation of surface mines are incorporated into programs to achieve the Goal developed in accordance with OAR 660-16-010.

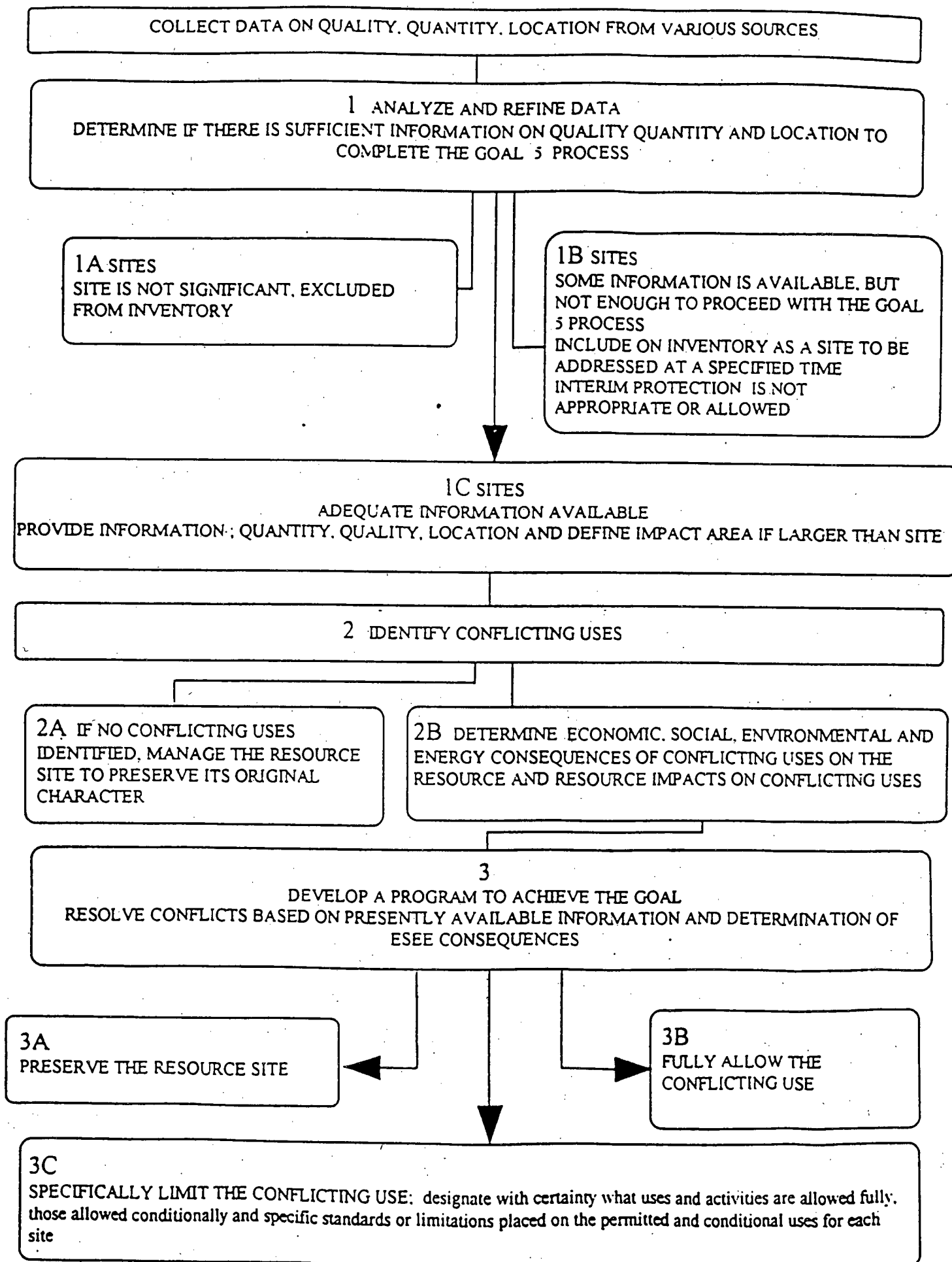
(3) Local governments shall establish procedures designed to ensure that comprehensive plan provisions, land use regulations, and land use permits necessary to authorize mineral and aggregate development are coordinated with the State Department of Geology and Mineral Industries. Local governments shall amend comprehensive plans and land use regulations, as necessary, no later than January 1, 1993.

(4) The provisions of this rule shall be effective immediately.

Stat. Auth.: ORS Ch. 183 & 197

Hist.: LCDC 3-1992, f. & cert. ef. 6-10-92

GOAL 5 PROCESS SUMMARY



APPENDIX -- E

STREAM PROFILES

E.1. METHODOLOGY: STREAM INVENTORY AND PROCEDURES

This project involved data collection for five streams in the East Multnomah County area: Smith, Pounder, Buck, Trout, and Cat (a tributary to Gordon¹) Creeks. The survey was conducted by East Multnomah Soil and Water Conservation District, funded by a grant from the Oregon Department of Agriculture. In addition to providing the data for the Multnomah County Planning division, the data will be used by the Conservation District to assess problem areas and establish priorities for future assistance to landowners and managers in the survey area. Field workers collected data on each of the subject streams during the summer of 1994.²

Mapping

Each of the four streams is shown on an individual topographic map. The topographic map indicates the reaches that were surveyed. Numbers on the map correspond to data sheets and the narrative report.

The field workers prepared basin maps which illustrate the approximate land area drained by each stream. The field workers made extensive use of property maps from Multnomah County and aerial infrared maps of the watershed areas from Metro and the US Department of Agriculture Natural Resources Conservation Service.

Data Forms

Project workers used 2 data forms:

- the modified Wildlife Habitat Assessment form used by Multnomah County, City of Portland, and other jurisdictions; and
- a modified Environmental Protection Agency (EPA) streamwalk form.

The consulting firm of SRI/Shapiro modified these forms and used them extensively for stream survey work in the West Hills rural area of Multnomah County. Winterowd Planning Services elected to use these modified forms so that the County would achieve internal consistency among its reports. These were the same forms used for the first round of East Multnomah County streams (Big, Knieriem, Howard Creeks) surveyed in February of 1994.

¹ Data on Gordon Creek is from Portland State University's 1990 study "An inventory of Nine Stream Corridors in Multnomah County, Oregon" prepared for the East and West Multnomah Soil and Water Conservation Districts

² Sources of information included: Jay Massey, ODFW, for Class designation and verification of determining reaches; Brent Forsberg, ODFW Oregon River Information System, for determining rare and endangered species and information on the streams; Ron Klein, METRO, for education information on streams; Corbett School District for education projects on streams; Michael Ciscell, Oregon Water Resources Department for water usage on the streams; and Gordon Howard, Multnomah County, for Public Safety information on streams.

Wildlife Habitat Assessment System

The Oregon Department of Land Conservation and Development acknowledges the Wildlife Habitat Assessment rating system originally developed by the City of Beaverton in 1983 as part of their Goal 5 update, as meeting the requirements of the Goal 5 inventory process. The Wildlife Habitat Assessment system is used by many jurisdictions throughout the Portland metropolitan area.

The assessment team used the following rating score:

- Primary Significance= a Wildlife Habitat Assessment score of 45 points or above;
- Secondary Significance= a Wildlife Habitat Assessment score between 35 and 44 points if the resource functions as an essential connection or demonstrably enhances higher rated adjacent areas.

EPA Streamwalk

The EPA Streamwalk looks at adjacent land use and impacts along with physical attributes of the stream and stream channel. All measurements obtained through the streamwalk process are estimates unless otherwise indicated.³

Stream Reaches

Members of the project team filled out a data sheet for each stream reach. A reach is defined as a section of stream that shares similar characteristics such as vegetation, stream structure, land use, land forms, and other physical characteristics that typify the stream and surrounding riparian area.

A new reach begins where there is a break in the continuity of the stream. Reach demarcation points may be man-made such as a road, pond, clear-cut; or they may be naturally occurring, such as a noticeable change in riparian vegetation, amount and kind of surrounding wetlands, stream substrate, or other stream characteristics such as slope, channel, etc. In most cases, members of the project team walked the entire length of each reach. However, in a few cases, due to either lack of access or owner's permission, team members observed inaccessible portions of the reach partially from the best vantage points available; or partially walked the upstream and downstream sections.

³ CFS (cubic feet per second) estimates require further analysis. Two different volunteers with some expertise on stream flow could not agree on all estimates.

A. BUCK CREEK

A.1. SIGNIFICANCE OF BUCK CREEK

Multnomah County Comprehensive Framework Plan policy 16-G establishes five criteria for determining significance.⁴ A resource must reach a threshold level of significance under at least one of these criteria before the County may designate the resources significant for further consideration under Statewide Planning Goal 5.

Buck Creek is significant because:

- its waters are applied beneficially to the adjoining land, and its presence on the land increases property values;
- it empties into the Sandy River and any diminishment of Buck Creek waters would correspondingly diminish the recreational values of several major regional parks along the Sandy.
- wetlands associated with Buck Creek substantially reduce the potential of down stream flooding; and
- all reaches of Buck Creek exceed the minimum threshold level of significance for wildlife habitat values.

ECONOMIC

- Strategy A of Policy 16-G states that sites should be designated significant "if any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow."

Property owners along the creek withdraw creek water, according to the Oregon Water Resources Department, for beneficial use on the land, including agricultural purposes. Lands through which streams flow have a greater real estate market appeal, both for residential and agricultural lands, than do properties without streams.

RECREATIONAL

- Strategy B of Policy 16-G states that a water resource should be designated significant if:
 1. The resource lies within the boundaries of a public park or recreational facility and the resource is an integral part of the facility's recreational activities; or
 2. The resource contributes water to park or recreation facility and diversion

⁴ See Multnomah County Ordinance No. 784, adopted January 11, 1994, amending Multnomah County Comprehensive Framework Plan Policy 16-G: Water Resources and Wetlands. See also, Appendix A of this report.

or degradation of the resource would significantly diminish the recreational value of the resource.

Buck Creek drains into the Sandy River upstream of Oxbow County Park and Camp Collins, a YMCA camp. The Sandy then flows downstream through Dabney State Park and Lewis and Clark State Park. There are other camping, meeting and well-maintained hiking trails along the upper reaches of Buck Creek. Portland area residents use the Sandy River heavily for recreational purposes. A degradation of water quantity or quality would have substantial adverse impacts upon water borne recreational activities in the Sandy River.

EDUCATION

- Strategy C of Policy 16-G states that water resources should be designated significant if they have been identified as being ecologically or scientifically significant by the Oregon Natural Heritage program or if the resource is used for public educational purposes.

Buck Creek is not listed as ecologically or scientifically significant by the Oregon Natural Heritage program. Corbett School District and Metro Greenspaces were contacted and no educational programs are being run through them at this time on Buck Creek.

PUBLIC SAFETY

- Policy 16-G includes Strategy D which states that sites and resource should be designated significant in the following cases:

1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source; or
2. The water resource is part of the groundwater area for a municipal supply; or
3. The water resource and surrounding lands are flood storage areas which if altered would increase the frequency or height of floods downstream.

Buck Creek is not within an existing or proposed local Watershed Management Unit. However, extensive wetlands from small to large run the length of Buck Creek. The wetlands provide greater flood storage capacity than the stream channel alone. They are spread out over the length of the stream and will mitigate flow rates. The riparian corridor ranges in width from 30-100 feet. The range of the overhead canopy is 25%-100% with over half at 75%-100%. The present canopy cover is sufficient to increase water quality by maintaining stream temperature and mitigating peak flows.

NATURAL AREA

- Strategy E of Policy 16-G addresses the natural area value of the resource. Sites are considered significant if they are designated Class 1 by the Oregon Department of Forestry, if the area is the habitat of a threatened or endangered species, or if a Wildlife Habitat Assessment form has been completed and the site scored 45 or more points. A site may also be considered significant if it scores between

35-44 points and it provides an essential connection between or enhances adjoining higher rated areas.

The Oregon Department of Forestry designates Buck Creek as a Class 1 Stream. The Oregon Department of Fish & Wildlife River Information System states that the major species for this stream are Cutthroat trout and Blacktail deer. Red legged frog and evidence of Pileated woodpeckers were also found in this region.

Threatened and Endangered Species Data: Not applicable

Wildlife Habitat Assessment:

Average score: 76. Range of scores: 68-83

A.2. DESCRIPTION OF BUCK CREEK

Buck Creek originates in the Larch Mountain region of East Multnomah County. It is located on the US Geological Survey Sandy, Bull Run, and Bridal Veil quadrangles. Buck Creek is not located within National Forest lands. From an elevation of 2,000 feet above sea level, Buck Creek flows southwesterly to the Sandy River at an elevation of below 150 feet. Buck Creek is 11.36 miles long and has two main tributaries at its headwaters. Other small streams enter Buck Creek in its upper regions. All are small and possibly of spring origin. Where these small streams enter notations are made in the section description. Buck Creek drains approximately 2,500 acres.

Major land use in the Buck Creek watershed is forest/logging and agriculture with some rural residential areas. This report narrative begins at the mouth of Buck Creek, where it joins the Sandy River, and progresses upstream to where the creek divides into north and south tributaries. Section reports describe the data collected as being Main Stem, North, or South Tributary. Numbers on the section range from #12 at the mouth of Buck Creek to #5 where the main stem branches. Tributaries are marked North or South with numbers declining in value as you advance towards headwaters of either tributary.

Section 12 - Mouth of Buck Creek. Sandy River upstream. Habitat Score: 68
Team members observed this section of creek from the Sandy River. The water was cool and clear and we sighted fish. Caddisflies and snails were the most observable macro-invertebrate in the stream. A good proportion of the creek is pools and riffles. The forest canopy is closed, consisting primarily of Big Leaf Maple and Red Alder. The shrub layer is mostly dogwood and alder. We observed cover to be mostly native except for some Himalayan Blackberry. There is high recreational use at this point as Gordon Creek Road allows access to the Sandy River along Buck Creek.

Section 11 - Main Stem. Gordon Creek Road upstream. Habitat Score: 74
There is evidence of man-made structures in the stream that may serve as habitat modification to create riffles and pools. The ratio in some areas of this reach is almost one to one. Structures are made with both boulders and large pieces of downed woody

debris. There are footpaths down to the stream and an abnormal amount of metal debris and logging cable. There is also a pipe that looks like a discharge source coming in from a residence on the north side of the stream. There are fish in this reach along with caddisflies and snails. Water is cool and clear. There is a good canopy of alders with a shrub layer of salmonberry and blackberry. Large trees are absent. Except for blackberry, the cover appears to be native and undisturbed. Substrate consists of boulders with a mixture of gravel, cobbles, sand and gravel with small amounts of silt.

Section 10 - Main Stem Habitat Score: 73

This section noticeably becomes steeper and the channel more narrow. Slope increases to a gradient of 10-15%. There are rapids, falls and plunge pools in this reach. The bedrock is exposed and there is a high percentage of sandstone and conglomerate along the stream bank. Actual percent of substrate is 50% boulders (some as large as 3-5 feet); low silt; and sand, gravel and cobbles evenly distributed. The canopy is closed with alder predominating over some conifers. The shrub layer is a mixture of vine maple, salmonberry, and ninebark. There is a good ground cover of oxalis, ferns, and piggy back. Mosses and liverworts are present. Large and small woody debris is in and around the creek. The fish habitat is good and we sighted many fish in pools. Toward the end of the reach there are several falls areas and several series of riffles, pools, and falls.

Section 9 - Main Stem. Above falls area and west of Mannthey Rd. Habitat Score: 67
The area has been impacted by housing and logging. The creek is wider and more shallow on average. There are houses on both sides of creek with man made structures in the water and a culvert under the road. The man-made structures in the stream appear to be placed there for habitat diversity and to create pools and riffles. There were trout in several pools. The canopy is not as dense - between 50-75%. The cover is mostly alder and cottonwood. Caddisflies are present.

Section 8 - Main Stem. Between Mannthey Rd. and Deverell Rd. Habitat Score: 75
Deverell Rd. loops and crosses Buck Creek in two places. There is limited access to this section of the stream. Again, this section has been modified to make pools. Two pools were observed that are quite deep, one between 2-3 feet and the other between 4-6 feet. I did not see any fish in this section. There is a house on Mannthey Rd., but otherwise there is little human impact except where the road crosses the creek and the stream is culverted. Cover is good, close to 75%, and consists mainly of cedar, alder, and Big Leaf Maple. The stream has both riffles and pools in good proportion and substrate is mostly boulders and cobbles. Caddisflies are present.

Section 7 - Main Stem Between Deverell Rd. east and west. Habitat Score: 76
Access is limited. Fish are again present in this section of the stream. There are good riffles and pools, and substrate is evenly distributed with good gravels. Water is cool and moderately shaded with alders and dense shrub thickets in areas. There is evidence of logging located back from stream, 100-150 feet. On the north side it appears

that selective cutting was practiced. The south side was clear-cut about 15 years ago. The riparian buffer is in good shape, but from the infrared aerial photo it appears that surrounding land is sparsely vegetated with older trees. There are good snags for wildlife. Caddisflies are present.

Section 6 - Main Stem. Between Donahue Rd. and Deverell Rd. Habitat Score: 76
The human impacts in this area are logging, in some areas as close as 40 feet from the creek bank, and roads that cross the stream. There are man-made structures in the stream placed there to create riffles. The water is clear and cool and fish are present. The substrate is evenly mixed with low silt. The stream is diverse, with pools, riffles, and backwaters. Woody debris is in evidence in and around stream. Vegetation is natural with the canopy being mostly cedar, Douglas fir, and alder. The berry source appears to be good for wildlife. Huckleberry, salmonberry, and elderberry were found along with thimble berry and Devil's Club. The ground cover is moss, fern, and oxalis. Caddisflies are present.

Section 5- Main Stem Habitat Score: 79
This section is mostly a huge beaver-created wetland. There are native sedges, grasses, and rushes with alder, hemlock, and cedar for tree boundary. There are many islands in this wetland and water flows throughout. The wetlands are approximately 40-50 feet across in some areas and approximately 1,000 feet or more long. The wetland is very extensive and difficult to walk. There are two tributaries that make up Buck Creek's headwater reaches. They are referred to as North Tributary and South Tributary. For consistency this report will follow both tributaries upstream from the main stem.

NORTH TRIBUTARY

Section 4 - North tributary Habitat Score: 81
This reach is typified by wetlands and dense forest area. The whole North and South tributaries are characterized by pocket wetlands on both sides of the stream. The beaver dam in this reach changes the look profoundly, slowing the water down and making wide pools. Going upstream the stream narrows and cover is more dense. The substrate is silty and organic because of the dam. The canopy is mostly deciduous with a thicker shrub layer but still more open than upstream reaches.

Section 3 - North tributary Habitat Score: 81

This reach is characterized by skunk cabbage wetlands. There is a foot path that crosses the stream on wooden foot bridges. The trail is well maintained, but there is no litter or human debris in the area. Tree cover here is predominantly an alder/hemlock mix. Shrub layer is salmonberry and Devil's Club. There is some evidence of logging away from the stream. An area has been cleared for camping. The stream has 60-70% gravels and good pool to riffle ratio.

Section 2 - North tributary

Habitat Score: 83

Wetlands continue on both sides of the stream averaging 20-30 feet wide. The canopy is mostly hemlock. There is significant plant diversity - both riparian and wetlands. There is considerable wood debris both in and along stream. The big snags in the area should be good for wildlife habitat. There is a small pond on the upstream stretch of reach. A flowing tributary joins Buck Creek. Riffles and pools are common in this section. Substrate is mostly silt and sand with equal amounts of gravel and cobble. A trash-strewn campsite is near the creek but appears to have minimum impact on the waters. Evidence was found of springs feeding the surrounding wetlands.

Section 1 - North Tributary

Habitat Score: 82

This reach is the start of Buck Creek North Tributary. The actual springs were not located but as the reach is characterized the actual headwaters was not pertinent. This area is in the process of being developed. Homes and trailers are located in this area, known as the Foothills Ranch subdivision. Most of the houses have appropriate buffers, but one house is within 30 feet of the stream. There are also two ponds. The large one has 4-6 inch fish of some kind in it. The smaller pond has tadpoles. A dirt road sometimes passes as close as 15 feet away. There also foot bridges that cross the creek. However, despite all the activity, the stream looks in good shape. Minimum garbage is located in and around the creek. There are snags and stumps for wildlife habitat. There are mosses and liverworts in and around the stream. The canopy is closed by cedar, Douglas fir, and hemlock. Wetlands and dry stream channels border the main stream bed. Downed woody debris is strewn in and around the stream. There is good natural ground cover.

SOUTH TRIBUTARY

Habitat Score: 72

Section 5 - South tributary

The tributary begins where the wetlands are shown on the USGS map and ends where the tributaries meet. This area has many well-maintained foot trails and bridges. Tree cover is not thick, but shrub cover is very dense in places. The area was logged, but the second growth looks healthy. Throughout this reach there are well-developed skunk cabbage wetlands. Human impacts consist of logging and trails. The stream is in good shape and there are large deposits of woody debris in and around the stream. The substrate is mostly cobble with some gravel. The water is clear.

Section 4 - South tributary

Habitat Score: 83

This reach is a forested beaver-created large wetland. Trees are adjacent to the wetland and many vegetated islands run through the system. Water continually flows between a series of pools and ponds. The forest is heavily vegetated on both sides. There was no evidence of human impact.

Section 3 - South tributary

Habitat Score: 72

There has been selective tree cutting in this area. The ground cover is sparse with duff and woody debris on the ground. The area lacks forested wetlands that are typically found along this creek. The stream is channel-braided in places. The substrate consists of large cobble and small boulders.

Section 2: South tributary

Habitat Score: 82

The forested wetlands return in this area on both sides of the stream. The stream channel also braids in places. There is evidence of springs along the stream. There are thickets of salmonberry and Devil's Club along the stream bank with good ground cover including mosses and liverworts. A canopy of 75-100% covers the stream, and consists of Douglas fir, hemlock, cedar, and shrub layer of vine maple. Considerable amounts of woody debris lies in and around the stream. There are good pools and riffles. The substrate is mostly gravel and cobbles.

Section 1 - South tributary

Habitat Score: 82

This section of stream runs through a clear-cut area. The spring that feeds this tributary was not located. Logging has severely impacted this headwater region of Buck Creek. The stream is covered by debris from logging. There is some non-native vegetation grove (scotch broom and evergreen blackberry) because of logging activity. However, the native shrub layer is also returning.

Small wetlands edge the stream. There are pools by the road that crosses over the stream. Culverts under the road are squished. The tree cover is sparse, mostly a shrub layer of willow and salmonberry. The stream flow is good with riffles and pools. The substrate is high silt because of clear-cutting. There is ample evidence of elk. In a clear cut area a 6-7 point bull elk was spotted. Douglas fir seedlings have been planted in the area.

BUCK CREEK - CONCLUSIONS

Buck Creek is a stream characterized by beaver and forested wetlands throughout its length. The vegetation for the most part is natural with good conifer and deciduous tree cover. Fish were noted in several of the reaches, consistent with observations concerning habitat diversity within the stream and in pools and riffles. Generally, the substrate ranges from boulders to gravels. Silts are only found in logged areas. The primary human impacts consist of logging and roads that cross and run alongside the creek. To a lesser extent housing impacts the stream. In the upper reaches of both tributaries there are extensive, well-maintained footpaths.

The creek is not yet heavily impacted by residential housing. Future impacts could be minimized by carefully planning new housing placement and construction in the stream impact area.

B. TROUT CREEK

B.1. SIGNIFICANCE OF TROUT CREEK

A resource must reach a threshold level of significance under at least one of these criteria before the County may designate the resources significant for further consideration under Statewide Planning Goal 5.

Trout Creek is significant because:

- its waters are applied beneficially to the adjoining land, and its presence on the land increases property values;
- it empties into the Sandy River and any diminishment of Trout Creek waters would correspondingly diminish the recreational values of several major regional parks along the Sandy.
- wetlands associated with Trout Creek substantially reduce the potential of down stream flooding; and
- all reaches of Trout Creek exceed the minimum threshold level of significance for wildlife habitat values.

ECONOMIC VALUE

- Strategy A of Policy 16-G states that sites should be designated significant "if any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow."

Property owners along the creek withdraw creek water, according to the Oregon Water Resources Department, for beneficial use on the land, including agricultural purposes. Lands through which streams flow have a greater real estate market appeal, both for residential and agricultural lands, than do properties without streams.

RECREATIONAL VALUE

- Strategy B of Policy 16-G states that a water resource should be designated significant if:
 1. The resource lies within the boundaries of a public park or recreational facility and the resource is an integral part of the facility's recreational activities; or
 2. The resource contributes water to park or recreation facility and diversion or degradation of the resource would significantly diminish the recreational value of the resource.

Trout Creek drains into the Sandy River upstream of Oxbow County Park. The Sandy then flows downstream through Dabney State Park and Lewis and Clark State Park. The Trout Creek Bible Camp is located along the Main Stem. There is ample evidence of private recreational use, such as trails, bridges, and camp housing along the lower reaches of the creek. Portland area residents use the Sandy River heavily for recreational purposes. A degradation of water quantity or quality would have substantial adverse impacts upon water borne recreational activities in the Sandy River, and would have similar impacts upon private recreational uses such as Trout Creek Bible Camp

which lie along the creek.

EDUCATION

- Strategy C of Policy 16-G states that water resources should be designated significant if they have been identified as being ecologically or scientifically significant by the Oregon Natural Heritage program or if the resource is used for public educational purposes.

Trout Creek is not listed as ecologically or scientifically significant by the Oregon Natural Heritage program. Corbett School District and Metro Greenspaces were contacted and no educational programs are being run through them at this time on Trout Creek. However, Trout Creek Bible Camp uses the creek and adjacent property for youth educational purposes.

PUBLIC SAFETY

- Policy 16-G includes Strategy D which states that sites and resource should be designated significant in the following cases:
 1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source; or
 2. The water resource is part of the groundwater area for a municipal supply; or
 3. The water resource and surrounding lands are flood storage areas which if altered would increase the frequency or height of floods downstream.

Trout Creek is not within an existing or proposed local Watershed Management Unit. However, there are extensive wetlands along Trout Creek which provide greater flood storage than the stream channel alone. The riparian corridor ranges in width from 0-100 feet with the majority of the riparian zone between 50-100 feet in width. The canopy coverage ranges from 25-100% with the majority of sites at 50-75% coverage. The present canopy cover is sufficient to increase water quality by maintaining stream temperature and mitigating peak flows.

NATURAL AREA

- Strategy E of Policy 16-G addresses the natural area value of the resource. Sites are considered significant if they are designated Class 1 by the Oregon Department of Forestry, if the area is the habitat of a threatened or endangered species, or if a Wildlife Habitat Assessment form has been completed and the site scored 45 or more points. A site may also be considered significant if it scores between 35-44 points and it provides an essential connection between or enhances adjoining higher rated areas.

The Oregon Department of Forestry designates Trout Creek as a Class 1 Stream. The Oregon Department of Fish & Wildlife River Information System lists wild runs of Rainbow trout and Cutthroat trout in Trout Creek. A major species listed is the mule deer. There are also signs of Pileated woodpeckers. Red legged frogs were sighted during fieldwork for the project.

Threatened and Endangered Species Data: Not applicable

Wildlife Habitat Assessment:

Average score: 69. Range of scores: 27-81

B.2. DESCRIPTION OF TROUT CREEK

Trout Creek is a tributary of the Sandy River. It is found on the USGS Sandy and Bull Run quadrangle maps, west of Mt. Hood National Forest land. The creek has its origins in the Larch Mountain region of East Multnomah County. From its headwaters it flows in a westerly direction, taking a northerly turn at its mouth. Trout Creek is made up of two main branches with several tributaries feeding each branch. The creek is 16.6 miles long, including tributaries, and drains approximately 3,560 acres. The major land uses in the Trout Creek watershed are forest/logging, agriculture, and rural residential.

This report begins at the lower end of Trout Creek. The mouth of Trout Creek was surveyed from the Sandy River. Fieldworkers began collecting data from Gordon Creek Road, working their way upstream. The attached topographic maps are marked to indicate reach areas. Trout Creek is laced with innumerable tributary streams. Therefore, one should be cautious in placing an exact count and location of every one of the small tributaries.

The stream narrative is organized by tributary with sub-heading within each narrative.

TROUT CREEK - MAIN STEM

Section 1 - Main Stem. Gordon Creek Rd.

Habitat Score: 72

Data was collected on both sides of the road as the topography was similar.

Permission was not granted to enter the land from this section of the creek downstream to the mouth of the creek. Fieldworker flags indicated that this area was researched on 9/16/93.⁶ A six foot culvert goes under Gordon Creek Rd. The culvert could possibly be a barrier to fish during certain parts of the year. In this section the stream has a good pool to riffle ratio, almost 1:1 on the east side of the road. On the west side, the gradient becomes significantly steeper as the creek descends to the Sandy River. The substrate is mostly cobble and boulder. The stream averaged eight inches deep with some pools being deeper.

We found mayflies, caddisflies, and snails. There is woody debris in and around the stream. Wetland grasses are found on islands that occur in the stream. The vegetation is natural, a good ground cover of oxalis, piggyback, and ferns. The overhead canopy is mixed and mostly closed. The water has a slightly cloudy appearance with evidence of some erosion along the stream bank. Human impact is predominantly from the roadway. There is evidence of some impact from the rural residences and agricultural/resi-

⁶ The flags were inscribed, "Flagging said: ODFW AO-0 7INV 9/16/93, Reach #5 end of unit #38, end of search."

dential use along the ridge tops.

Section 2 - Main Stem

Habitat Score: 69

This section begins where there is evidence of man-made structures in the stream. A log jam, held together with spikes across the stream, spans the stream. There is also natural woody debris in and around the stream with nurse logs in the stream. This section ends at a wooden bridge and where a tributary comes in from the north.

A gravel road runs along the side of this portion of the creek, approximately 50 feet from the bank. There is evidence of clear-cutting along both banks, and a trailer where people live. The owners have planted 100 sequoias and 100 yew trees on their property adjacent to the stream. The owner indicated that the surrounding land was clear-cut 60 years ago. Some portions were cut as recently as 10 years ago. The vegetation here is similar to that found in Section 1 with the addition of more Big Leaf maple. The canopy is not closed but there is shading along the stream. The shrub layer is mostly ninebark and alder. The stream is mostly riffles with a few pools. In the one pool at the end of the reach, the owner feeds 6-10 inch cutthroat trout. There is evidence of undercutting along banks, and there is more silt, but the substrate is boulders and cobbles.

Section 3 - Main Stem

Habitat Score: 72

This section starts at the second wooden bridge where the north tributary joins the main stem. This section ends where the creek enters the falls area.

Trails and obstacle course type of materials were observed along this section. The main impact in this area is logging, which is closer to the stream on the south side than the north. The buffer is not in bad shape. The cover over the stream increases from the previous two reaches. The most noticeable characteristic of this section are the islands that provide interesting habitat breaks. Trout Creek exhibits a braiding and island building process throughout much of its system. There is a variety of natural vegetation with many species of berries and wildlife food. The stream is cloudy, wide, and shallow, with more riffles than pools. The substrate is boulders with cobbles and gravel.

Section 4 - Main Stem. Between the falls area and Trout Creek Rd. Habitat Score: 68
The main impact to this area is woody debris, such as plywood and 2x4's that may have washed down from above. This woody debris clogs the stream and slows the flow. Silt builds up where the water is slow. 6-10 inch trout were observed in the stream. The vegetation is natural, but ground cover is sparse where a trail and rope course are located.

Section 5 - Main Stem. Trout Creek Bible Camp area

Habitat Score: 73

The major impacts found are trails for people and horses, bridges, and the clearing for the camp itself. However, the buffer in most places is intact and native wetland vegetation is dominant. The area is more open and relies on willow, spirea, and tall grasses for shading the water. The tree layer is back away from the water and is mostly alder.

There is a woody debris in and around the stream and ample, good quality snag habitat. The area is a good mix of wet meadow and riparian land. There is excellent evidence of bird life in the area.

Section 6 - Main Stem

Habitat Score: 81

There is evidence of high beaver activity. The owners say they have had bears on their property during the last three years and produced evidence. The owners also provided anecdotal material about cougar and elk herds. Beaver dams are located every 30-50 feet. There are beaver ponds and beaver created wetlands on both sides of the stream. The good native vegetation is augmented with some invasive grasses. The tree cover is sparse, but the canopy is augmented by a healthy shrub layer of nine bark, dogwood, and cascara. There are good snags for habitat and smaller woody debris common. There was substrate silt and organic material, as should be expected with that much beaver activity.

Section 7 - Main Stem

Habitat Score: 72

This section is in beaver dammed wetlands. There is a great deal of beaver activity. A beaver dam can be found every 30-50 feet. Stream riffles are created by water flowing over the dams. The stream is mostly pools. There is more cedar in this reach than is observed in other reaches. Otherwise, the vegetation is very similar to other reaches. The creek goes into the wetlands and reappears on the other side. Impacts to this area are human trails, four wheel drive roads, and cleared areas for power lines.

Section 8 - Main Stem. West of power lines

Habitat Score: 77

A tributary comes in from the north at the beginning of this reach. Elk, bear, and deer tracks are evident. Ample beaver activity continues. The creek water flows faster here and is mostly covered with shrubs. There are also areas of more open wetlands with lots of woody debris and snags in and around the stream. A dirt and grass road runs alongside and crosses the creek with two unclogged culverts.

Section 9 - Main Stem. Under powerlines by powerline road.

Habitat Score: 77

This area is impacted by a road crossing at the upstream end of the reach. A fence crosses the creek, preventing cattle from going downstream. There is a trash heap near the stream. Gravel from the road enters the stream. Cattle cause erosion by trampling the banks. Cattle also trample the skunk cabbages in the wetlands along the stream side. A large 60x120 wetland along with a large man-made pond is located within the reach. The pond is 75 feet wide and 500-600 feet long. The ground cover is oxalis and skunk cabbage. The tree layer is alder. The shrub layer is cascara and vine maple. Despite the bovine impacts, the stream appears healthy.

Section 10 - Main Stem

Habitat Score: 75

There are many small wetland areas and springs in the nearby upland/riparian interface area. Salmonberry plants here are very thick. Two ponds are located in this section, both large and man-made. There are also some man-made rock structures in the stream. The principal human impact is the manipulation of the stream by water control

structures to make ponds. The canopy is deciduous, mostly alder. The shrub layer is thick and made up of salmonberry and dogwood. The ground cover is natural with some invasive plants such as Japanese knotweed and Himalayan blackberry. A tributary flanked by wetlands comes in from the south. There are very nice wetlands in a fringe along the banks of the ponds.

Section 11 - Main Stem

Habitat Score: 78

Part of this section was not surveyed due to a lack of permission for access. The remainder was surveyed. There is some undercutting of banks and some banks have exposed mud. This reach has more silt than previous reaches except for organic substrate found in the beaver dammed area. The major human impacts in this area are logging and roads. There were freshly sawed stumps, and a road crosses the stream and runs along side the stream, though the road doesn't look used. There are a few clearings and buildings on the south side of the creek but not for an extended length. A heavy shrub layer hangs over the creek in places. The tree canopy is mostly hemlock and alder. There are good pockets of forested wetlands with skunk cabbage. The stream narrows, and there is more debris in and around the stream. There were fish sighted in this reach.

Section 12 - Main Stem

Habitat Score: 80

The end of this reach has been clear-cut. There is good ground cover with lots of liverworts and mosses. The forest floor is a rich deep duff layer. The canopy is a mix of hemlock and alder, while the shrub layer is mostly salmonberry and vine maple. There are good snags, and we observed wood debris in and around the stream. There are skunk cabbage wetlands on both sides of the stream. The stream pools are 6-12 inches deep with a good ratio of riffles. The stream begins to narrow.

Section 13 - Main Stem

Habitat Score: 41

This reach, the headwater region of Trout Creek, was recently clear-cut. There is a tree farm in the spring area of the headwaters. There is a dirt road with a culvert over the stream. The stream buffer is completely absent. The stream is overgrown with brushy salmonberry and grasses. There is a small skunk cabbage wetlands on both sides of the creek in places.

CONCLUSIONS - MAIN STEM

Major human impacts along the Main stem of Trout Creek are:

- recreation from Trout Creek Bible Camp and adjacent ropes course;
- man-made ponds; and
- logging, especially in the upper reaches

The failure to provide a stream buffer for the upper clear-cut areas is a major problem. The tree farm operator should carefully monitor the effects of use of pesticides and fertilizers on the stream. Debris in the stream near the Bible Camp should be cleared.

The encouraging part of this survey is the abundance of mammals still in evidence in this area. The beaver wetlands provide diversity of habitat. Trout Creek appears to be healthy. The evidence of fish and macroinvertebrates in the creek suggest that the temperature and water quality are currently in good shape.

TROUT CREEK TRIBUTARIES

Trout Creek is a complex system of main stem and many tributaries.

NORTH TRIBUTARY JOINING MAIN STEM AT REACH 9

The narration describes three reaches from the fork in the stream to the headwaters of that tributary.

Section 15 - North tributary

Habitat Score: 73

A homestead on the property only impacts the stream twice a year when the owners use a "cat" to clear trails and fire roads. Several years ago trees were selectively cut in the area. Dirt trails follow the stream in such trails, but such trails are only sporadically present in this reach. The owner has a problem keeping fish stocked because of the blue heron present. This section of the stream is in good shape. There is abundant native vegetation and a good variety of wildlife food sources such as salmonberry, thimbleberry, huckleberry, elderberry, and other species. The closed canopy is mixed with hemlock, cedar, and alder. The shrub layer consists of vine maple and salmonberry. There are extensive skunk cabbage wetlands all along the stream bank. The average size of these wetlands is 30'x30'. There is woody debris both in and around the stream. The substrate is mostly cobble. There are islands in the stream providing diversity of flow and habitat.

Section 14 - North tributary

Habitat Score: 69

Moving upstream from reach 15, reach 14 is between No. 15 and the clear-cut area that characterizes the headwater region. Shrub and groundcover remain similar to reach 15, but hemlock and cedar are gone. The substrate is now gravel. A beaver dam slows down the flow of water causing more sediment to drop out. The stream maintains good shrub cover. There are wetlands on both sides of the creek.

Section Headwater.

Habitat Score: 27

This area has been completely clear-cut to the banks of the stream. the ground cover is growing back but there are no trees and the shrub canopy is very sparse. The stream is cooled by nearby springs. There is a fiber farm around the headwater springs. There is evidence of aerial spraying to kill back deciduous vegetation. Brush piles and blackberries typify this area. Some snags remain. Unknown small fish were sighted.

Conclusions - North Tributary Joining Main Stem at Reach No. 9

Use of herbicides and chemicals in the headwaters area could be a problem. The clear-cut area needs to be replanted. Headwaters protection from chemicals and degradation are needed if the fish and wildlife and humans who depend upon the

stream are to continue to use the stream beneficially.

NORTH BRANCH OF TROUT CREEK

Sections 27 through 20 describe the north branch of Trout Creek, located just south of Trout Creek Road.

Section 27 - North branch

Habitat Score: 72

The branch starts where Trout Creek Section 6 forks. Section 27 begins where the power lines cross Trout Creek. A very large beaver created wetlands is noted on the USGS map. The creek goes into the wetlands and out the other side. Wetlands vegetation predominates. The shrub cover is salmonberry and nine bark. A mixed canopy of alder and cedar line the creek. Looking upstream there are small beaver dams.

Section 26 - North branch

Fieldworkers were denied access onto the property.

Section 25 - North branch

Habitat Score: 66

Access to the reach is by a newer gravel/dirt road just west of the big pond off Trout Creek Road. New development and road construction are going on in this area. There is evidence that machines are disturbing the wetlands and dumping spoils onto them. This is particularly evident at the beginning of the reach. There is evidence of construction activity and machinery in the stream at the end of the reach. Other disruptions on this reach are: man-made ponds, flash board dams and chutes, bank erosion near construction, large trash piles, and old cars and engines right next to the stream. The stream between the two construction areas is silty and embedded. Clear cutting has occurred on the south side of the stream with minimal buffers. Wetlands still remain along the stream bank. The shrub cover is cascara, willow, dogwood, and alder. The canopy is semi-open with mostly alder and some hemlocks. Ponds, both man-made and beaver, have very deep silt deposits.

Section 24 - North branch

Habitat Score: 70

The reach begins from a large pond. The stream in this reach is very wide with many islands. There are so many braids that it is sometimes hard to see all parts of the stream as it wanders. There is lots of down woody debris in and around the stream as well as stumps and snags. The stream is overgrown in areas by salmonberry and nine bark so as to be impassable. Tree cover is alder. Pocket wetlands exist on both sides of the stream. The main channel and side channels sometimes span approximately 60 feet. The water is cloudy and the substrate is embedded in a red-brown clay/silt material. At the end of the reach is a pasture that is not fenced off from the stream. Horses and cattle have access to the waters.

Section 23 - North branch

Habitat Score: 66

This section is impacted by clear-cutting, in some places right up the stream itself. Brush piles and large cut logs have been pushed into the stream. The buffer varies from 20-60 feet on the north side of the stream. The south side was in better shape.

Tree cover is mostly alder. The shrub layer is of salmonberry and vine maple instead of nine bark. Wetlands continue on both sides of the stream. The water is cloudy and there is evidence of erosion. The stream banks are bare and falling into the stream.

Section 22 - North branch

Habitat Score: 72

This reach is accessible by a driveway that leads down to the creek. There are houses in the area. This reach is impacted by human activity such as culverts, ponds, and debris. The pond is extremely silty, and contains a boat and makeshift dock. There is a blocked intake on the stream which prevents fish from passing. The stream goes around a dirt bike. In parts of the reach, the riparian area has been cleared and mowed. There are clear-cut regions in the uplands. An outhouse sits right next to the stream. The stream has a high silt factor. The cover is mostly alder with some Douglas fir. The shrub layer is ninebark and salmonberry. This region is more open than previous reaches.

Section 21 - North branch

Habitat Score: 69

This area opens up and there is clear-cutting in adjacent uplands. The region is very brushy with non-native vegetation, especially evergreen and Himalayan blackberry. The shrub layer primarily consists of Devil's club and stink currant. Some areas of stream are so brushy that the stream bed could not be walked. The stream was still and very silty and cloudy where it was accessible. Riffles predominate and there are some side channels and pocket wetlands of skunk cabbage. The substrate is embedded but has cobble and gravels. There is lots of woody debris in and across the stream.

Section 20 - North branch

Habitat Score: 78

Access to this section is by dirt road that continues on past the gate of Trout Creek Road. This section is significantly less disturbed than the downstream reaches. The transition comes at a road that crosses over the stream with a culvert. There the stream starts to pick up a red-brown clay sediment load -- the actual source of the silt is unknown. There is a good canopy of hemlock and alder. The shrub layer is vine maple. A thick duff layer covers the forest floor. There are lots of mosses and liverworts in this reach. The forest is very cool and green. There are small pockets of wetlands on both sides of the stream. There are several side channels and no real pools, mostly riffles. There are good snags, stumps, and woody debris in and around the stream. The substrate is gravel and not embedded until after the gravel road.

Conclusions - North branch of Trout Creek

Land owners and managers are not using good land use practices on this tributary. The result is a heavy silt load in the lower reaches. In some areas riparian areas need to be fenced off and replanted because of logging, livestock, and development. Water withdrawal, development violations, and incursions into buffer zones are problems which may need permit enforcement.

TROUT CREEK - TRIBUTARIES A & B

Tributary A

This reach is somewhat impacted by the road and power lines in the downstream area. The upstream areas have a closed canopy of alder and hemlock. The owner reported some clear-cutting about 35 years ago. The owner also mentioned sighting cougar and bears. There were signs of elk. There is some evidence of erosion and undercutting of banks. The soil is soft and the ground cover is sparse. Skunk cabbage wetlands are located on both sides of the stream. The substrate is predominantly silt. The slope is moderately steep on both sides of the stream.

Tributary B

Some areas of this tributary were logged as recently as a year ago. There is some flow in the creek, but it is very silty on the downstream section of the reach. Wetlands along the creek edge are lined with silt 1-2 feet deep. A culvert passes under the road and power lines are close by. The downstream section is not in good shape. The upstream section contains a pond with a wetlands area around it. There are residences and development in this section. The owner says that silt is coming from clear-cut areas upstream. The stream substrate is predominantly silt, but the water is clear. The tree layer is Douglas fir and alder. The shrub layer is hazelnut and vine maple. There are sands in the stream and along the bank. The owner has planted cedar and fir. There is good woody debris in and around the stream.

TROUT CREEK CONCLUSIONS

Trout Creek provides unique habitat with the sightings of red legged frogs throughout much of the watershed, elk, bear, cougar, deer, coyote, and other mammals along with cutthroat trout and other fish species. Trout Creek offers rich riparian areas, wetlands, and forested uplands. Trout Creek also provides habitat and nesting areas for raptors, passerines, and water flow including Great Blue Heron. Trout Creek offers opportunities for human enjoyment from hiking and camping to birdwatching and hunting. Poor land use practices should be corrected to protect the natural values of Trout Creek.

SMITH CREEK

C.1. SIGNIFICANCE OF SMITH CREEK

A resource must reach a threshold level of significance under at least one of these criteria before the County may designate the resources significant for further consideration under Statewide Planning Goal 5.

Smith Creek is significant because:

- its waters are applied beneficially to the adjoining land, and its presence on the land increases property values;

- it empties into the Sandy River and any diminishment of Smith Creek waters would correspondingly diminish the recreational values of several major regional parks along the Sandy.
- wetlands associated with Smith Creek substantially reduce the potential of down stream flooding; and
- all reaches of Smith Creek exceed the minimum threshold level of significance for wildlife habitat values.

ECONOMIC VALUE

- Strategy A of Policy 16-G states that sites should be designated significant "if any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow."

Property owners along the creek withdraw creek water, according to the Oregon Water Resources Department, for beneficial use on the land, including agricultural purposes. Lands through which streams flow have a greater real estate market appeal, both for residential and agricultural lands, than do properties without streams.

RECREATIONAL VALUE

- Strategy B of Policy 16-G states that a water resource should be designated significant if:
 1. The resource lies within the boundaries of a public park or recreational facility and the resource is an integral part of the facility's recreational activities; or
 2. The resource contributes water to park or recreation facility and diversion or degradation of the resource would significantly diminish the recreational value of the resource.

Smith Creek drains into the Sandy River. The Sandy then flows downstream through Dabney State Park and Lewis and Clark State Park. Portland area residents use the Sandy River heavily for recreational purposes. A degradation of water quantity or quality would have substantial adverse impacts upon water borne recreational activities in the Sandy River.

EDUCATION

- Strategy C of Policy 16-G states that water resources should be designated significant if they have been identified as being ecologically or scientifically significant by the Oregon Natural Heritage program or if the resource is used for public educational purposes.

Smith Creek is not listed as ecologically or scientifically significant by the Oregon

Natural Heritage program. Corbett School District and Metro Greenspaces were contacted and no educational programs are being run through them at this time on Smith Creek.

PUBLIC SAFETY

- Policy 16-G includes Strategy D which states that sites and resource should be designated significant in the following cases:

1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source; or
2. The water resource is part of the groundwater area for a municipal supply; or
3. The water resource and surrounding lands are flood storage areas which if altered would increase the frequency or height of floods downstream.

Smith Creek is not within an existing or proposed local Watershed Management Unit. However, there are a number of small wetlands along Smith Creek which provide greater flood storage capacity than the stream channel alone. There are also several small ponds along the stream which serve in the same manner as the wetlands. The riparian corridor ranges in width from 10-100 feet. The canopy coverage ranges from 50-100%. The current average canopy helps keep the seasonal fluctuation of water temperature down and helps stabilize banks during high flows.

NATURAL AREA

- Strategy E of Policy 16-G addresses the natural area value of the resource. Sites are considered significant if they are designated Class 1 by the Oregon Department of Forestry, if the area is the habitat of a threatened or endangered species, or if a Wildlife Habitat Assessment form has been completed and the site scored 45 or more points. A site may also be considered significant if it scores between 35-44 points and it provides an essential connection between or enhances adjoining higher rated areas.

The Oregon Department of Forestry designates 100% of Smith Creek as a Class 1 Stream.

Threatened and Endangered Species Data: Not applicable

Wildlife Habitat Assessment:

Average score: 55. Range of scores: 31-71.

C.2. DESCRIPTION OF SMITH CREEK

Smith Creek is a rural creek located in East Multnomah County on the USGS Washougal Quadrangle. Smith Creek is intermittent at its northern reaches and is approximately 14, 800 feet (2.8 miles) long. Smith Creek drains approximately 691 acres of mostly residential and agricultural lands. Hurlbert Road closely follows Smith Creek in the middle reaches and Curtis Road crosses the creek in its headwater region.

In some sections, Smith Creek is severely impacted by pastures, houses, and nurseries. Other sections are quite well preserved. Smith Creek drains into the Sandy River between Oxbow and Dabney Parks.

Section 1 -- Upstream from Northway Road

Habitat Score: 70

The stream has a variety of substrate with 50 percent embedded. The water is cool. Macro-invertebrates include caddisflies, mayflies, crayfish, and snails. Smith Creek has pools and riffles in this section. There is a man-made pond on the west side of the road by a house and culvert. The riparian area is a mixture of native Red Alder and Red Cedar with dense areas of Himalayan Blackberry thickets and other invasive plants. Impacts from the house are from a pasture, trash, pipes, and pump house. A house at 1015 Northway Road has a withdrawal station. Most of this section is natural vegetation except near the houses. The stream averages five feet across and six inches deep. The average canopy is 75 percent or more.

Section 2

Habitat Score: 49

The reach includes a house, pasture, and active grazing. Impacts include: water withdrawal for nursery stock, cattle access to the stream, pasture grasses to the stream edge, and debris piled close to the stream. This section had little riparian vegetation and a lot of Tansy Ragwort. However, a property owner reports trout in the creek. There are two dammed ponds, probably used for watering, irrigation, and pump for irrigation. Wetlands are found within the pastures, some not too badly degraded. Bank erosion and undercutting contributes to the stream's cloudy appearance. The area appears very open to remediation and education.

Section 3 -- Between Christensen Road and Hinkle Road

Habitat Score: 49

Hurlburt and Christensen Road cross Smith Creek. The roads do not allow enough buffer on stream and the vegetation is degraded. The stream has a deep pool by the culvert at Christensen Road. There are pools at other culverts which are not as deep. Both roads impact Smith Creek during rain events, and culverts are obstructions to fish passage. The stream shows evidence of intermittent flow. Land use in this section is mostly pasture. There is a nursery at the upstream boundary of the reach and residences. The canopy is deciduous, mostly alder and willow. A thick blackberry cover obscures the stream in some areas. Roads do not allow enough buffer on the stream and the vegetation is degraded.

Sections 4,5

Habitat Score: 64

Property owners did not grant access to the stream in this section. Data sheets were prepared from the perspective of Hurlburt Road. There was no water in Section 4. Portions of the stream bed viewed before and after this reach led to estimations of stream channel and riparian area. The view from the road showed mostly alder stands

and plants similar to those found in Sections 3 and 6. Wetlands are visible in Section 4.

Section 6 -- Start at house on Hurlburt Road

Habitat Score: 69

There is some ponding in this reach. A large spring-fed pond is visible on the USGS quadrant map for this section. The large pond has been there since at least 1976 and is now bigger and shallower. The property with the large pond uses the Oregon Department of Fish & Wildlife's riparian tax credit and keeps the riparian zone treed as agreed. Beginning at the first house of the reach, riparian areas are impacted by roads and lawns. Here the stream buffer is 40-50 feet wide. From the pond property to the end of the reach the riparian buffer is a minimum of 80 feet and is in good condition. We found no water in the stream.

Section 7

Habitat Score: 40

Cattle and pasture have high impacts in this reach. The stream bed is dry and the substrate is mostly cobble. There was considerable evidence of tree cutting. The stream bank is not stable and has a grass cover. There is little or no vegetation under the trees, which consist mostly of alder. The whole hillside is a major source of erosion and cattle roam the area. There is minimal woody debris in and around the stream. The substrate has good fish potential.

Section 8

Habitat Score: 70

This section has a healthy riparian zone extending 100 feet on both sides of the creek. A house at the access point is landscaped with native plants. There was no water in the stream but the streambed was damp. A foot path leads down to the stream. There was woody debris in and around the stream. It appears that the stream serves as a trail during the dry season. The closed canopy cover is mostly alder. There is a good assortment of native vegetation.

Section 9

Habitat Score: 57

This section was viewed from Smith Road where it crosses over the stream. Property owners did not grant permission for a walk-through. The stream itself is not visible from the road, only the riparian zone, which is mostly pasture. There is a mixture of native and non-native plant species. The canopy is cottonwood and alder. The predominant land use is pasture and rural residences.

Section 10 -- Headwater Area

Habitat Score: 48

This section was viewed from Curtis Road, since property owners did not grant permission for access. The stream appears to be a ditch along a driveway with pools of water in it. The water is approximately 4 inches deep, and may include domestic runoff from

the house. The ditch disappears into a blackberry thicket. The reach is mostly lawn and pasture.

SMITH CREEK CONCLUSIONS

In general, the substrate of the stream bed and the presence of native vegetation indicates that Smith Creek has the potential to include good fish and wildlife habitat. However, the riparian zone is heavily impacted by pastures, nursery, housing, and roads. Himalayan Blackberry bushes clog the stream in areas where a road runs close to the stream. The Oregon Department of Forestry designates this as a Class 1 stream for fish.

The County should encourage property owners to revegetate with native plants, limit livestock access to the stream, and limit harmful logging practices. This is particularly important in areas of higher density rural residential development.

POUNDER CREEK

SIGNIFICANCE OF POUNDER CREEK

A resource must reach a threshold level of significance under at least one of these criteria before the County may designate the resources significant for further consideration under Statewide Planning Goal 5.

Pounder Creek is significant because:

- its waters are applied beneficially to the adjoining land, and its presence on the land increases property values;
- it empties into the Sandy River via Big Creek and any diminishment of Pounder Creek waters would correspondingly diminish the recreational values of several major regional parks along the Sandy.
- wetlands associated with Pounder Creek substantially reduce the potential of down stream flooding; and
- all reaches of Pounder Creek exceed the minimum threshold level of significance for wildlife habitat values.

ECONOMIC VALUE

- Strategy A of Policy 16-G states that sites should be designated significant "if any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow."

Property owners along the creek withdraw creek water, according to the Oregon Water Resources Department, for beneficial use on the land, including agricultural purposes. Lands through which streams flow have a greater real estate market appeal, both for residential and agricultural lands, than do properties without streams.

RECREATIONAL VALUE

- Strategy B of Policy 16-G states that a water resource should be designated significant if:

1. The resource lies within the boundaries of a public park or recreational facility and the resource is an integral part of the facility's recreational activities; or
2. The resource contributes water to park or recreation facility and diversion or degradation of the resource would significantly diminish the recreational value of the resource.

Pounder Creek is a tributary of Big Creek which drains into the Sandy River. The Sandy then flows downstream through Dabney State Park and Lewis and Clark State Park. Portland area residents use the Sandy River heavily for recreational purposes. A degradation of water quantity or quality would have substantial adverse impacts upon water borne recreational activities in the Sandy River.

EDUCATION

- Strategy C of Policy 16-G states that water resources should be designated significant if they have been identified as being ecologically or scientifically significant by the Oregon Natural Heritage program or if the resource is used for public educational purposes.

Pounder Creek is not listed as ecologically or scientifically significant by the Oregon Natural Heritage program. Corbett School District and Metro Greenspaces were contacted and no educational programs are being run through them at this time on Pounder Creek.

PUBLIC SAFETY

- Policy 16-G includes Strategy D which states that sites and resource should be designated significant in the following cases:
 1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source; or
 2. The water resource is part of the groundwater area for a municipal supply; or
 3. The water resource and surrounding lands are flood storage areas which if altered would increase the frequency or height of floods downstream.

Not Applicable

NATURAL AREA

- Strategy E of Policy 16-G addresses the natural area value of the resource.

Sites are considered significant if they are designated Class 1 by the Oregon Department of Forestry, if the area is the habitat of a threatened or endangered species, or if a Wildlife Habitat Assessment form has been completed and the site scored 45 or more points. A site may also be considered significant if it scores between 35-44 points and it provides an essential connection between or enhances adjoining higher rated areas.

The Oregon Department of Forestry designates Pounder Creek as a Class 2 Stream. The Oregon Department of Fish & Wildlife River Information System states that Pounder Creek has a cutthroat trout run and the major species is waterfowl.

Threatened and Endangered Species Data: Not applicable

Wildlife Habitat Assessment:

Average score: 59. Range of scores: 49-76

DESCRIPTION OF POUNDER CREEK

Pounder Creek is a tributary of Big Creek, and can be located on the USGS Washougal Quadrangle. It drains approximately 565 acres and is nearly 6,400 feet long. Pounder Creek is closely followed by Pounder Road on its northern reach and Littlepage Road on its southern reach where it joins Big Creek. There are two perennial streams that join Pounder Creek. Only one was evident during the summer months when this survey was conducted. The predominant land uses in this study area are rural residences and small farms.

Pounder Creek was surveyed from the roads running alongside of it. The creek itself was often inaccessible due to Himalayan Blackberry bushes. Sections were not standardized, but divided up into reaches by vegetation changes, changes in the stream, physical barriers, or some observable differences in the the stream and riparian area.

Section 1 -- Start at north end of creek near Pounder & Evans Rds. Habitat Score: 51

The creek appears to start in a pastured area within clumps of blackberries near a rural residence. Pounder Creek is then channelized alongside a dirt-gravel driveway. Along this section of stream the road is as close as 15 feet and as far away as 100 feet. There are some areas of the stream where stream-side cover is not degraded, but houses and the road have a major impact. House and lawn grass in areas are to the creek edge. The stream itself is very shallow, approximately 1-3 inches deep and cloudy. Near the headwaters the substrate is predominately mud. The tree cover is mostly Big Leaf Maple and Red Alder. The shrub layer is Himalayan Blackberry. This section ends with a construction project. At the time of the survey there was no silt fencing in evidence.

Section 2 -- Start at Innis & Ken's Tax Office

Habitat Score: 49

The creek is joined here by a small tributary that has more flow than Pounder Creek. The creek follows the road even closer than the previous reach. There are more Himalayan Blackberries. The average buffer on both sides of the creek is approximately 30 feet. The tree and shrub layers are predominantly Red Alder, willow, and elderberry. The creek remains narrow and shallow with a mud and cobble substrate. The water continues to be cloudy. Houses are closer to the stream than in Section One. Stream disturbance comes from a lack of buffer from roads and houses. Vegetation is mostly non-native and disturbed species and canopy is sparse in most areas.

Section 3 -- Start at 400 SE Pounder Rd.

Habitat Score: 60

The stream is overgrown with Himalayan Blackberries and is difficult to see in some areas. There are at least two wetlands in this section. Water flow increases after the stream passes the northern-most wetlands. The canopy is mostly alder, willow, and vine maple. The substrate is still predominantly mud with cobble and gravel making up a small percent. Houses and lawns go right down to creekside with no buffers in some areas. The depth of the creek increases to 4 inches, and 8 inches where there are pools of water. The water remains cloudy. Pounder Road is as close as 15-30 feet from the creek. Stream side vegetation is degraded in most portions. A second perennial stream may join Pounder Creek in this section but was not visible at this time of year.

Section 4 -- Short section starting at culvert near Big Creek

Habitat Score: 76

Stream side vegetation is markedly different than the earlier reaches. Big Creek influences this section of Pounder Creek. There are large old cedar trees and native vegetation cover reappears. There is a large pond just before Pounder Creek drains into Big Creek. The pond is surrounded by narrow wetlands. This area is still residential, but the canopy is closed and healthy.

CONCLUSIONS -- POUNDER CREEK

Pounder Creek is a severely impacted stream. The riparian zone is disturbed by houses and farms. Pounder Road follows the creek closely and consequently there is an inadequate buffer. The canopy is more open than closed and vegetation is predominantly non-native. Himalayan Blackberry chokes the stream.

However, on the positive side, there are tributaries and wetlands that contribute to sustaining a year-round water flow. Pounder Creek has a resident population of salmonids. Pounder Creek has a direct impact on the water quality of Big Creek, into which it flows.

GORDON AND CAT CREEKS

SIGNIFICANCE OF GORDON AND CAT CREEKS

A resource must reach a threshold level of significance under at least one of these criteria before the County may designate the resources significant for further consideration under Statewide Planning Goal 5.

Gordon and Cat Creeks are significant because:

- their waters are applied beneficially to the adjoining land, and its presence on the land increases property values;
- Gordon Creek empties into the Sandy River (while Cat Creek empties into Gordon Creek) and any diminishment of Gordon Creek waters would correspondingly diminish the recreational values of several major regional parks along the Sandy.
- wetlands associated with Gordon and Cat Creeks substantially reduce the potential of down stream flooding.

ECONOMIC VALUE

- Strategy A of Policy 16-G states that sites should be designated significant "if any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow."

Property owners along the creek withdraw creek water, according to the Oregon Water Resources Department, for beneficial use on the land, including agricultural purposes. Lands through which streams flow have a greater real estate market appeal, both for residential and agricultural lands, than do properties without streams.

RECREATIONAL VALUE

- Strategy B of Policy 16-G states that a water resource should be designated significant if:
 1. The resource lies within the boundaries of a public park or recreational facility and the resource is an integral part of the facility's recreational activities; or
 2. The resource contributes water to park or recreation facility and diversion or degradation of the resource would significantly diminish the recreational value of the resource.

Gordon Creek drains into the Sandy River at Oxbow Park. The Sandy then flows downstream through Dabney State Park and Lewis and Clark State Park. Portland area residents use the Sandy River heavily for recreational purposes. A degradation of water quantity or quality would have substantial adverse impacts upon water borne

recreational activities in the Sandy River.

EDUCATION

- Strategy C of Policy 16-G states that water resources should be designated significant if they have been identified as being ecologically or scientifically significant by the Oregon Natural Heritage program or if the resource is used for public educational purposes.

Gordon Creek is not listed as ecologically or scientifically significant by the Oregon Natural Heritage program. Corbett School District and Metro Greenspaces were contacted and no educational programs are being run through them at this time on Gordon Creek.

PUBLIC SAFETY

- Policy 16-G includes Strategy D which states that sites and resource should be designated significant in the following cases:
 1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source; or
 2. The water resource is part of the groundwater area for a municipal supply; or
 3. The water resource and surrounding lands are flood storage areas which if altered would increase the frequency or height of floods downstream.

Gordon Creek supplies water for the Corbett Water District, which serves the majority of the existing residences east of the Sandy River in Multnomah County.

NATURAL AREA

- Strategy E of Policy 16-G addresses the natural area value of the resource. Sites are considered significant if they are designated Class 1 by the Oregon Department of Forestry, if the area is the habitat of a threatened or endangered species, or if a Wildlife Habitat Assessment form has been completed and the site scored 45 or more points. A site may also be considered significant if it scores between 35-44 points and it provides an essential connection between or enhances adjoining higher rated areas.

The Oregon Department of Forestry designates Gordon Creek as a Class 1 Stream.

Threatened and Endangered Species Data: Not applicable

Wildlife Habitat Assessment for Cat Creek only:

Average score: 76. Range of scores: 76-77

Wildlife Habitat Assessment:

Gordon Creek was not surveyed as part of this project. Multnomah County is using a previous survey completed in 1990 as part of an inventory of streams prepared by three Portland State Geography Department staff. Their survey is summarized below. It is

followed by the results of a 1995 survey conducted on Cat Creek as part of this project.

DESCRIPTION OF GORDON CREEK

Gordon Creek is located in east Multnomah County, draining westward from the Cascades and entering the Sandy River just upstream from Oxbow County Park. The entire basin area is in forest and approximately 8% has been logged recently enough to be identified on aerial photography as clear cut areas. There are few roads in the area and there is no significant development along the stream course. The major permanent man-made features that were identified on or along the stream course were bridges, the principal one on Gordon Creek Road which crosses the stream about 600 feet upstream from its mouth. The stream has a moderate to high gradient.

The concern of the inventory was the approximately 38,000 feet of main stem, from the confluence of the North and South forks to the mouth. No observations were made on either of the two forks and the comments which follow all apply to the main stem only. The lack of roads in the area, combined with the rugged terrain and the density of vegetation along the stream course made access very difficult. Since access was spotty and because of the uniformity noted at all points of observation, Gordon Creek was not divided into reaches.

The farthest upstream that access was obtained was at about 29,800 feet upstream from the mouth. No human impacts of any kind were observed. The water was clear and had a depth of about 2 to 20 inches and a width of about 10 to 20 feet. The banks were moderately steep, as was the gradient of the stream. The ground cover consisted of grasses and shrubs. Trees included both coniferous and deciduous species, ranging in height from 20 to 80 feet, and providing a 10 to 50% canopy cover. Although no fish were seen in any part of the stream, a crawdad was observed in this area.

Logging, as the major human activity in the basin, has the most potential for impacting the stream. One instance of this activity was a clear-cut that was under way at approximately 1,150 stream feet above the mouth. Although the logged area included both an area adjacent to the stream and a large portion of the surrounding hillsides, a buffer of approximately 50 feet had been left along the stream banks and the logging activity did not seem to be adversely affecting the stream. Along the buffer blackberries were rapidly encroaching and constituted 20 to 80% of the bank ground coverage. The water was clear, with a depth varying up to about two feet, and the stream gradient was moderate.

There was a small amount of trash in the form of several discarded tires and a few old cans along the stream channel. These were observed at and below the stream intersection with Gordon Creek Road and probably originated at the roadway. The tires were either half-burned or wedged tightly between rock, indicating that they had probably been washed downstream during a high-water period and may have been there for a long time, representing a long-term accumulation rather than a recent problem. The

total amount of trash was minimal , and therefore there was no evidence of prolonged or excessive dumping along the stream or road.

The lower several hundred feet of the creek has a very high gradient and includes several cascades of small falls. The channel is characterized by the presence of large boulders, coarse gravels and exposed bedrock in a number of places. Due to the deepness and narrowness of the last 100-200 feet of the stream, the mouth was not observed.

Gordon Creek Summary and Recommendations

Difficulty of access limited observation of the stream to a segment upstream and downstream from Gordon Creek Road and to another segment in the upper portion of the creek. The condition of the stream appeared to be excellent and the four data sheets that were filled out did not document any significant observed problems. All indicators of stream quality were very positive. Bottom materials were consistently made up of bedrock, various size rocks and gravels, and no silts or fine sands were observed anywhere along the stream. Water was uniformly clear. These conditions would indicate a lack of upstream erosion and sedimentation problems. Photo interpretation revealed no development along the stream and, combined with lack of road access, this would indicate a lack of other human impacts. Only one logging area was observed near the stream and the operation seemed to be providing an ample buffer around the stream channel and was not creating any observable problems.

The overall condition of Gordon Creek appeared to be excellent. The creek is characterized by a lack of human impact and of the four streams inventoried in the East Multnomah Soil and Water Conservation District (the others were all west of the Sandy River), Gordon Creek is by far the most pristine. Furthermore, there does not seem to be a likelihood of any major development pressures on the stream in the near future. No restorative action is called for, but periodic monitoring of the stream should be continued.

Cat Creek

Cat Creek is a tributary of Gordon Creek. Time constraints and accessibility prevented surveying all tributaries and reaches of Cat Creek -- however, the following inventory was completed.

Site 1

Habitat Score: 76

This survey started at the lowest portion of the southern tributary of Cat Creek. It is noticeable by the clearing caused by possible logging activity. Tree cover is mixed deciduous, hemlock and alder. Shrub cover is vine maple and salmonberry with groundcover consisting of wild ginger, oxalis, and wood violet. Very large old growth logs were downed in and around the stream along with other woody debris. There are

liverworts and lichens. Where the two tributaries meet there is a more open area with wetlands and several islands that braid the stream. Logging is in evidence in the lower reaches and there is a house on the north side.

The substrate is partially embedded and few macroinvertebrates are present. The stream was about three feet wide with an average depth of 12 inches with wetlands along the banks. The substrate was predominantly gravel with finer sediments mixed in. The stream contained both riffles and pools. In a short section the stream narrowed with cut banks one to two feet deep and a floodplain twenty feet wide on both sides.

Site 2

Habitat Score: 77

This section starts at a road in T.R. 1S 5E Section 16 heading east. The riparian area is characterized by mixed deciduous and conifer trees, mostly alders and hemlock. The shrub layer consists of small alders and salmonberry. Lots of woody debris was in and around the stream. Pocket wetlands, ranging from 20-30 feet wide, lay along the north side of the stream. There are small tributaries joining Cat Creek also with associated wetlands. The ground was very spongy with large amounts of moss and liverworts.

The stream itself had small mayflies and snails but seemed lacking in a variety of macro-invertebrates. The streambed varied, but averaged about seven feet wide and two inches deep. Pools were small and riffles were more prevalent. Wetlands along the streamside and small tributaries were common. The substrate was predominantly gravel.

Site 3

Habitat Score: 76

This section starts where deciduous trees drop out and hemlock becomes the dominant tree. The canyon develops steeper slopes and there is even more woody debris on the banks and in the stream. The stream widens and there is still a dominance of mosses and liverworts. Wetlands line the east side of the stream with seeps coming into the main channel. Small pools with average depth of 3 to 6 inches lie along the stream. The substrate is mostly gravels with some smaller sediments.

Appendix F

Wildlife Groups

Table Appendix F						
Wildlife Species Groups & Significant Habitat Types						
		Wildlife Habitat Classification				
Primary Wildlife Species Group	Wildlife Species Sub-Group	Primary		Secondary	Impacted	
		Forest Commercial Acres	Small Block Forest Acres	Mixed Farm & Forest	Rural Res & Agriculture Acres	Rural Center Acres
Cavity Makers		P	P	L	L	N
Cavity Users		P/S	P	L	L	N
Open-Area Raptors		L	L	S	P	N
Forest Raptors		P	P	S	N	N
Forest Dependent						
	Canopy Users	P	P	S	N	N
	Mid-story Users	P	P	S	N	N
	Understory and Ground Users	P	P	L	N	N
	Edge Dependent	S	S	P	L	N
	Interior Dependent	P	P	N	N	N
Meadow Dependent						
	Ground Users	N	N	L	P	L
Gallineous Birds		S	S	S	P	S
Small Mammals		S	S	P	P	S
Carnivores						
	Small	P	P	P	L	L
	Large	P	P	S	L	N
Ungulates		S	S	P	P	L
Arboreal Mammals		P	P	P/S	N	N
Ungulates		S	S	P	P	L
Arboreal Mammals		P	P	P/S	N	N
Fossorial Mammals		P	P	P	P	L
Bats		P	P	S	S	L
Amphibians		P	P	L	L	N
Reptiles		P	P	L	L	N
Legend: P= Primary S= Secondary N= None L= Limited						

Wildlife Groups

Cavity Makers

Species that excavate cavities in trees and snags. Must have trees and snags, in particular, of various sizes in order to meet the habitat requirements of the different species.

Common Species include:

- pileated woodpecker
- northern flicker
- hairy woodpecker

Cavity Users

Species that utilize cavities in trees and snags created naturally or by cavity excavators. Must have trees and snags in particular, of various sizes in order to meet the habitat requirements of the different species.

Common species include:

- black capped chickadee
- tree swallow
- saw whet owl
- bats
- northern flying squirrel
- mergansers

Open Area Raptors

Raptors that require open habitat to forage and/or nest. Some species require forested habitat for nesting and open habitat for foraging.

Common species include:

- red tailed hawk
- great horned owl
- American kestrel
- southern harrier

Forest Raptors

Raptors that nest and forage in forested habitats or small forest openings

Common species include:

- Cooper's hawk
- northern goshawk
- northern spotted owl

Forest Dependent:

Canopy users

Species that generally utilize (foraging and nesting) the upper canopy of forested habitat.

Common species include:

- golden crowned kinglet
- band tailed pigeon
- yellow rumped warbler

Midstory Users

Species that generally utilize (foraging and nesting) the mid canopy of forested habitat.

Common species include:

- western tanager
- chestnut backed chickadee
- red breasted nuthatch

Low Understory And Ground Users

Species that generally utilize (foraging and nesting) the low canopy or ground for forested habitat.

Common species include:

- dark eyed junco
- winter wren
- varied thrush

Edge Dependent

Species that generally utilize (foraging and nesting) the edges (ecotone) of major habitat types.

Common species include:

- song sparrow
- mourning dove
- cottontail rabbit

Interior Dependent

Species that require large block of the contiguous forest habitat for optimum survival and reproduction. These species are negatively impacted by fragmentation such as roads, land clearing, and clearcuts.

Common species include:

- northern spotted owl
- Swainson's thrush
- ???

Meadow Dependent:

Ground Users

Species that require herbaceous dominated habitats for nesting and foraging. Intense agricultural areas would likely be marginal habitat.

Common species include:

- killdeer
- vole
- mouse

Gallineous Birds

This group of species prefers edges of major habitats, young successional forest habitats, and hedgerows.

Common species include:

- valley quail
- ruffed grouse
- pheasant

Small Mammals

These species utilize a variety of habitats with a healthy herbaceous vegetation layer and dead wood component.

Common species include:

- deer mouse
- voles
- white footed mouse
- chipmunks

Small Carnivores

These species utilize a variety of habitats and are susceptible to human disturbance

Common species include:

- bobcat
- weasel
- coyote

Large Carnivores

These species utilize a variety of habitats and are susceptible to human disturbance

Common species include:

- black bear
- mountain lion

Arboreal Mammals

This group of species utilize forested habitats, particularly those that produce mast crops (berries, acorns, and cones)

Common species include

- Douglas squirrel
- gray squirrel

Fossorial Mammals

Common species include:

- ground squirrel
- moles
- gophers

Ungulates

Common species include:

- black tailed deer
- elk

Bats

Common species include:

- little brown bat
- California myotis
- silver haired bat

Herptafaunna

This group requires various types of wetlands for reproduction.

Common species include:

- red legged frog
- Oregon slender salamander
- Pacific tree frog
- garter snake

Appendix G

Definitions

APPENDIX -- G DEFINITIONS

Adaptation: a process of gradual change resulting from environmental constraints and variation among individuals in a population.

Carrying capacity: the maximum number of individuals or maximum bio-mass that a particular environment can support

Configuration: the location and juxtaposition of landscape elements

Corridor: a narrow strip of land that differs from the matrix on either side

Cultivated landscape: a landscape dominated by plowed land for crops, but usually with patches of natural and managed land present

Disturbance: an event that causes a significant change from the normal pattern in an ecological system

Land potential: the possible uses and values of a land area

Landscape: a heterogeneous land area composed of a cluster of interacting ecosystems that are repeated in similar form throughout. Landscapes vary in size, down to few kilometers in diameter.

Landscape ecology: a study of the structure, function and change in heterogeneous land area composed of interacting ecosystems.

Landscape Element: the basic, relatively homogeneous, ecological unit, whether of natural or human origin, on land at the scale of a landscape.

Line Corridor: a narrow band essentially dominated throughout by edge species

Managed landscape: a landscape, such as range land or forest, where native species are harvested.

Multi-aged stand: a naturally developed stand usually with trees of many ages.

Natural landscape: an area where human effects, if present are not ecologically significant to the landscape as a whole.

Network connectivity: the degree to which all nodes in a system are linked by corridors

Node: a patch attached to a corridor, both of the same landscape type. Also, an intersection of corridors, and a source or sink of flows of object.

Patch: a nonlinear surface area differing in appearance from its surroundings.

Recovery: ability of a system to return to an earlier state after being changed.

Recovery time: a measure of how long it would take to replace a characteristic with a comparable one if it were disturbed or destroyed.

Remnant patch: an area remaining from a former large landscape element and now surrounded by a disturbed area.

Shifting mosaic: a system exhibiting a pattern of long-term change along with short-term internal spatial conversions.

Appendix H

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APPENDIX -- H REFERENCES CITED

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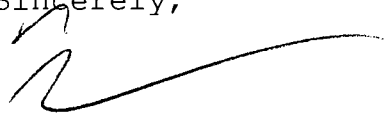
Re: 5/28/97 Hearing on C 3-95, East of Sandy River
Rural Area Plan

To whom it may concern:

I am 48 years of age and have lived almost all of my life in the Portland metropolitan area and Multnomah County. I first purchased property on Loudon Rd in Corbett, Oregon in 1978, built a home, and have lived there with my family since 1982.

My wife, Mariah Steenson, and I are very concerned about the livability of the county east of the Sandy River. We and many of our neighbors want no further erosion of the land use protections east of the Sandy River. We support strict protections for streams and no further reduction in lot sizes. Therefore, we support the Planning Commission's current recommendation for the East of Sandy River Rural Area Plan and urge the Board of County Commissioners to take swift action in adopting the plan as proposed by the Planning Commission.

Sincerely,



TOM STEENSON
Attorney at Law
TS:bms

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
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BOARD OF
COUNTY COMMISSIONERS

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MULTNOMAH COUNTY
OREGON

May 19, 1997

Clerk of the Board of Commissioners
1120 SW Fifth Ave.
Portland, OR 97204

To the Board of County Commissioners:

I wish to comment on the East of Sandy River Rural Area Plan being considered for adoption by the Board.

I am suggesting that the group of small parcels in the Trout Creek Road Area on Map 8 (enclosed) be designated Rural Residential Zoning. This would include the area on both sides of the road at the end of Trout Creek Road in Section 17, as indicated on the enclosure. This property is currently zoned Commercial Forest Use and is proposed to remain in the same zoning in the draft plan.

I feel that rezoning this area to Rural Residential is justified for several reasons.

1. This area fits the definition of Rural Residential given in the draft plan. "It is intended to provide areas for residential use in a rural context, along with other compatible uses. The minimum lot size for new subdivisions in this zoning district is five acres, but all existing lots are less than ten acres, no additional subdivisions are possible in Rural Residential-zoned areas."

The outlined area on the enclosure includes a group of properties that, with the exception of one 13.6 acre tract, are all 10 acres or less. Out of a total of 17 parcels, 14 are 6.7 acres or less and 14 of the 17 have residences. Only three parcels do not contain residences at this time and one of these is 3.4 acres, which is under the five acre minimum lot size. The use on all of these occupied parcels is residential in a rural context. None of these residences is a farm or commercial forest.

2. The Commercial Forest Use zoning currently in effect is not appropriate for this neighborhood. The draft plan defines Commercial Forest zoning to "rural lands which are not generally farmed or suitable for agriculture and which have the capability of producing commercial levels of forest products." These small parcels containing homes, fenced areas and outbuildings do not have the capability of producing commercial levels of forest products. A commercial harvesting operation would have difficulty setting up a cost effective harvesting operation among the existing homes, fences, outbuildings, gardens and pastures. The larger parcels surrounding this area are suited to the Commercial Forest Use

Forest Use and are zoned appropriately, but this zoning was mistakenly extended to the adjacent neighborhood. This was corrected on Trout Creek Road about 1.5 miles west of the subject area, where 8 small parcels ranging in size from 2.1 to 10.5 acres was zoned Rural Residential, and is surrounded by larger parcels zoned Commercial Forest Use.

Another example of small parcels being omitted from a blanket zoning of Commercial Forest Use is on Larch Mountain Road (see Map 7). Twenty one parcels ranging in size from 2 to 36.2 acres are zoned Rural Residential while the surrounding area remains Commercial Forest Use.

There are a number of other examples where Rural Residential zoning has been permitted in an otherwise Commercial Forest Use area: On Gordon Creek Road at and just west of Groce Rd (Map 9), Loudon Road near the Corbett Water District (Map 6), Rickert Road (Map 5), Hurlburt Road near Kimbley road, Macinnes Rd and Evans Road (Map 4), and Curtis Drive north of Smith Road (Map 3), to name a few.

I would also urge you to lift the building moratorium that has been in effect for a number of years in this area and once the new regulations are adopted to apply them to all affected properties, regardless of previous rulings on these properties by the planning commission. The adopted plan should not be contingent on past or present ownership, length of time under a particular ownership, or ownership of adjacent properties. To use such qualifiers in addition to a clearly defined zoning map is to imply that personal prejudice is part of the plan, which is not appropriate in any comprehensive planning process. The zoning plan should be able to stand on its own, regardless of the ownership of a property.

Thank you for considering my opinion. It is difficult to attend your meetings but I am very interested in this plan. If I lived closer, I would be participating in these workshops.

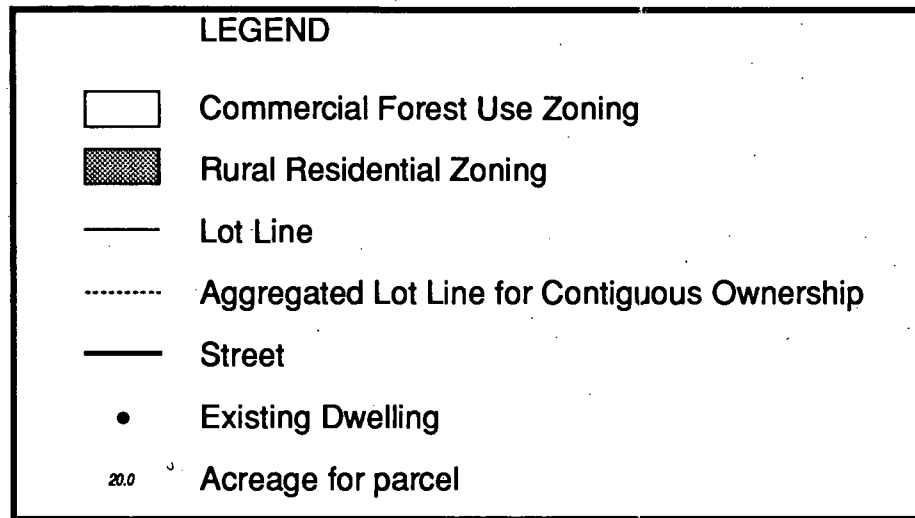
Sincerely

Patricia Finch

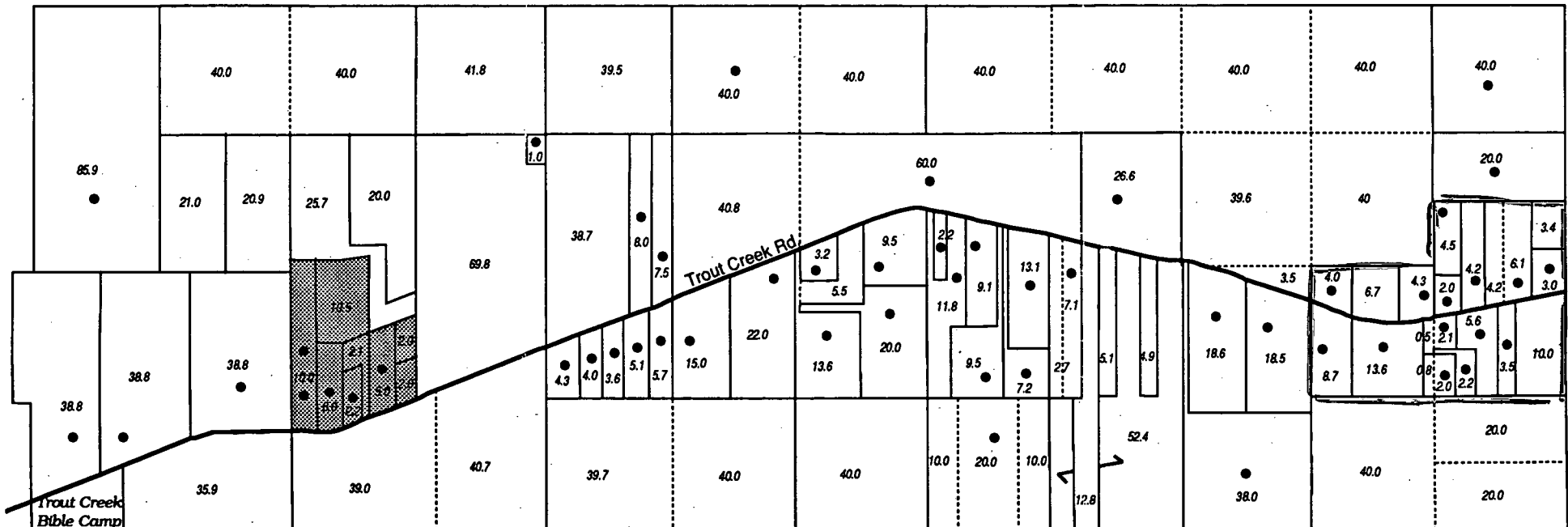
Patricia Finch
Landowner in East Sandy River Rural Area
609 SW 321st St
Federal Way, WA 98023

EAST OF SANDY RIVER RURAL AREA PLAN
EXISTING PLAN / ZONING

Trout Creek Road Area
Map 8

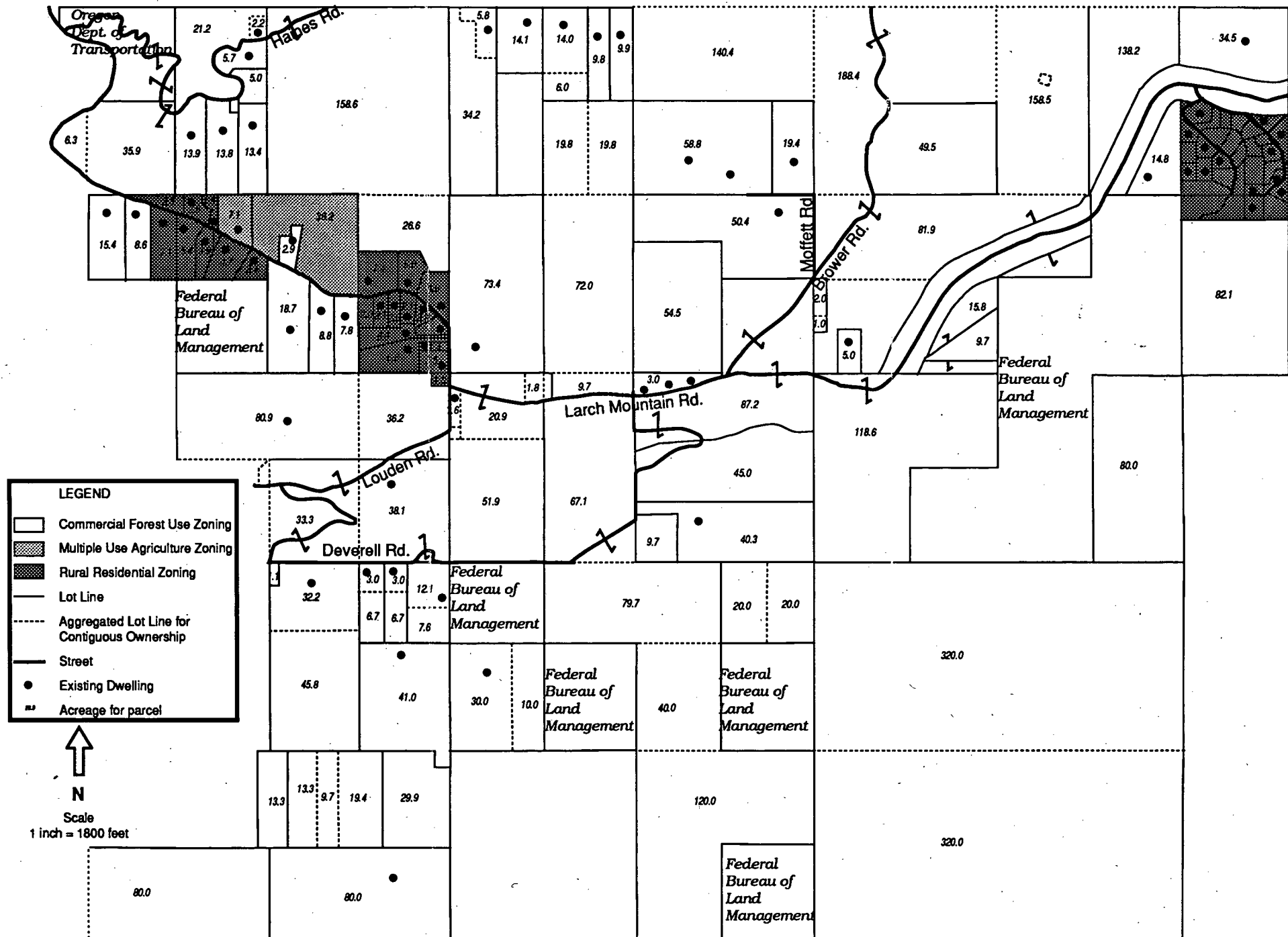


Scale
1 inch = 1500 feet



MAP 7 LARCH MOUNTAIN ROAD AREA

EAST OF SANDY RIVER RURAL AREA PLAN EXISTING PLAN / ZONING



G. Joseph Gorciak
31115 Woodard Road
Troutdale, Oregon 97060

May 28, 1997

Bev Stein, Chair
Multnomah County Commission
1120 SW 5th, Room 1515
Portland, Oregon 97201

Re: East of Sandy River Rural Plan

Dear Chair Stein:

Because of my inability to attend and provide testimony at the Public Hearing concerning the East of Sandy River Rural Plan, I am submitting these written comments.

As a resident of the area for the past fourteen years I am concerned about the process that has occurred. Because of what was seen by many as a committee of appointees who were pursuing personal and political agendas, the citizen committee was seen as a flawed process. Commissioner Kelley subsequently invested considerable time in pursuing a process on multiple dates, the results of which are now known as the Grange Hall Meeting recommendations. Those meetings more appropriately represented a democratic process within the community who will be subjected to this land use plan.

The Planning Commission then, in some particulars, chose to ignore the Grange Hall results.

As a participant in the Grange Hall meetings I strongly urge you to adopt the recommendations from those meetings. Those recommendations have the overwhelming support of the greater Corbett area which will be subjected to the plan. As such, there would be less likelihood of litigation and "economic taking" arguments raised by landowners east of the Sandy River.

In July 1996 I was able to move into my new home which is situated on EFU property and which was buildable only because I obtained a conditional use permit. There were extensive restrictions in terms of siting, creek setback, grading and earth moving, design review, tree removal and landscaping. I am hopeful that you and the other commissioners understand how restrictive the building process currently is, even before adoption of an East of Sandy River Rural Plan.

BEV STEIN, CHAIR
May 28, 1997
Page 2 of 2

Having reviewed the number of potential building sites, I support the recommendations of the Grange Hall meetings. Please understand that I am not pro-development, nor do I have any personal or economic interest any potential building site. However I believe that the plan should be fair, just, and equitable as it balances the interests of individual property owners against the landuse goals in the State of Oregon. I believe we all strive for high quality in our communities, and adoption of the Grange Hall recommendations would assure that quality, as well as harmony among Multnomah County citizens.

Thank you for this opportunity to comment.

Very truly yours,



G. Joseph Gorciak

GJG/sjl

RICK RAY

SPEAKER #3

30649 Northeast Hurt Road
Troutdale, Oregon 97060
(503) 695-5454

Testimony before the Multnomah County Board of Commissioners
On the East of Sandy River Rural Area Plan, June 28, 1997

Dear Commissioner,

As a member of the Citizens Advisory Committee, I see the CAC's recommendations as reflective of the community, but support the Planning Commission's recommendations as a balance between community input and sensible long-range planning for the area.

I. The CAC recommendations were a true compromise supportable by a majority of our community.

A. A difficult compromise was reached, accommodating a wide range of views. The CAC recommendations:

1. more than doubles the number of buildable lots when timber company tracts are excluded.
2. provide remedy for hardship cases.
3. prevent future problems by requiring land owner notification of zoning changes.

B. However, the staff recommended draft is not the CAC recommended draft.

1. CAC never had a final meeting to review a draft document of it's recommendations. In fact, there is no CAC final recommendations document.
2. The staff plan is different from our compromise agreement in at least one significant way. The CAC recommendations would make the owner of a substandard lot since 1985 eligible to apply for a dwelling. The staff draft goes further by exempting the owner from the state's minimum agricultural income requirements for a dwelling.
 - a) The owner of a substandard CFU lot since 1985 can cut trees and convert to EFU using the simple conversion process recommended by CAC and staff. They can then build a dwelling, avoiding both the CFU template test and the EFU agricultural income requirement.
 - b) The impact of this option was never studied at the CAC or Grange Hall Meetings.

II. The Planning Commission was to take our recommendations and refine them for presentation to the county board. The Planning Commission and Board of Commissioners should have a broader long-range focus. You need to balance the input of the local citizens with the long-range planning goals for the county, remembering:

A. Development is a one way street. We are currently somewhere between the rural and rural-residential. It's a slippery slope.

B. We live in anti-regulatory times.

1. Pendulum has swung to an extreme.
2. Property rights are fine, but we have property responsibilities, too.

- A. The Metro and LCDC envision our area as a rural reserve.
 - 1. Metro is under attack. We can't depend on them for protection.
 - 2. State land use guidelines are under attack. More than 40 bills currently introduced in Salem would encourage more development on farm and forest land.
 - a) SB 632/HB 3460 would create new types of "secondary lands" or "small-scale resource land" zoning to open farm land to low density residential development.
 - b) HB 2756 would enable counties to rezone more land for rural residential use by making it virtually effortless to get an exception to farm and forest zoning
- B. Our protection needs to be greater than the state's minimum guidelines because we are so close to the region's biggest urban area. Multnomah County, the most densely populated county in the state, faces growth pressures greater than elsewhere in the state. It would be hard to find a rural area like ours so close to a major city anywhere else in the entire USA.
- C. The CAC was both naive and uninformed about the effect of their recommendations.
 - 1. We didn't know that our recommendations would undo the Howard Canyon compromise.
 - 2. We didn't know that the county has no way of carrying out educational land-use programs, like the one proposed 2 years ago in the West Hills Rural Area Plan.
- D. This is Crown Point Country, a special place. Without strong land use protection, we would lose what is special about this place so fast we wouldn't know what hit us.

I support the Planning Commission recommendations as a good balance between the local community input and the area's long term needs and plans.

Thank You,

A handwritten signature in black ink, appearing to read "Rick Ray". The signature is fluid and cursive, with the first name "Rick" and last name "Ray" clearly distinguishable.

Rick Ray

SPEAKER # 9

May 28, 1997

TESTIMONY TO MULTNOMAH COUNTY COMMISSIONERS

RE: EAST OF SANDY RIVER RURAL LAND USE PLAN

I find it very discouraging that we find ourselves testifying again on issues that should not be controversial. I am tired of the special interest groups in this area trying to undermine a community that was doing just fine - managing their land well - co-habiting with the wildlife - and who have been controlling growth in this area for years. I am also tired of this land use plan becoming an emotional issue instead of dealing with facts. All these issues of supposedly conserving the environment are being stated with no regard whatsoever for the people whose properties are affected. It has become a cold, calculating process by those who think they are saving our rural area from subdivision and Troutdalization.

The facts are:

- No attempt is being made to subdivide this area - no pressure is being put on this area for development.

- Metro has no intention of moving the urban growth boundary into this area. No pressure is being put on them to do so.

- Not one stream in our area is "polluted".

- The "growth" that we are talking about is at the UTMOST, 88 homes in an area of 79,000 acres. This number of homes has been proven by the county to be supported by the present fire department, school district and road systems. I would also like to point out that the "number of available building sites" seems to change with every new piece of information that comes out from the county. Even though the number does not go beyond the 88 homes, many statistics show less. I think it is important to get the facts straight, because I don't think any department in the county has an accurate record of the figures they are throwing out. These discrepancies in the various documents are pointed out in detail in some of the written documentation being submitted. Do you NOT want us to see what an insignificant impact the number of homesites we are asking for really is?

- When LCDC established Goal 5, they spent a great deal of time & effort to do so, with the input of land use specialists throughout the state. What makes Multnomah

County think they can do better with the minimum of expertise that they have used throughout this process?

THE FACT IS: The people talking about no growth & retaining the urban character of this area have NO FACTS.

The zoning in this area is an "80 acre minimum". So what is the threat? The 80 acre zoning does not bother me at all. What is impossible to accept is that properties divided prior to the 80 acre minimum have become unbuildable through the stringent land use rulings of Multnomah County. Stricter rules are not the problem or the issue. The hard part is the people, like myself, who bought property prior to the minimum - who paid the price for "buildable" properties which you determined is now not buildable and did not let us know. I only found out when I went to the County and found that you had made the template test stricter - thus making my property unbuildable. WHAT MAKES YOU THINK YOU AND A SELECT NUMBER OF OTHER PEOPLE IN THE AUDIENCE TONIGHT HAVE THE RIGHT TO RANDOMLY DECIDE WHICH PROPERTIES ARE BUILDABLE AND WHICH AREN'T? Don't you realize that while you are just working with numbers on paper deciding HOW much growth YOU decide will be allowed, that no consideration is being given whatsoever that REAL people are attached to those properties? You are making major financial and lifestyle decisions for people like myself on a whim? I already live on 10 acres in Corbett. Many people testifying tonight think that I am greedy because I own more than one property in this area. I bought a 40 ac. piece of property in 1988. Because I worked hard to buy this property and make the payments, this makes me greedy? Because I know how to take care of this land - how to measure the trees to determine their growth pattern, how to plant the right variety of conifer trees suited for the exact elevation and climate, and how to run a chainsaw to clear the brush and debris in order for the new trees to grow - this makes me greedy? The county did not have to teach me how to care for this land - I learned from the many resources available. Because I wanted the option to be able to live on this 40 ac. piece of property some day, this makes me greedy?

How about the many people who live in town who have also bought property out here and made payments on it for years with the intention of eventually moving to the country? I know for a fact that not only have they also NOT received any notice of the zone changes, but they haven't even been notified about these meetings for the past 2 years. I happen to know one of these parties. When I talked to them about this proposed plan and the scheduled meetings, they went down to the county themselves. When they confronted the county staff, you know what they were told? That they did not have anything to worry about, their land is buildable, and there was no reason that they should have to attend these meetings. Well, in further checking, they have found out that their property is NOT BUILDABLE. They were just on the verge of retirement. You just destroyed their investment and their future of ever living in the country by making the

template test as rigid as it is now. Is this fair? Is this even America? Do you call them greedy? One of the members of the county appointed Citizens' Advisory Committee, Mary Blankenvoort, stated in her testimony to the Multnomah County Planning Commission that the committee's suggested plan "does not put an unfair burden on anyone". Can you still say that making property unbuildable "does not put an unfair burden on anyone"? Does this plan affect her property? She would be singing a much different tune if it did. You say that you can not afford to contact us when zone changes are made on our properties. I don't think you can afford not to tell us.

I can guarantee you that not one person testifying for zero growth has a property at stake here. If any one of them was still living in town and making property payments with plans on moving and building out here eventually, they would be looking at this issue in a much different light. Put yourselves in the same position. What if you or one of your children had purchased a "buildable" piece of property in our area with the intention of building on it some day, only to find out that the "rules had changed" behind your back when you went down to the county to apply for a building permit. Suddenly your dream home is history and you are stuck with a piece of property you can only have a picnic on for the rest of your life. Because, just what are you supposed to do with a property that is "unbuildable"? How many people do you think are going to buy this property? And just what price do you think they are going to pay for an unbuildable piece of property? Can you still say that no one is being "unfairly burdened" here? If you had the money sitting in a savings account in the bank that we have invested in our property, would you be willing to sacrifice that bank account for the "good of the community" and for the "sake of my grandchildren"? I don't think so. Yet, that is exactly what you are asking us to do.

Making the template test less strict is not creating enough homesites to jeopardize the rural character of this area in any way. We are not talking about "development" or opening up this area to a lot of growth. We are only talking about allowing the properties that were ALREADY DIVIDED to be able to be built on, properties that people bought and paid for BEFORE the zoning and building requirements changed. An you didn't even bother to tell us? We might as well be living in a communist country. Because we have our future invested in land that we sacrificed to purchase, we are supposed to be penalized for that? This is the most blatant, unconstitutional disregard for private property rights imaginable.

A real concern here is why these special interest groups feel that they have the knowledge, expertise and/or experience to make major decisions concerning land use. This is also not the total expertise of Multnomah County. The agencies already in place have many years of experience and research behind them. Doesn't it make sense to build on these agencies instead of starting from scratch?

I have always valued the land and its resources. I have been a very good caretaker of the land. I am real tired of being labeled anti-environment and greedy because I sacrificed and worked very hard to buy property. You can make the land use rules as strict as you want - but don't punish people who bought property by changing the rules every time they turn around. Making the template test less strict is not opening up this area to development - it is only allowing people caught up in this land use to build on property that was bought years ago. I thought I chose to live in America, not the socialist country that you are trying to make it.

A handwritten signature in cursive script that reads "Kay Finney". The signature is written in black ink and is positioned above the printed name.

Kay Finney

43900 SE Deverell Rd.
Corbett, OR 97019

503-695-2535
503-695-5890 Fax

Multnomah County Commissioners

Re: East of Sandy River Rural Area Plan

Testimony presented at the May 28, 1997, 1st reading of the East of Sandy River Plan.

My name is Patricia Graff Smith, 42800 S.E. Loudon Rd., Corbett, Oregon, and I am a 3rd generation Corbett resident, my grandfathers both settled on Larch Mtn., one in 1881, the other in 1905, both of my parents were born on Larch Mtn. and all of my family, , so I speak to you tonight as a long time and very concerned resident.

A year ago I went to Commissioner Sharron Kelley because I became concerned as to what I was hearing in the community and it was in reference to this planning being done for East of the Sandy River. We had just gone through a nightmare in 1992 when all MUF lands east of the sandy river were rezoned to Commerical Forest Use again taking away many people's right to build on their property and again done without notice. To think we were again having to go down this road was indeed troublesome..

I have many facts to tell you tonight and will try to do so in a timely manner and will be turning in written testimony so as to part of the record of this planning process. I urge you to reconsider this plan because of the lack of community input and the flawed process under which it is written. It contains many, many errors and without the proper input and change this plan is doomed to extensive and very expensive litigation.

I want to address some important parts of this process first. Many in the community were upset at the selection of the citizen advisory committee because it was perceived that they had a biased agenda and would not convey or consider input from the community as they were advised to do in their letter of appointment. As proof of this bias I want to cite a few examples, first a letter from John Christensen as proof why many in this community believe this is true. On Feb. 1, 1997, he wrote as a member of the CAC "I am aware that some members of our community who prefer NO regulations on private property will ttempt to persuade you that the CAC and its recommendations do not represent the wishes of the community. I want to call your attention, however, to the Scoping Report of June 1995, which gathered EXTENSIVE written comments from the community." Well lets look at that scoping report. It was based on results from the open house, a mail in questionnaire, a request sent to 40 stakeholder groups and 64 agenices. Only 40 mail in questionnaires were returned and 29 responses to the open house, for a total of 69 community responses, then 7 stakeholders groups and 8 agencies. John Christensen responded to not only the open house, but the stakeholder questionnaire as an organization, then was selected to the citizen advisory committee; 2 of the other 7 stakeholder groups were listed as Guardians Of Larch Mtn, and the Corbett Community Association , these people also responded again to the questionnaire, open house and were also put on the committee, so in reality this plan is written from 69

provided with the correct information before this plan proceeds. Page 50 also states that in land zoned RR, RC, and MUA there is a potential for 55 additional dwelling units while the table clearly shows that number as 58. Which is it? In the present East of Sandy River Plan dated April 7, 1997, the statement is that in all other zoning districts other than CFU there exists the potential for 116 new dwellings. At the Grange Hall meetings sheet titled Commerical Forest Use it states that the number for potential dwellings in all other zones is 109? You may think these don't sound like much but they are problematic when you consider the impact of the decisions you are about to make concerning 16 or 18 or 24 dwellings? Because no one has ever defined what these numbers really are how can you write a plan with this much impact with incorrect numbers. And if you can't identify these few properties how can you undertake administering these kinds of land use regulations and requirements? The members of the committee have used numbers like a 133% increase in growth, well how can you come up with any percentage when you don't know the exact number. We have 1211 residences east of the Sandy River, so again we are talking a very small percentage or growth.

On Page 7 of the April 7, 1997, of the ESR Plan, Planning Commission Recommended Draft, the schedule of dwelling rule options is incorrect. On that page the recommendations are outlined then a chart prepared showing the potential for changes to number of dwellings allowed. These numbers are incorrect and since it is the crucial part of this plan, the part that the community was allowed to participate in, it is absolutely critical to have the correct numbers. How can anyone make an informed decision based on incorrect numbers. Again without the proper list of inventoried properties we do not know what the correct numbers should be.

This plan is being done voluntarily by Multnomah County and is not mandated so there is ample time to it being done correctly. That will not only solve the problems that could cause litigation but might be more amenable to this community. I would also like to state that the Grange Hall meetings were held because we had a petition well over 200 signatures that asked for reconsideration of this plan. We held the meetings in the dead of winter and over 160 people attended the 3 meetings and it was easy to see that people wish to participate, and clearly understood the issues and were willing to compromise and work through this plan. To disregard the outcomes of the Grange Hall meetings would truly be an injustice not easily forgotten in this community. Another member of the citizen advisory committee, Penny Rossman, wrote in her letter of February 7th, that most of the people attending these grange hall meetings were there for their own financial interest. Such an insult to those who participated and tried to part of this process. I can think of a lot of other things people might rather be doing than attending land use meetings, and shows the lack of concern for this community that was evident by many on this citizen advisory committee. The ESEE report makes the point that if vacant residential lots in the East of Sandy River Plan were restricted from development, existing home values would likely increase, due to scarcity and open space conditions around them. Is this not then to their advantage, since they

to make, especially from a committee member who was supposed to represent this community. Every one of these I have mentioned has caused some burden on property owners which seems to have created this assumption that if you are against anymore you are for no planning.

. One of the most repeated statements was that people wanted to maintain the rural character. Maintaining says to me that you leave it as it is. Well part of that "rural character" is being part of a community and after implementation of this plan our community changes.. It will be forever changed.

For the first time in 26 years we are not having our 4th of July Festival and its because this community is feeling the ravages of one assault after another by environmental groups, too much regulation and no appeal process. We are a small rural area located next to a large metropolitan area and we know we have to be diligent if we want to preserve our rural community but this is not the way to do it. You cannot continue to impose severe restrictions on these landowners to the benefit of the public just because a few say this is the way to save farm & forest land. I say this community has done rather well at protecting this farm and forest land, and our large families who have sacrificed many times through the years and not allowed to have their families remain in this area are the ones who should be honored for saving the rural character not saddled with more excessive rules and restrictions and driven off of their land. These families have done their part, I say its now time to help them by restoring some of the value taken from them. There is nothing in this plan that gives any kind of process for looking at some of these problems created in our area by existing rules and regulations on a case by case basis. If there were we could solve a lot of these problems. We have some families out here with absolute horror stories, many of which you are hearing here tonight.

I challenge the numbers in this plan as far as what is remaining that could be built upon. In the ESEE report of Jan. 21, 1997, on page 50 , the number of potential dwellings in EFU land is 5. On March 13, 1996, on page 3 of the document entitled Land Use, paragraph 2 states that under current zoning rules no new residential development on EFU lands in the East of the Sandy River Area would be allowed, so the 5 potential lots is incorrect. They are already unbuildable, and how many of the disaggregated parcels being considered would be unbuildable under current rules? No one has offered that information. There has not been any number provided for loss of parcels that will be incurred by this plan. How can you make any decision without knowing the impact of those numbers?

On the same page 50 of the ESEE report it states that in the MUA zoning there are 158 existing dwellings with 16 potential still remaining. In the March 13, 1996, land use report it states these lands have 158 existing dwellings with 21 developable lots still vacant. . Again which report is correct? the RR table on page 50 of the ESEE shows 136 existing with 30 potential dwellings. The March 13th report shows 136 existing with 46 lots still vacant. This community, the advisory committee and the planning commission have not been provided the correct information. We ask that we be

responses from the community many of which were the same people sending in letters and responses over and over. Even though that happened, the % of returns was less than 2% of this community, so this is not a majority of this community and certainly not a mandate for this committee when writing this plan. I wasn't even going to mention this member of the CAC but because of the article today in the Gresham Outlook I feel I have to respond. Klaus Heyne, who I might add moved here in 1991, is quoted as saying "he worries about the few extra homes that residents want will push this area towards urbanization". Then he says he hopes we can all get past this and live as neighbors. Lets go back to that same scoping report, just before Mr Heyne was appointed to the CAC, in his quote when he answered a stakeholder questionnaire, dated received April 24, 1995, page B-3, as the organization Guardians Of Larch Mtn., his response to the questions of what constraints will make it difficult to address these issues: He said, "Greedy land owners and real estate interests who already have established a clear pattern of CLEAR CUT, SELL, DIVIDE AND BUILD, then split and leave the damage to the community left behind (Troutdalization)." Now is this a person who represents this community without an agenda. Is this a person who shows respect for the rural character of this community. Clearly not and his hope that we all get past this is very disingenous. *NOW THAT THE PLAN IS DONE!*

The other interesting point of the scoping report is that many of the responses were not included, only the ones that fit the pro-regulation agenda. Only 2 responses received were repeated 4 times, one the wish to maintain rural character and the other to not move the UGB east of the Sandy River, both of which have total support in this community. The Mult Cty Commission accepted this scoping report on a 2% return. This is NOT a community plan. Many were requesting no new rules, no more regulations and requests to fix some of the problems already created from the changes made in 1993. There were responses to just leave it alone. This is a voluntary plan, not mandated by the state, and needs more input from this community. It is fraught with error and misconceptions. And John Christensen wants you to believe that anyone who opposes this plan or the process wants NO regulations. It is simply not true. People want fairness and balance to the regulations that all know we have to have. Catherine Dunlap was right when she said, we know planning is here to stay, my argument is that is has to be good planning, and if done correctly can serve many good purposes, most of all protecting and preserving rural farm and forest areas.

You know what regulations we already have out here, we have the CFU zone with 80 acre minimums, the EFU zone with \$80,000 income requirement, we have the SEC overlays, we have the Sandy River Scenice Waterway with overlay zones to 1/4 miles from the Sandy River, we have the National Scenic Area, that is federal legislation, we have Metro and Trust for Public Lands proceeding to buy up our properties, we have the U.S. Forest Service and the BLM who regulates our more than 60% public owned land, we have the Oregon Department of Forestry who regulates our forestry practices with 100' stream buffers, we have buffer zones on all our major roads, and we have 2,000,000 million tourists a year parading through our neighborhoods, and many more to come, so to say we want NO regulatioins is a slightly ludicrous statement

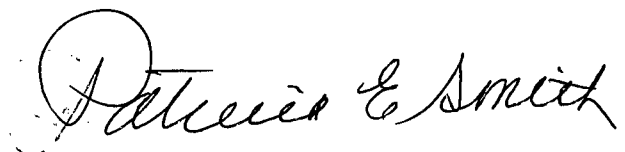
already have theirs and can create the short supply and great demand for rural property, thereby increasing their value. Who is doing this for their financial interest?

The ESEE report Section VB1b on page 51 states that Mult Cty has already restricted the supply of RR lots through application of Statewide Planning Goals 3 & 4 and further restriction of the rural residential land supply would have adverse social consequences for those seeking a rural lifestyle.

An example of the complexity of this plan and what people should fear is the wording that is vague and left to interpretation by Multnomah Cty planners. No. 2 in CFU on page 8 of this plan states that dwellings can be allowed if they have no significant impact upon forestry practices, open space, public facilities, wildlife habitat and rural community character. The strategy is "the finding of no significant impact shall be met through compliance with approval criteria in the Mult Cty Zoning Ordinance." Now just what does that mean? Well I know you won't know until you try to secure an approval and you can bet there will be pages and pages of documents of criteria to be met and a hefty fee. Then you still will have to go the appropriate public review. This is what should scare you. I also want people to know that this plan is full of statements that will allow as enforcement, your neighbor turning you in. If you plan on doing any kind of application through the county remember that you have the right to know who is writing in against you and be sure to request all of that information. You need to know before you get to any hearings just what the objections are and who is raising them. Sounds like a nice part of the "rural character" doesn't it?

The only other point I want to make tonight is that the people who support this kind of plan have stated over and over, that their big concern is Metro will be looking our way if we become urbanized. Well let me tell you that we are not included in the 2040 plan other than as a rural reserve area, there is no plan to move the UGB, but because of this plan, once implemented Metro plans at sitting at the table with Multnomah County, as evidenced in their letter of February 10, 1997, where they clearly state that after talking with county planners and the adoption of this plan they plan to help write the rules and regulations for this plan. So in reality Metro will be here but not because they want us to be urbanized but because they want to write the wildlife and stream regulations that will go with this plan. These are the rules we fear. This plan is the blueprint for many many pages of regulatory policies and Metro plans on helping write them and they will have an impact on every resident who lives here, especially those near streams or in wildlife habitat corridors.

As I come to a close I challenge you as our representatives to listen to this community and hear the true voices of reason, some very frustrated and some very angry, but definitely opposed to this rural area plan as written. You must make a careful decision, as our fate as a community is truly out of our hands and in yours. A community is a legacy for our children and grandchildren.

A handwritten signature in cursive script, reading "Patricia E. Smith". The signature is written in dark ink on a white background.

COPY OF PUBLIC TESTIMONY

SPEAKER #12

TO: Chair Stein and Multnomah County Board of Commissioners

FROM: Carolyn L. Coons
41101 SE Loudon Rd.
Corbett, OR 97019

RE: Public Testimony: Hearing on the East of Sandy River Rural Area Plan
given at Corbett School

DATE: Wed., May 28, 1997

Madam Chair and Commissioners:

I would like to go on record as supporting the Planning Commission's recommendation for our East of Sandy River Rural Plan. I wholeheartedly support the vision statement drafted by the Citizen Advisory Committee, and I would like to publicly thank the members of the committee for all of their time and effort consolidating residents' concerns and trying to achieve consensus.

I believe the Planning Commission's recommended draft is the plan to adopt, in order to best protect our rural character and natural resources for the next twenty years, and to stabilize growth at current levels.

I still have some concerns, however:

Currently, Multnomah County has three dwelling rules for farm and forestry zoned lands that are stricter than the state rules: the 1985 Lot of Record rule, the disaggregation rule, and the template test. I believe these more stringent rules are necessary because Multnomah County faces greater growth pressures than other areas of the state, because we still have productive farm and forest lands very close to a major urban city, and because we have Crown Point features that need special protection.

The briefing paper you received from the Planning Staff discusses only two of these dwelling rules, the potential effects of loosening the current disaggregation rule and weakening the template rule. Staff asks whether you want to weaken current Multnomah county standards to the state standard. **The briefing paper does not clearly acknowledge the fact that both the Planning Commission and the Citizen's Advisory Committee already conceded the 1985 Lot of Record Rule. This was a compromise to allow more dwellings than currently allowed, in an effort to address hardship cases.** The 1985 rule allows people with substandard lots in forest and farm zones, who have continuously owned the parcel since 1985, to build a home that is not resource related (non-conforming use). This rule alone, adds over 50% more potential homes beyond the current number allowed. If, in addition, you allow weakening of the disaggregation rule or the template rule, the potential development allowed would eventually change the character of the area, jeopardize farm and forestry, which the zoning is intended to protect, and open the area up to suburban development.

Please enact the Planning Commission's recommendations as they are before you. I remind you that their plan, still allows more growth than is currently allowed. I urge you to envision the future pressures on our region, think about preserving resources, and choose a course that best maintains and protects our rural character for future generations.

Thank you.

GAVE HIS 3 minutes
to SPEAKER #13

B6

The Oregonian

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TUESDAY, JANUARY 9, 1996

LETTERS

1/9/96 Oregonian
People want more land for homes

To the Editor: The Metro 2040 plan to force everyone to live on postage-stamp-size lots will not work in Oregon.

Not all people have the same needs. There are some who are happy to settle for an apartment or house on a minimum-size lot, and these should be available to them.

However, most Oregonians want a lot with a yard where they can play and entertain, and where they won't have neighbors looking on. Then, there are those who want a small acreage for gardens, orchards and maybe a pony.

The Metro plan assumes that all people have the same needs. It makes no provisions for those who want and are willing to pay for more space.

Much land not suitable for farming is available within a short distance of the Portland metropolitan area and should be rezoned for affordable rural homesites.

Take the Metro plan back to the drawing board and come up with a realistic solution to meet the needs of all Oregonians.

FRANK A. WINDUST JR.

Corbett

SPEAKER #16

KLAUS HEYNE

41101 SE LOUDEN ROAD
Tel (503) 695-3412 Fax (503) 695-3410

CORBETT OR 97019

May 28, 1997

Testimony before the Board of Commissioners, first reading of the ESR Rural Plan

Madam Chair, Commissioners:

I would like to concentrate my testimony on issues related to the protection of significant streams East of the Sandy River.

During CAC deliberations on streams issues we agreed the county should "educate" for three years, monitor the results, and if education was not working, do some form of stream regulation. I supported an educational approach to stream protection because I believed the county was serious in planning, budgeting and implementing such pilot program.

Unfortunately, planning staff at the time did not inform us that a similar educational approach was proposed by them two years prior and voted in by you as part of the West Hills Rural plan. To this day, planning staff has not submitted a funding or staffing request for the West Hills educational idea.

When the planning commission heard the ESR plan, staff was asked why it would propose another, even more ambitious educational plan for the protection of significant streams, when it has so far failed to even propose an outline for the West Hills Plan. Because of this total lack of follow-through, planning commission recommended a 150 ft. set back provision on five streams that were inventoried in an ESEE analysis especially for this plan.

Two years ago you approved the Howard Canyon quarry expansion. To balance the commercial expansion with at least some minimal protection for the three streams surrounding the quarry, you enacted a 300 ft. center line buffer where property owners have to file a mitigation plan to minimize impacts on these streams. I want you to be aware that planning staff's opinion is that all streams East of the Sandy should be treated the same, therefore previously enacted protections for the Howard Canyon streams would become null and void, if no protection is enacted by you for the remaining streams. Because of this staff opinion, there is now discussion to use the Howard Canyon stream protection model for the remaining significant streams in the ESR area.

I would like to point out the principal differences between the two approaches to stream protection:

*The 150 ft. set back which the Planning Commission recommends is a simple set-back provision, just like a road or property-line set back that is immune to different bureaucratic interpretations.

*It is a set back that only applies to potential, not-yet existing homes. I repeat: no current home owner who lives within 150 ft. of the center line of a significant stream would be inconvenienced, because the set back does not apply to existing residences.

*The set back also does not apply whenever set back minimums cannot be achieved, due to the shape of the property. Under these circumstances the home owner gets his building permit through a variance.

*Building additions, up to 400 sq. ft. are also exempted from the set back provision.

Setbacks are an objective standard that does not require subjective interpretations from hearings officers or intrusion by enforcement officers onto the property. Even the Oregon Department of Forestry uses set backs in order to protect streams.

Now compare that to the 300 ft Howard Canyon model of stream protection:

Any property owner, whether he has a home or is planning to build one in the future, has to demonstrate that he complies with the provisions of the regulation, by submitting, as the code language says "a mitigation plan". That plan is then interpreted by staff, and a hearings officer, paid by the county, decides at his discretion whether the plan submitted by the property owner is sufficient. We all have witnessed or directly dealt with the different outcomes depending on which hearings officer will hear the case. Then come appeals of the hearings officer decision to the Board Of Commissioners....I don't need to go on. : This is a political process, and if county or state politics change, so will the level of protection for these streams.

I appreciate your efforts in finding a method of stream protection that respects the need of property owners for a predictable fair standard equally applicable to all, now and in the future, a standard that minimally inconveniences owners of existing homes.

I therefore support the planning commission's elegantly simple and fiscally responsible solution to stream protection.

SPEAKER #17



METRO

May 23, 1997

Multnomah County Board of Commissioners
1220 SW 5th Avenue
Portland, OR 97205

RE: East of the Sandy River Rural Area Plan,
Planning Commission Recommended Draft, 4/17/97

Dear Commissioners:

Thank you for the opportunity to submit these comments regarding the Planning Commission's recommended draft for the East of the Sandy River Rural Area Plan (April 7, 1997). This testimony is provided on behalf of Metro Regional Parks and Greenspaces Department. We commend the staff of Multnomah County's Division of Transportation and Land Use Planning and the Planning Commission for their work to date on this proposed Plan. We offer our general and specific comments below:

General Comments about the Rural Area Planning Process:

The April 7 draft Rural Area Plan makes specific reference to the East of Sandy River Wildlife Habitat and Stream Corridor ESEE Report (June 1995, revised January 1997). We have been advised by the Multnomah County Planning staff (pers. com. Gordon Howard) that the ESEE Report is part of the documentation that is being approved in this Rural Area planning process. We would like the opportunity to offer additional written comments on the ESEE Report and would appreciate written notice of the Commission's approval schedule for that document.

Specific Comments about the proposed Plan:**1. Land Use***Commercial Forest Use Policies*

The CFU zone is not an appropriate zone for existing public parks. We recommend a policy that would create a new Parks and Recreation zoning district for existing public parks including, but not limited to, Oxbow Regional Park. Standards for this zone should be consistent with and implement the Bureau of Land Management (BLM)/Oregon State Parks and Recreation Department (OPRD) Sandy Wild and Scenic River and State Scenic Waterway Management Plan.

2. Natural and Environmental Resources

Streams and Watershed Policies:

Policy 21:

We commend the Planning Commission for including Policy 21 for protection of significant streams. Previous to the Planning Commission's inclusion of Policy 21, the Rural Area Plan lacked a regulatory policy and strategy for protection of significant stream corridors. While education and voluntary stewardship activities are important, they need to be paired with a solid regulatory program for resource protection. We note that although the County adopted educational and voluntary elements in the Howard Canyon Rural Area Plan and the West Hills Rural Area Plan, neither the County nor the Natural Resources Conservation Service have implemented educational programs for those areas.

Howard Creek, Knierim Creek and Big Creek were designated significant streams in the Howard Canyon Reconciliation Report. We would like confirmation as to whether or not these streams will also be protected by Policy 21. It is unclear whether the Sandy River is classified as a significant stream. If the Sandy River is a significant stream, "150 feet from the centerline" may not offer adequate protection as the river channel is wider than 150 feet in certain locations.

Policy 28:

As a means of implementing the strategy for Policy 28 we attach for your use an agreement between Oregon Parks and Recreation and Multnomah County (December 29, 1993) which identifies specific areas of cooperation (including the Rural Area planning process) for improving scenic waterway protection at the County level. Apparently, the implementation of this agreement was lost in the transition of Multnomah County Parks Division to Metro, the retirement of Betsy Williams and the appointment of a new director of the County's Department of Transportation and Land Use Planning. Close cooperation between the County and State Parks to clarify Oregon Administrative Rules and integrate them into County zoning ordinances is critically important to the long-term protection of the Sandy River's outstandingly remarkable values.

Wildlife Habitat Policies

The BLM/OPRD Management Plan for the Sandy Wild and Scenic River and State Scenic Waterway recognizes the importance of the Buck and Gordon Creek corridors as critical wildlife corridors which connect the Sandy River with the large blocks of public open space within the Mt. Hood National Forest. In support of the Plan's vision for "diverse and robust native plants and wildlife", it is important that these linkages be formally recognized and strategies implemented to protect important linkages between the Sandy River Gorge and the Mt. Hood National Forest.

The Rural Area Plan states on page 19 (1st paragraph) that 94% of the wildlife habitat inventoried in the East of the Sandy River Rural Area has been designated as

significant. Except for those areas of overlap with significant streams protected by Policy 21, there are no regulatory policies or other strategies in place to protect the remainder of significant wildlife habitat.

3. Parks and Recreation

The Plan narrative (page 27, paragraph 2) states that Metro is purchasing land east of the Sandy River to include in Oxbow Park. While this statement is true, we are concerned that it may be interpreted that these lands being acquired would be developed for public recreation facilities, which is not the case. Metro Council approved a Sandy River Gorge Refinement Plan that aims to protect "...biological linkages...along the Sandy River and its tributaries for the protection of fish and wildlife habitat, water quality, geologic, scenic, and recreational value".

4. Environmental Quality

Water Quality Policies:

The plan does not acknowledge that Corbett's water supply comes from Gordon Creek. The following policy and strategy are recommended to protect this drinking water source. Gordon Creek should also be a designated Goal 5 resource.

Recommended Policy

Multnomah County will protect the Gordon Creek watershed for the production of pure water for municipal and instream uses, including the natural propagation of resident and anadromous fish resources.

Recommended Strategy

1. Multnomah County will recommend that the US Department of Agriculture (Forest Service), the Oregon Department of Fish and Wildlife, Oregon Department of Forestry(ODF) and BLM review and amend, if necessary, the management plans for the federally owned lands within the watershed to assure that land uses (i.e. timber harvest, road construction, recreation, etc.) reflect the production of high quality water as the highest and best use of the watershed.

2. Multnomah County will develop and implement appropriate amendments to applicable zoning ordinances to maintain large lot ownerships, forest uses, and to minimize the impacts of permitted development on water quantity and quality.

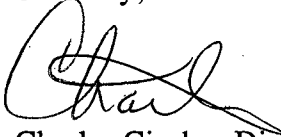
3. Multnomah County will petition ODF to develop and implement appropriate strategies to minimize the impacts of forest management practices on water quantity and quality. Strategies to be addressed should include road construction, size of clear cuts, slope stability, protection of riparian corridors and herbicide/pesticide use.

Policy 55:

The policy and strategy for proposed policy 55 regarding a stream monitoring program needs strengthening. DEQ is the agency responsible for water quality, not the Soil and Water Conservation District or the Natural Resource Conservation Service. It is strongly recommended that a bona fide water quality monitoring system be established by DEQ for each significant stream and the Sandy River mainstem.

Thank you again for the opportunity to provide these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles", with a stylized flourish at the end.

Charles Ciecko, Director
Metro Regional Parks and Greenspaces Department

cc: Mike Burton, Metro Executive Officer

SPEAKER #20

May 28, 1997

To: Multnomah County Board of Commissioners
From: David and Barbara Adams
Re: East of Sandy River Rural Area Plan

I grew up a 200-acre family farm where we raised peaches and various other crops. Many of the family farms in that area have slipped away due to dividing of land among family members, and selling off pieces for non-farm home sites.

For this reason, and many others, we support the Planning Commission draft of the East of Sandy River Rural Area Plan. From our point of view preserving the remaining rural aspects of this area deserves the highest priority.

We support the Vision Statement prepared by the Citizens' Advisory Committee including the statement, "The residential density east of the Sandy River is stabilized at the level allowed by current zoning."

In recognition of the Sandy River as a large-scale resource for fish and wildlife, we support the additional protection for significant streams outlined on page 19, strategy 21.,

Page 19, Strategy 21:

Protect significant streams in the East of Sandy River Rural Area by prohibiting new residential development within 150 feet of stream centerline and limiting new roads, stream crossings additions to existing structure, and other grading activities within this 140 foot area. Additions to existing dwellings of up to 400 square feet shall be exempt from the setback requirements. All related ground disturbing activities within the 150 foot stream setback shall be confined to the period between May 1 and October 1 in any year.

The support provided for landowners by the companion strategies are an important part of this plan. Strategy 34, the protection of wildlife habitat through the use of tax deferral programs, has worked well in other states.

Thank you,

Mr. & Mrs. David Adams

Mr. & Mrs. David Adams
34444 SE Kimbley Rd.
Corbett, OR 97019
695-3399
badamscorbettor@msn.com

SPEAKER #22

May 28, 1997

Board of County Commissioners
Multnomah County
1120 SW 5th Room 1500
Portland, OR 97204

Dear Commissioners:

Subject: Text of Comments Presented by Karen Schaaf at May 28, 1997, Public Hearing on
Case File C 3-95, East of the Sandy River Rural Area Plan

I am speaking tonight as a resident of the town of Springdale in east Multnomah County, and as a citizen concerned about the pressure to develop portions of the area east of the Sandy River.

My family and I moved to the Springdale area about 4 years ago because we wanted to live in an area with a blend of agricultural, forestry, and rural residential uses. My husband grew up in the backwoods of Oregon, and we wanted to raise our children in a similar setting. In the past 4 years, we have witnessed a tremendous increase in pressure to develop land that have been heretofore classified as Exclusive Farm Use or Exclusive Forestry Use. One of the approaches now being considered to break up large parcels and make them more amenable to residential development is disaggregation. Disaggregation, if it leads to residential development without meeting the State farm income test, will erode the existing agricultural character of the area. If we are to maintain the urban growth boundary at the Sandy River and preserve the agricultural and forest lands beyond, these lands cannot be allowed to be further parcelized solely for the purposes of residential development. Our only means of putting back the pieces of lands into viable farm sizes is to aggregate these parcels, not disaggregate them. Aggregation will help to return the area to larger, more economically viable farms. However, if disaggregation is a foregone conclusion, then it should only be permitted if the current land use remains unchanged. Residential development on disaggregated lands should only be permitted if the State farm income test is first met and then rigorously enforced.

Page 2
May 28, 1997

If Multnomah County ever plans to hold the line on urban expansion into the area east of the Sandy River, then why not do it now? We have the opportunity with this planning process, and the vast majority of the local population is in favor of retaining or strengthening the current restrictions on residential development. I urge the Board to retain the current aggregation of farm and forest lands in the area east of the Sandy River in order to maintain large, economically viable farm sizes, not hobby farms. Disaggregation for residential development should only be considered if the State farm income test is first met and then rigorously enforced.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen F. Schaaf".

Karen F. Schaaf
Community Member

32201 East Historic Columbia River Highway
Corbett, Oregon 97019
(503) 695-5652

SPEAKER #24

A.L. STOKES (503)695-5883
GREEN ACRES FARMS
38025 S.E. HOWARD ROAD
CORBETT, OR 97019-9707
May 28, 97

Multnomah County
Board of Commissioners
Commissioner Sharon Kelley
Senior Planner Gordon Howard

Re: C3-95 (East of Sandy River
Plan -April 7, 97 Draft)

The following portions of the above plan are Particularly Objectionable, Overly Restrictive, May go beyond State Law requirements, and do not express the desires of a majority of the community as tallied in the Grange Hall Meetings of Dec. 96. They should be deleted, or altered & Revised as follows:

Item 2 (Commercial Forest Use) Please allow dis-aggregation of lots less than 19 acres. (aggregation is not required by State Law)

Item 3 Please modify to allow current lots of record to have a residence.

(Exclusive Farm Use) (explanatory paragraph #4)
Remove aggregation requirements for lots less than 19 acres. Again aggregation is not required by State Law. It is only a method used by LCDC to encourage Counties to remove existing lots of record from occupation by the lawful owners.

Item 10 (Farm Income Requirements) These State rules are not realistic for this area which does not have that many lots left to \$80,000 or \$40,000 Income. (produce)

These administrative rule income requirements are currently being challenged, and are under consideration for change in the State Legislature. For this reason, I urge Multnomah Co. not to impose these income requirements until these challenges are resolved.

Item 11 (public review) Do not allow outside power groups (such as 1,000 friends of Oregon) to effect the outcome of new dwellings through the public review process. Present rules require notification of adjacent property owners which is sufficient.

Item 21 (streams & watersheds) Delete this item (150' environmental overlay). This is an unnecessary burden on property owners and is entirely unwarranted. Present sanitation rules require a 100' setback from streams and are sufficient to prevent contamination. (see Sewage Disposal -pge. 37.

Item 39 (Bicycle Routes) Do not delete but Retain the NEMCCA recommendation that no new bike paths be developed without Majority Community support. (a ballot measure on regular election days)

Item 50 (Water Quality) Delete this paragraph as water quality is already monitored by existing County & State & Federal agencies. Examples are: East Mult. Co. Soil & Water Conservation District & various DEQ Agencies. We do not need another overlay of Bureaucracy for this purpose.

Sincerely,

Alan L. Stokes
Alan L. Stokes



Home Phone (541) 296-6772

Fax: (541) 298-5115

Skamania County Pioneer

Wednesday, May 21, 1997

Guest Column

Repeal the National Scenic Act, Why?

by Charlotte DeMoss
Mosier, Ore.

H.R. 5705, the Columbia River Gorge National Scenic Area Act, was passed by Congress October 16, 1986, and signed into law by President Reagan on Nov. 17, 1986.

According to the Act, it was to protect and provide for the enhancement of the Columbia River Gorge, and for other purposes.

All individuals can agree that the Columbia Gorge is truly a beautiful place to live in and well worth saving, but there are important key issues that have not been answered and truly neglected by Congress since this Act was implemented.

In order to determine if this is a good bill one way or another, we first need to decide if the Scenic Act was constitutional or not. Well, many might ask what does that mean? Some may say even – even ask – if it wasn't constitutional who cares? Congress must have done it right or the President would not have signed the bill into law.

In order for all bills to be considered legal and lawful, they must follow proper legislative procedure. Our Constitution of the United States of America, Article 1, Section 7-1, says every bill which shall have passed the House of Representatives and the Senate shall, before it becomes a law, be presented to the President of the United States; if he approves he shall sign it, but if not he shall return it with his objections to that House in which it shall have originated.

So let us examine how the Scenic Act was implemented and see if this does meet the constitutional requirements to make it legal and lawful.

Taken from the Congressional House Record Oct. 16, 1986, Mr. Marlenee from Montana said, "Let us review. First, we have a bill before us that has not technically passed either committee of jurisdiction, a bill that was introduced at a midnight hour this morning and given a rule this morning – a bill that encompasses, according to the Wall Street Journal, 510 square miles, only 20 percent of which is currently in federal ownership.

"Second, a bill opposed by over 90 regional, state, and national associations. Let me read to you what they are: the National Grange, the Na-

tional Forestry and Civic Associations, the National Association of Counties, and nearly every one of the Gorge's 24 local government jurisdictions."

So what is the real issue here today in 1997? We know what our Constitution has said in order for a bill to be considered lawful and legal. We know how the Scenic Act was implemented, so what are we going to do about this? How can the counties continue to go along with legislation that they know has not followed proper legislative procedure to make it lawful? Could the Gorge Commission do as Dixie Lee Ray said, "levy fines in Oregon for noncompliance of up to \$25,000 per day" (just increased in Oregon by state law to \$100,000 per day) and "to jail the landowner who may try to use his land for any purpose other than that prescribed by government even if the citizen was unaware of the restrictions?"

What about the other states who wish to adopt similar legislation? Are they going to use the gorge legislation as a master blueprint? How could this be fair to them, knowing how this Act was implemented? Would this not raise serious legal and criminal questions as to how each state will handle their legal issue? What about states' rights in relationship to our 10th Amendment to the Constitution, which says the powers not delegated to the United States are reserved to the states, respectively, or to the people.

"Sometimes when the public good is pretended, a private benefit is intended," Governor Dixie Lee Ray of Washington state in correspondence stated concerning the Gorge Act, "What's done is done and can't be changed short of Congress acting to repeal."

Those who serve the people need to be accountable to "We, the People" – in other words, responsible government.

James Madison, father of the Constitution and fourth president of the United States, said concerning the constitution, "There is the Rock, upon which the government stands."

Repealing the Columbia River Gorge National Scenic Area Act will be upholding and supporting the law of the land, the Constitution of the United States of America, and the Bill of Rights.

in

January 18, 1996

Gorge legislation a true fiasco

An open letter to Ron Wyden:

Can you remember me? I'm Willard Gaul, the fellow who has the 45 acres in the scenic Gorge. So far you haven't done a thing for me or anyone else who owns property in the Gorge.

The last time I talked with you at one of your Town Hall meetings, I mentioned the corruption that was associated with Gorge legislation. You disagreed and said, "that's a matter of opinion."

I offered my property to the government through the 8-0 program for fair market value and they have three years to buy it or it reverts to buildable property. A year has already gone by. Now I find out I have to sell to the Trust for Public Lands, and they will resell it to the government for a profit.

Did you know that they make 25 percent to 75 percent on deals like that? Then to top it off, Nancy Russell, the head of the so-called Friends of The Columbia Gorge, is the agent for the the Trust. After all that she is involved in up there, I have withdrawn my offer to sell to the government. If there is any profit to be made on my property, I want it and I sure don't want Nancy Russell to benefit.

Mr. Wyden, I know you don't want to hear about the dirty business going on in the Gorge, but at least you could start looking into it a little. At least come and see the evidence I've acquired since 1982. I'm inviting you to contact me. If you don't make contact, I'll bring this fiasco out in my own way, and then perhaps you'll be proven to have had a hand in it.

Patiently waiting to hear from you.

Willard Gaul
Portland

SPEAKER #36

Hood River News

Hood River, Oregon, Wednesday, Jan 17, 1996

Gorge boondoggle

To the editor,

I emphatically support H.B. 2015, H.B. 2016 and S.B. 305. In 1965 I purchased 12 acres overlooking Newberg, Oregon. Ten years later I partitioned the parcel into three four-acre pieces, paid all the legal fees and expenses to do with septic approval, etc. I even donated a 1,200-foot long strip of land 10 feet wide to Yamhill County in case they ever wanted to widen the road. Eighteen years later in 1993 a real estate company wanted to sell the three parcels for me. A month later they notified that I'd be lucky to be able to build even one house on this 12 acres. Since 1993 I've been fighting Land Conservation Development Commission rules to no avail.

I purchased 30 acres in the Columbia River Gorge in 1973 and worked 15 years at hard physical sweating labor to pay for it. Just as I got it paid for, in steps the so-called Friends of the Columbia Gorge, L.C.D.C., 1000 Friends of Oregon and some corrupted Oregon congressmen, senators and bureaucrats and pushed for the Columbia River Gorge Scenic Area. I'm all for the scenic area but the way it was done through collusion, conflict of interest, deceit and downright crookedness is against my principles.

I have in my possession three letters to ex-Attorney General Dave Frohnmeyer, written by three separate attorneys who were members of the so-called Friends of the Gorge asking for an investigation of their own Friends on separate, specific violations of the law. The investigation was never made because for one reason Dave Frohnmeyer was part of the Friends.

When the charges were not investigated, one of these letter writers who happened to be their executive director was fired for insubordination. He then filed a \$1,000,000 lawsuit against the Friends. This was in 1988 and the case was in the courts for two years. On the day of the trial the case was settled out of court for allegedly \$500,000. The Friends absolutely didn't want this to go to trial and have the big scandal become public.

The Friends of the Gorge membership, L.C.D.C. and 1000 Friends of Oregon membership are all intermingled. These corrupted bureaucrats are the ones who are now building many of the conference centers, hotels, golf courses, etc., in the Columbia Gorge and the Pacific Northwest. At the same time I can't do a single thing with my land.

Why can't you look into this boondoggle? It's one of the largest scandals and ripoffs in the states of Oregon and Washington.

Willard Gaul
Portland

Editor's note: Willard Gaul twice delivered these remarks during testimony before the 1995 Legislature. He requested that they be printed as a letter to the editor.

RON WYDEN

OREGON

3D DISTRICT



Congress of the United States
House of Representatives

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OLDER AMERICANS CAUCUS
CO-CHAIRMAN,
FORESTRY 2000 TASK FORCE

June 5, 1995

Mr. Willard Gaul
7301 SW. 26th. Ave.
Portland, OR 97219

Dear Mr. Gaul:

Thank you for writing my office regarding the difficulties you are experiencing with Columbia River Gorge Scenic Area Act.

I have asked Jane-ellen Weidanz, a caseworker in my Portland district office, to assist you. If you need further assistance, please do not hesitate to contact Ms. Weidanz at 231-2300.

Again, thank you for advising me of this situation. I appreciate the opportunity to be of assistance.

With warm regards,

Sincerely,

Ron Wyden

RON WYDEN
Member of Congress

RW:af

over for reply

Portland Oregon
Dec. 2nd. 1995

U.S. Congressman

Open Letter to Ron Wyden by Certified Mail

Dear Mr. Wyden;

Can you remember me? I'm Milcord Gaul the fellow who has the 45 acres in the Scenic Gorge. So far you haven't done a thing for me or anyone else who owns property in the Gorge.

The last time I talked to you at one of your town hall meetings I mentioned the corruption that was associated with that Gorge Legislation. You disagreed and said that's a matter of opinion.

Let me tell you again that there is corruption, conflict of interest, collusion and right down crookedness going on in the State of Oregon. In fact you may be part of it! Excuse me for being so blunt but people are getting tired of getting the run-around.

I offered my property to the government through the 8-0 program for fair market value and they have three years to buy it or it reverts to buildable property. A year has already gone by. Now I find out I have to sell ~~it~~ to the Trust for Public lands and they will resell it to the Government for a profit.

Did you know that they make 25 to 75% on deals like that?? Then to top it off Nancy Russell the head of the so called Friends of The Columbia Gorge is the agent for the trust. After all the corruption that she is involved in up there I have withdrawn

2.

my offer to sell to the government. I'll repeat that, "after all the corruption". If there is any profit to be made on my property I want it and I sure don't want Nancy Russell to benefit.

Mr. Mylen I know you don't want to hear about the dirty business going on in the Gorge but at least you could start looking into it a little. At least come and see the evidence I've acquired since 1982. I'm inviting you to contact me if you're honest. If you don't make contact I'll bring this fiasco out in my own way and then perhaps you'll be proven to have had a hand in it.

Patiently waiting to hear from you.

Sincerely

Millard Gaul

7301 S.W. 26th Ave.

Portland, Or. 97219

244-8886

Columbia Gorge landowners "hog tied," by "Friends" power politics

If you wonder why and how everything happens to you, the following letter and statement which Will Gaul, a Columbia Gorge land owner presented to, and made part of the record at a Columbia Gorge Commission hearing March 12, 1991, in Portland will give you part of the answer.

Understandably, Chairman Stafford Hansel who's part of the problem, tried to stop him. He considers only "quality testimony." That is not the kind, with facts he doesn't agree with, or want revealed. The audience supported Gaul, and Hansel, courageously allowed him to proceed.

Here's Will Gaul's letter and statement to The Gorge Commission March 12, 1991.

Mr. Chairman and Members of the Commission:

In June 1985 I wrote a letter to Washington State Senator Dan Evans, and I want to make it public.

Dear Senator Evans:

I'm writing to you because you seem to be the only one with authority to be halfway listening to the people who live in the Columbia Gorge.

Let people who live in the Gorge live in peace, it's their home. I'm sure they don't want any more restriction on their way of life than has already been imposed upon them. Besides they've done a good job of keeping the Gorge beautiful in the past.

The Federal Government is the one to blame for most of, if not all, the damage to the gorge scenery, such as covering it with backwater from The Dalles dam, one of the worlds most famous natural wonders, Celilo Falls. They will never be seen again.

The 'so called Friends of the Gorge' (who do not live there) should not overrule those who do.

Senator Evans, if you would look at all the back issues of The Skamania County Pioneer newspaper for the past three years, and read all the editorials and letters to the Editor it would give you a true picture of the overall situation and feelings of the people in the Gorge.

I'm quite sure you are considering the citizens who live in the gorge and need your help.

Sincerely

Will Gaul
Portland, OR 97219



Will Gaul, owner of Noble Star Tree Plantations, writer and fighter for property rights views Mt Hood across the Columbia River Gorge from his property in Washington state. He planted Christmas trees on it. They all died from heat, wind and cold. He still wants to build a home there.

Mr. Chairman and members of the Commission:

How wrong I was, wasting my time then, writing to the Senator when it is now obvious he was the enemy in my camp.

Except for Denny Smith and Bob Smith Representatives from Oregon; all the Senators, congressmen and representatives for both Washington and Oregon were working for the "Friends of the Gorge," and so consequently double crossed their constituents who reside in and own property in the area.

An article in The Oregonian in 1986 reported that Nancy Russell, the main spoke in the wheel of "The Friends" contributed \$1,000 to Congressman Les AuCoin. Do we need to ask for what?

Recently when looking for some information pertaining to another matter, at the Oregon Department of Justice (Attorney General Dave Frohnmayer's office) in Portland, I ran across a list of thirty two names who were on the board of directors of the infamous "Friends of the Columbia Gorge" the group who lobbied, cajoled, and pushed into existence the Federal Columbia River Gorge Scenic Area, thereby "taking", with out compensation the constitutional property rights of the people who live in and own property in the Gorge without compensation. I'm sure the public will be interested.

Some of the names included in the list of 32 names are as follows:

1. David Chynard now on the Columbia Gorge Commission.
2. Barbara Bailey also on the Columbia Gorge Commission.
3. The Honorable Mike Lindberg, Portland City Commissioner.
4. The Honorable Donald E. Clark, Ex-Multnomah County Sheriff and Ex-Mayor of Portland and now a Columbia Gorge Commissioner.
5. The Honorable Doug Jewett.
6. The Honorable Connie McCready, Ex-Portland City Commissioner.
7. The Honorable Randy Revelle.
8. The Honorable Rodger Schock.

9. The Honorable Tom McCall, Former Governor of Oregon.

10. The Honorable Bob Straub, Former Governor of Oregon.

11. The Honorable Cecil B. Andrus, Ex-Secretary of the Interior, now Governor of Idaho.

12. The Honorable Dan Evans, former Governor and Senator from the Washington State.

It makes me wonder what other, or who other, honorable politicians were also just plain members of The Friends of The Columbia Gorge.

You'll recall Senator Evans held hearings in the Gorge, taking testimony from the citizens, supposedly pro and con in regard to the Federalization of the Gorge.

The testimony in 1984, 85, and 86 from the Gorge residents was overwhelmingly against Federal Control. To put it bluntly Senator Evans should have disqualified himself, instead he passed himself off as neutral, and he wasn't.

Talk about collusion or conflict of interest. Can you believe it?

Just as the Scenic Area was passed into law, a telephone call was made to the office of Senator Evans in Washington, D. C. Who answered the phone? None other than Bowen Blair, at that time executive director of the "Friends".

What was he doing in the Senator's office answering the phone for him? We the people pay for the Senator's staff. Have we reached the point where the "Friends" can usurp a U.S. Senator's office and use it as their own?

What can we do about this serious miscarriage of justice?

Most of those same politicians, bureaucrats, senators, and congressmen we had at the time are still at it. Mark my word, the loggers, and the timber industry will be real lucky if they aren't double crossed and sold down the river again, as we were.

Keep in mind, these characters will do anything to get votes and stay in office and power.

"Damn it I'm angry!"

In 1973 I purchased 30 acres of land with the most beautiful scenic view of the Gorge and Mt. Hood near White Salmon, Washington. I planned to build my home on it. I spent 15 years of hard physical, strenuous, sweating labor at stone masonry trying to make enough money to pay for it.

Now that it's paid for, because of what you have done, all I can do, is look at it. I can't build. I can't sell or eat it! "Damn it I'm angry!"

I'm not the only one in this situation. Let's not let these tyrants do this to us.

Six members of "The Friends" now constitute one half of the thirteen member Gorge Commission. How were they appointed? More collusion!

As far as I'm concerned this conspiracy is still continuing.

In 1988 Columbia Gorge United filed a lawsuit in the Oregon Supreme Court against the Gorge Enabling Act.

Acting on the advice of our Distinguished Attorney General, Dave Frohnmayer, who told them to: "Just say no," the Court refused to hear the case.

Interestingly, however, I find among the list of "The Friends" the name of John Frohnmayer the brother of the Attorney General. And, also the name of his father who lives in Southern Oregon among the names of 1000 Friends of Oregon.

A month or so later we appealed and the Court refused the case again without stating a reason. Why? In my opinion it was because the Attorney General was a

member of 1000 Friends of Oregon. And, of course so was Mr. Dick Benner who is now the executive director and legal advisor of the Gorge Commission.

Then last year, 1990, it was a toss up as to where the conference center for the State of Washington was to be located, at Stevenson or Bingen.

Mr. John D. Gray offered to contribute \$5 million dollars to help develop and manage the Stevenson site.

Mr. Benner I'd like to ask, is that the same John D. Gray that was on the advisory board of 1000 Friends of Oregon while you were one of their staff attorneys back in the late 1970's?

You, as we all know, were the group who lobbied and cajoled and pushed through Congress, the Gorge Scenic Act.

I fought for our freedoms in World War II as a gunner on an M-1 tank. I never thought I'd see the day when our Senators, Congressman and Commissioners would be taking away our constitutional rights.

I don't believe any of you have a conscience. You are all guilty of the crime of stealing.

You are more of a threat to our country than the German soldiers were in World War II.

I don't like playing with a stacked deck, and it is certainly stacked in Oregon and Washington with power politics.

So, we'll be seeing you at the U. S. Supreme Court.

Who is John D. Gray?

The reader may wonder who the John D. Gray is that Russell Morgan refers to in his Guest Opinion. It should be of interest because he is the:

- developer of the Sun River area near Bend in Deschutes County,
- developer of Salishan Lodge on the Oregon Coast between Depoe Bay and Newport, and
- were told, he now has the contract to build the federally financed ^{Conference} ~~interpretive~~ Center at ~~Stevenson, Wash.~~ ^{Stevenson, Wash.} which resulted when the Columbia Gorge Scenic Area was established.

His name appears frequently among those Friends of the Columbia Gorge, too. He was a prominent opponent of Measure 6 in 1982 which would have, if passed by the people, eliminated LCDC. Some have asked: "Is Senator Mark Hatfield a beneficiary of his largess?"

One way to eliminate competition if you're in the land development business is through creative legislation, regulation and then get into bed with the regulators, or own them.

Members of Columbia Gorge United, composed of citizens in the Gorge who have fought vigorously to limit the power of the Columbia Gorge Commission will be happy to learn that a recent list of members of the Friends of the Gorge includes the name of Governor Barbara Roberts. She has voiced strong support for the program there that has deprived property owners of their rights, just as she has endorsed the vicious LCDC program.

FOR THE PUBLIC'S INFORMATION

Counterpoint Editor to Mr. Gaul:

On December 15th 1988, Mr. Stafford Hansel, now the Columbia Gorge Commission Chairman told the members of the Land Conservation and Development Commission (LCDC) that they should consider only "quality testimony" when making their decisions.

This was a public LCDC hearing on the Secondary Farm and Forest definitions. He didn't define "quality testimony" but it reasonably safe to conclude that he views it to be: "Testimony with which he and those members of LCDC appointed by Governor Goldschmidt agree".

Since the Governor's name appeared right along side of that of Tom McCall on a 1000 Friends letter which was published in a recent COUNTERPOINT one could conclude that they all drink out of the same bucket.

As you know Mr. Hansel was chairman of Governor Atiyeh's "Land Use Task Force" in 1982. The "Task Force" heard from nearly 500 people at 5 meetings around the state.

It, too, was a "stacked deck" according to B. J. Rogers who was a member of the "Task Force", and also President of the Oregon Association of Realtors (OAR) in 1982.

Rogers states, Atiyeh wanted to appoint only those who agreed with his philosophy of land use planning. The "Task Force" was stacked, testimony disregarded, and Hansel manipulated the final report in his own image.

When Atiyeh's office wanted names from OAR for commission appointments, they wanted to select their own person. "As President of OAR I insisted that the appointee represent the philosophy of the association. The governor kindly acquiesced, finally I was appointed," Rogers states.

The published report did not reflect the view of the people I heard testify. And the "Task Force" report was a planned "WHITE WASH" manipulated by Stafford Hansel, Rogers continues to maintain.

Whether it is collusion or merely the exercising of raw political power the Gorge Commission appointees who are "Friends" along with Stafford Hansel are now the responsibility of Oregon Governor Neal Goldschmidt. The total, when Hansel is included is 7 out of 13 not 6.

IF YOU CHOOSE TO FIGHT THE KING, YOU'D BETTER SEE TO HIS POLITICAL DEMISE IN THE NEXT ELECTION.

Portland, Oregon September 23, 1991

Dear Chairman and members of the Columbia Gorge Commission;

On March 12th of this year I testified before your commission and asked you and your executive director, Mr Dick Benner if the John D. Gray who donated five million dollars to help develop and manage the Conference Center at Stevenson, Washington was the same John D. Gray that was on the advisory board of the Thousand Friends of Oregon back in the late 1970's when at the same time Mr Benner, you were the staff attorney for Mr. Gray recently signed a 97 year contract with Skamania County Washington to build and manage this center. Is it fair for him or his estate to benefit monetarily for 97 years when the citizens of the Gorge have perhaps also already spent 97 years or more in acquiring and improving their property? Property which because of the Scenic Act is now virtually worthless.

Senator Mark Hatfield personally lied to others and I at The Dalles, Oregon in March 1990 by saying he didn't know anyone was unhappy with the Gorge Act, this in the face of the fact that a lawsuit had already been filed against the Scenic Act several years before. He further lied when he said he'd get back to us and never has. In answer to my letters to Hatfield telling him or asking what is happening in the Gorge, he just answered back "Thanks for being concerned about the Gorge". Perhaps the U.S. Government Ethics commission would like to know what's going on here!

Sincerely,

Willard Gaul
7301 S.W. 26th Ave.
Portland OR 97219

As of this date Feb. 5th 1997 there has been no answers to these questions from Mr. Benner or The Columbia River Gorge Commission. The Gorge Scenic Act Fiasco still progresses.

Will Gaul's Columbia Gorge 'skunk signs' galls highway chief

As the gunner on a World War II tank, Will Gaul fought with a machine gun, a 75 millimeter cannon and high explosive ammunition. Now, he's fighting the bureaucratic tyranny imposed on citizens by the Columbia Gorge Scenic Act with "political statements and ideology". No one is off limits including senators, congressmen and Friends of the Gorge, he states.

"Something stinks in the Columbia River Gorge", and to make his point Will Gaul of Portland, Oregon and a Gorge property owner has created signs and billboards depicting an assemblage of skunks each bearing the name of a Northwest Senator or Congressman responsible for the passage of the controversial Columbia River Gorge Scenic Act. One of the signs caught the attention of the State Highway Department earlier this year and galled them.

"Oregon's a scenic state, we can't have billboard like yours", they roared on the telephone, "take it down or we will". It's the law, they said. To confirm the conversation they sent him a letter dated February 18th which cited the law and gave Gaul 30 days to respond.

Gaul had erected the billboard on private property located along "Oregon State Highway 125, atop Crown Point, Northside, at milepoint 8.16 in Multnomah County. As he intended, it was where it could be seen, and the message is clearly a "political and ideological" statement that "Something Stinks in The Columbia Gorge".

The officious letter from the State would scare the "hell" out of most people, but not Will Gaul, especially the part which said, quote: "If you fail to respond, or if the sign is not removed or corrected as provided in this notice, it becomes subject to removal...if removed by the Highway Division, you will be billed for the costs. If there are any questions contact this office". That made him angry.

Irate, Will called his lawyer and told him about it, and wanted to know what could be done about it.

"How much money do you want to spend?", the lawyer asked, lawyers are like that you know, up front about money.

"Not much", Will told him, " but this is a first amendment right.

Anyway, the lawyer did nearly \$650 worth of legal research, and bingo.

In a letter to the Oregon State Highway Engineer the lawyer told them, quote"

"The billboard is purely political, ideological speech and does not fall within one of the four recognized exceptions" ... in the law ... and Mr.

"The billboard is purely political, ideological speech and does not fall within one of the four recognized exceptions" ... in the law ... and Mr. Gaul requests a hearing to "challenge the constitutionality" of your edict.



Will Gaul's favorite "skunks" and "snakes in the grass".

Gorge Scenic Act

Foisted on citizens through Collusion, Conflict of Interest, Deceit, and Downright Crookedness by Oregon and Washington Bureaucrats and (Quisling Friends?) of the Columbia Gorge, stealing our property rights.

1st day issue of the above Columbia Gorge Post Cards at Rock Creek Center in Stevenson, Washington on Saturday, May 9th, 9:00 a.m. Free cards to the first 100 people who show up.

Gaul requests a hearing to "challenge the constitutionality" of your edict, or words to that effect.

It took the Oregon Department of Transportation a month to answer the lawyers letter. In it they said: "We've reviewed the 'violation', consulted with our Assistant Attorney General, we respectfully withdraw the violation notice. If there are any further questions please contact our office."

Gaul's' skunk signs are still there. Hurray for the First Amendment of the Bill of Rights and freedom of speech! "But"; he asks, "why is that amendment more important than the Fifth and Fourteenth Amendment that says: 'nor shall private property be taken for public use without just compensation'.

"That's a plain, easy to understand, positive statement, it doesn't say Senator Mark Hatfield can pass a law depriving me of my property rights. But he did, and it cost me a bundle."

The reason behind the 'skunks'

Gaul owns two properties that happen to be included in the Columbia Gorge

Scenic Area. He acquired both of them with dollars he'd earned as a stone mason and from selling Christmas trees, and did it all with investment expectations, too. He did it prior to the passage of the Scenic Act and the creation of the Columbia Gorge Commission which implements it.

One of the properties is a 38 acre parcel in Klickitat County Washington across from Hood River, Oregon. The County had agreed to a plan for it plotted for 6 parcels of 5 acres each. They reaffirmed this in a letter to him, recently.

Today, because of the Gorge Commission's land management plan he is prohibited from doing anything with it. He is not even allowed to build a home on it. The same applies to another property in Skamania County.

Gaul aims to get public attention, not only for himself but for the 40,000 other residents in the Gorge Scenic Area who had their rights taken, too. He hopes they will help do something about it.

The Columbia Gorge Scenic Act was

The Columbia River Gorge is beautiful indeed and we want you to enjoy it to the fullest. However, at the expense of the citizens who live there, the Gorge Scenic Area was created through collusion, conflict of interest, deceit and downright crookedness by our Washington and Oregon State Representatives, U.S. Senators, State Attorney Generals, Governors, Gorge Commission and other Skunks with the help and cajoling force of the lobbying group known as The Friends (Quislings) of The Columbia Gorge and The 1000 Friends (Quislings) of Oregon. For proof and facts of this Fiasco send a stamped self addressed envelope to:

Willard Gaul
7301 S.W. 26th Ave.
Portland, Ore. 97219

imposed on them by Senator Mark Hatfield, his cohorts in Congress and the Friends of the Columbia Gorge. The will of the people was not considered or allowed to be expressed at the polls.

Gaul joins the party

On Saturday, May 9th, state and federal officials gathered in Stevenson, Washington to celebrate the issuance of a new U.S. Postal Service postcard depicting the beauty of the Columbia River Gorge, and also apparently their accomplishments in creating the Scenic Area.

Not to be outdone, Will Gaul was there too, with a "skunk postcard" he had printed. He distributed them from his "billboard truck" in the parking lot of Stevenson's Rock Creek Center—where the government's own postcard was revealed.

"I didn't expect them to come to my party, so I came to theirs," he said. "The cards make great gifts, use 'em to send a message to your Congressman", he urged.

"If you read The Oregonian, everything is coming up roses and they don't tell you about the problems they've helped create. Senator Hatfield ignores those hurt by his Scenic Act, and says he hasn't heard about any problems. "Where in the world has he been?" Will asks.

To put some icing on the cake, Will put on his own air show.

He hired a private plane to tow a banner depicting a skunk and proclaiming "Something Stinks in the Columbia Gorge". The plane circled Stevenson during the Saturday morning celebration beginning at 10:45 a.m.

The plane and banner then traveled to The Dalles, at the east end of the National Scenic Area, and then west to Portland and flew over downtown Portland sometime between noon and 1:00 p.m.

Gaul's "skunk postcards" will be on sale at a number of tourist outlets throughout the Gorge, and at local and county fairs.

"They make great gifts," he said. "Use 'em to send a message to your Congressman."

Speaker # 37

May 25, 1997

To: Multnomah County Planning Commission
2115 SE Morrison
Portland, Oregon

From: Victoria C. Sears
41401 SE Loudon Road
Corbett, Oregon 97019

RE: Testimony: East of Sandy River Rural Area Plan

I would like to add to the CAC Vision Statement "pollution free air and water".

The Planning Commission Draft is very good, and I endorse it with the following additions and subtractions to assure maximum protection of water quality, wildlife, and quality of life through minimum growth.

COMMERCIAL FOREST USE

The monetary value of Commercial Forests can no longer be measured simply by the value of timber. Under story, such as mushrooms and Princess Pine (used to flavor soda pop) have monetary values that often surpass the value of timber. Recreational use, wildlife habitat, water resources, and aesthetics are all significant values as well (page 6). These make both medium and large plots of forest practical investments. Leave zoning as is, or make rules for construction of dwelling more strict.

Option #3 (page 7) does not define "long-time" owners. If my understanding of equal rights serves me, our constitution does not give additional rights to property ownership of long time standing. Remove this. Instead, replace option, "No change of rules" for maximum protection.

I endorse policy #3 (page 8), no incompatible dwellings, and policy #6 and #7 (page 9).

EXCLUSIVE FARM USE

New agricultural techniques make it possible to raise specialty crops on "non-high value" farmlands. Many people in Corbett are now earning livings on 3 acres or less using cold frame and greenhouse operations as well as field propagation. I endorse policy #8 disallowing further parcelization.

RURAL CENTER

Further growth should require a sanitary processing plant. Discourage industry. I support policy #13 and #14 while opposing #15.

HOME OCCUPATIONS

I oppose revision to the Zoning Ordinance (policy #18, page 15) while approving education about zoning codes (policy #19).

NATURAL AND ENVIRONMENTAL RESOURCES

Mineral and aggregate resources should be of secondary importance to water areas, wetlands, watersheds, and groundwater resources (page 16-18). Tributary banks should have minimum buffers of 300' in all cases, but especially near quarries, farms, industry and housing where runoff could (and usually does) carry pollutants and erosion. We cannot afford to repair damage of this nature to our streams. Prevention is much cheaper!!!

Water Quality Monitoring is vague in description. I do believe we need substantial monitoring, but it must be spelled out, and a continuing budget assured.

Streams and Watersheds

Increase stream buffers to at least 300' (see policy #21 page 19). Provide technical assistance, ~~incentives and education to landowners in addition to the provision of regulations~~ (policy #22-28, pages 19-22 are great). We all need codes in books to turn to for clarity, and consequences to inadequate actions. Regulations help us to adhere to Best Management Practices. Education is good, but usually the first thing to be cut when budgets are tight. Also, people sell properties, and the education is not transferred to the new owners along with the title.

Wildlife Habitat

Good, but needs a budget to have any meaning.

Mineral Aggregate

Howard Canyon quarry noise carries uphill to Loudon Road, and other higher roads. The noise study did not include these roads where the quarry noise is awful, and would probably make resale of the properties near impossible. Burms next to the quarry will not help muffle noise that travels uphill echoing through the canyon. Disallow the quarry. Their practices also threaten Howard Creek fish and benthic creatures.

Policy #39 (page 26) ...a reminder; NEMCCA does not represent the majority of people in

Corbett. Only a vote can represent our opinions.

Trails

Bike and equestrian trails would be nice.

Parks and Recreation

Close public lands to all OR's (page 27). They cause erosion, noise pollution, endanger water quality, threaten wildlife, and ruin soft use recreational opportunities.

ENVIRONMENTAL QUALITY

Noise

Howard Canyon quarry causes terrible noise on Loudon Road (at 2 1/4 miles from Little Page Road). Burms will not solve this problem as Loudon Road is higher than the quarry (see page 29).

Water Quality

I endorse policies #45-#53 (pages 31-34). Do not use incentives and education in lieu of regulations, but rather in addition to regulations. Add consequences to violations. Create a large budget for Water Quality testing, and establish mandatory regulations. I need code books to turn to when in question. I am also lazy and low on funds, so I will usually take the easy way out, as do most people.

PUBLIC FACILITIES

Water pressure is very low in the summer due to having low water flows and no substantial reservoir. We also have no backup water supply for the times our facility is flooded or clogged. Several times a year I am without water. We need additional water supplies.

OREGONIANS IN ACTION

May 28, 1997

SPEAKER
#38

Bev Stein
Multnomah County Commission
1021 SW 4th
Portland, OR 97204

RE: East of Sandy River Rural Plan

Chair Stein, members of the Commission, I am Larry George, Executive Director of Oregonians In Action, a property owners organization.

To enhance the quality of life and to create more "livable" communities are the reasons why local governments develop land-use plans. Fundamental to the success of land-use planning is the participation of citizens -- particularly those who may be negatively affected by additional land-use regulations.

Although the April 7th proposal of the East of Sandy River Rural Plan (ESRRP) is a marked improvement over previous drafts, we have a number of concerns:

1) PROCESS CONFLICTS WITH STATED GOALS

The concept of creating a "livable" community has many components, such as: (1) coordination of services; (2) building consensus on stated goals and objectives; (3) developing a process to accomplish stated goals; (4) building a community commitment for a plan of action and; (5) bring affected parties together to minimize negative impacts. The introduction of the ESRRP contains the following statement:

"It (the ESRRP) also represents a commitment on the part of the East of Sandy River Rural Area community to support the accomplishment of the identified policies contained within this plan."

Unfortunately, the process which developed the ESRRP has created a great deal of animosity and anger. There is a strong belief among a number of area landowners that Multnomah County was unresponsive, heavy-handed, and used "selective" citizen involvement during the creation of the ESRRP. Whether or not this is true, perception is reality in the politics of land-use.

The problem that faces the Commission is how to adopt a plan intended to promote "livability" while creating a great deal of animosity within this community. If this plan is adopted as it is currently written, you may divide this community in a way that it may never heal. This is not good for planning, and this is not good for the citizens of Corbett.

Mailing address: P.O. Box 230637 Tigard, OR 97281-0637

Street address: 8255 S.W. Hunziker Road, Suite 200 Tigard, OR 97223
(503) 620-0258 FAX (503) 639-6891

2) CREATING A LANDOWNER \ GOVERNMENT PARTNERSHIP IS VITAL

I wish to applaud some aspects of the ESRRP which use incentives to accomplish stated goals. It is our view that local governments miss opportunity is to use the constructive power of a partnership-based conservation program to accomplish planning.

The most criticized issues within the ESRRP revolve around the regulatory tactics. It may take more time and energy, but each of these regulatory programs should be reviewed to evaluate the effectiveness of an incentive-based program as an alternative.

A truly progressive planning effort would be to use an innovative program which minimizes the use of regulation, and accomplishes stated goals with a partnership-based system which uses landowners' desires to help maintain a beautiful and productive community.

Understand, landowners realize that it is not in their interest to have an inefficient and ineffective planning process. Only by maintaining the uniqueness of Corbett, will Corbett landowners maintain the qualities that brought them to this area in the first place.

Oregonians In Action believes that this can be accomplished.

SOLUTIONS:

Oregonians In Action (OIA) suggests that the Multnomah County Commission delay the adoption of the East of Sandy River Rural Plan.

We are willing to notify all affected landowners, at our expense, to bring them into this process. We would also be willing to work with your staff, or independently, to develop a landowner task force to provide alternatives to the regulatory programs outlined in the ESRRP.

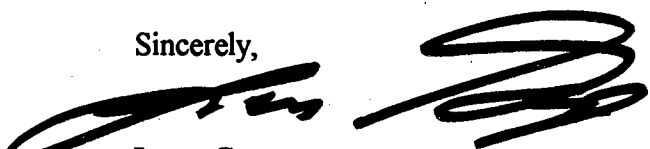
We believe that the ESRRP provides an opportunity to plan the Corbett area, with a cooperative program, which reduces conflict and animosity, allows landowner flexibility, and addresses public desires.

We believe that the adoption of the plan as drafted will leave this community divided, will lead to costly litigation, and ultimately reduce the livability of the Corbett area.

Oregonians In Action is open to working on any constructive alternative proposals.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry George', is written over a horizontal line.

Larry George
Executive Director, Oregonians In Action

BOARD OF
COUNTY COMMISSIONERS

97 MAY 29 PM 4:31

MULTNOMAH COUNTY
OREGON

May 23, 1997

Clerk of the Board of Commissioners
1120 S.W. Fifth Avenue
Portland, OR 97204

Dear Sir or Madame,

This is in regard to the "East of Sandy River Rural Area Plan". My concerns about the outcome of this plan prompt me to comment on the Board of Commissioners possible action.

The area has long been considered a "scenic area", long before the Columbia River Gorge National Scenic Area (CRGNSA) was formed. It is recognized as a special area to everyone in the Portland metropolitan area for its beauty and close proximity to a major metropolitan area.

Complicating the issue are real estate development interests and a vocal minority of property rights advocates. Large acreages are held or controlled by a few people. These interests have tried for many years to loosen zoning requirements to maximize profits in a burgeoning real estate market.

Property rights advocates are not a majority in the area. They include many individuals from an earlier era who consider intimidation a valid method to preserve the old premise of "freedom to do as you please with your own property." They have little

concern about the impact on others.

Most new residents desire to preserve the area. Preservation of the rural environment is essential to the quality of living in this area. The histrionics of the minority must not override the desires of the majority.

The north part of east Multnomah County east of the Sandy River is dominated by the CRGNSA. Any increased development in the area being discussed will create increased pressure on management of the CRGNSA.

I urge all Multnomah County Commissioners to continue protection of the area. Any loosening of zoning requirements will be disastrous. There is no justification for increased development outside the urban growth boundary.

Please do the right thing.

Yours truly,

Lennart A. Swenson

38909 E. Historic Columbia
River Highway.

Corbett, OR 97019

WE, THE UNDERSIGNED, HEREBY REQUEST MULTNOMAH COUNTY PLANNING & ZONING AND THE MULTNOMAH COUNTY COMMISSIONERS TO RECONSIDER THE EAST OF THE SANDY RIVER RURAL AREA PLANNING PROCESS. IT IS VERY APPARENT THE PRESENT PLAN DOES NOT REFLECT THE MAJORITY CONCERNS OF THIS COMMUNITY.

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
97 JUN -5 PM 3:45

NAME

ADDRESS

Steve Ragione	43905 SE Trout Creek Rd
Shelli Ragione	" " " " "
Brent H. Agnew	42721 SE Hagg Mill Rd
SD Ford	37215 NE Clark Smith Rd
Joshua	34001 NE Marshon Rd
Jean C. Weaver	1105 SE Christensen Rd Corbett Or 97019
Peter O'Brien	256 S Mike Rd Tygh Valley Or
Phyllis O'Brien	256 S Mike Rd Tygh Valley Or
Wm K. Marshon	35420 E. Historic Columbia River Hwy 97019
BO Quinn	36421 E HERH, Corbett Or 97019
Julie Snelling	36100 NE Chamberlain Corbett 97019
Dwayne Quinn	36421 E Historic Columbia River Hwy 97019
Dan Sperry	36100 NE Chamberlain Corbett Or 97019
W. Dufford	33305 SE Nurburt Rd Corbett 97019
Freddie May	30850 NE Springhill Troutdale Or 97060
Lena M. Thornd	35200 E. Historic Columbia River Hwy Corbett Or 97019
Levi M. Casper	30510 NE Marshon Troutdale Or 97060
Frederic O'Neil	1116 N.E. 365th Corbett Or 97019
Marlyn Ladder	30425 E. Woodward Troutdale Or 97060

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NAME	ADDRESS
Leroy Smith	42800 SE Louisa Rd Corbett
Bonnie Smith	38701 SE Howard, Corbett OR
Denny Smith	" " " " "
Don G	1700 NE meyers LAKE
Norm Lee Hunter	P.O. Box 113 Corbett OR 97019
Arlene Anne Hunter	P.O. Box 113 Corbett OR
Dorothy Kuslake	1408 SE Hawthorne Corbett OR 97019
Doug Quinn	1605 NE Corbett Hill Rd Corbett OR 97019
Carol J. Quinn	1605 NE Corbett Hill Rd, Corbett, OR 97019
James Hedberg	39650 SE Louisa Rd Corbett OR 97019
Jim Farley	29700 Woodward Rd 97060
John A. Smith	2610 N.E. BRAZEE ST. SEASIDE OR 97212
Jeff Lyggett	36335 SE Hurlburt Rd Corbett 97019
Wynne Lyggett	36335 SE Hurlburt Rd Corbett 97019
Ken Westmoreland	1617 S.E. Hinkle Rd. Corbett 97019
Flora Senne	1327 NE Crestview LW 97019
Bob Craft	39121 SE Howard Corbett OR 97019
Paul Roper	43199 E. Birch Mt Rd. Corbett
Jennifer Hoffman	43199 E. Birch Mt Rd Corbett

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NAME	ADDRESS
Delores Watson	956 SE 46 AV. Troutdale 97060
Robert C. Clark	P.O. Box 144 Corbett OR 97019
Hazel M. Webb	P.O. Box 144 Corbett Ore 97019
Will M.	PO Box 210 " " "
TED Ferrioli Ted Ferrioli	111 Skyline John Day OR 97845
Ed Johnson	13259 SE Washington Portland 97233
Tom Holcombe	43638 E LARCH MT. RD. CORBETT OR 97019
Kenee Gilman	" " "
Louise G. Moyer	35810 SE Hurlmont Corbett 97019
Harold Moyer	" " "
Sharon Hocking	39650 S.E. Loudon Rd. Corbett 97019
Royce A. Davis	33601 NE Mershon Rd, Corbett, 97019
Barry Davis	9634 N. VAN HOUTEN AVE, PORTLAND, OR 97203
Arnor J. SANSTRUP	6000 NE 169th Pl Portland, OR 97230
Nina Davis	21662 SE Alder St Gresham, OR 97030
Bryan Davis	21662 SE. Alder St. Gresham, OR 97030
JUDITH R. DAVIS	33601 NE MERSHON RD, CORBETT, OR 97019
Kenneth M. Smith	41110 NE Alder Meadow Dr. Corbett Ore 97019
Heidi Katchia Van Vliet	41110 NE Aldermeadow Dr. Corbett, OR

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NAME	ADDRESS
Cindy M Smith	1836 SE O'Regan Corbett OR
Reed Mueller	38210 SE Knieriem Rd Corbett, OR
Jeff & Susan	1836 SE O'REGAN Rd Corbett
Bradley G. Barrett	38160 SE Howard Rd Corbett, OR
James R. Baker	41701 S.E. Gordon Cr. Rd. Corbett, Or.
Ardis C. Baker	41701 S.E. Gordon Cr Rd. Corbett
Maryanne L. Curtis	44201 E Larchwood Corbett
RE ED	44201 E Larchwood Corbett
Chad M. Munn	5127 SE SALQUIST Rd Groshorn
Dorothy F. W. St	31636 SE Hurlburt Rd. (
Jack Frost	" " " "
Malcolm Streumel	228 NE Emma Rd Corbett
Gail Marie Giffels	33305 Hurlburt Rd Corbett OR
Ross Johnson	37704 S.E. Louder Rd, Corbett,
Dore Lapping	30031 SE Chase Jackson
Don	1621 NE 366th
Col. L. Stokes	38025 SE Howard Rd. Corbett
Spencer Stokes	38025 SE Howard Rd Corbett
Jesse White	36333 Old Col. R. Hwy

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THE MAJORITY CONCERNS OF THIS COMMUNITY.

NAME	ADDRESS
<u>Patricia Inice</u>	<u>42800 SE Louden Corbett OR</u>
<u>Bill Kase</u>	<u>37049 SE Louden CORBETT</u>
<u>Carol Kase</u>	<u>37049 SE Louden Corbett</u>
<u>Andrew J O'Neil</u>	<u>39100 HX. COL RV. HWY. Corbett</u>
<u>Stephanie K. O'Neil</u>	<u>39100 HX. Col. Rv. Hwy Corbett</u>
<u>Terri Carttner</u>	<u>Corbett Oregon</u>
<u>Ernest L. Dwyer</u>	<u>11838 SE Bush Port.</u>
<u>Michael J. Abbott</u>	<u>5509 SE 87th Portland Or</u>
<u>Rhoda K Dwyer</u>	<u>11838 SE Bush Port 97266</u>
<u>Elaine F. Grove</u>	<u>2518 SE Mannhey Corbett</u>
<u>Kenneth R. Blane</u>	<u>956 SE EVANS RD Corbett</u>
<u>Gene M. McCuskey</u>	<u>956 SE Evans Rd. Corbett</u>
<u>Kevin D. Craft</u>	<u>603 NE Rohrback Rd Corbett</u>
<u>Jeff Craft</u>	<u>603 N.E. Rohrback Rd Corbett</u>
<u>Valerie Davis</u>	<u>40191 SE Kitzmiller Eagle Creek 97022</u>
<u>O.G. Gini</u>	<u>40191 S.E. KITZMILLER RD. 97022</u>
<u>Carolyn Brighter</u>	<u>Box 152 Kamuela HI 96743</u>
<u>Paul W. Cornish</u>	<u>30510 NE MERSTON Tract OR</u>

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NAME

ADDRESS

<u>George E. Taylor</u>	<u>40601, SE, LODGE N. RD, CORBETT, ORE 97019</u>
<u>Bob L. Recker</u>	<u>8245 SE GRACE RD, CORBETT, ORE 97019</u>
<u>Jeff R. Rater</u>	<u>1015 NE THOMPSON MILL CORBETT 97019</u>
<u>MIKE McDougall</u>	<u>930 NE SACZMAN CORBETT</u>
<u>Melinda Hornsnes</u>	<u>930 NE Salmon Corbett</u>
<u>Paul J. Jorgensen</u>	<u>39125 E Knappton Rd Corbett</u>
<u>JDann Moore</u>	<u>42910 N.E. 3RD Corbett Or</u>
<u>Alton R. Doan</u>	<u>32813 E Historic Col R. Hwy Corbett OR</u>
<u>Scott Adams</u>	<u>1230 NE 36.5 Corbett 97019</u>
<u>Gerard Weber</u>	<u>38695 Trout Cr Corbett 97019</u>
<u>Lea Whitney</u>	<u>33233 Historic Columbia Hwy 97019 Corbett</u>
<u>KARIN COOKE</u>	<u>33233 Columbia River Hwy 97019</u>
<u>Jody Stoney</u>	<u>37432 NE Clara Smith Rd Corbett 97019</u>
<u>D. C. Stoney</u>	<u>37432 CLARA SMITH CORBETT 97019</u>
<u>William J. Thoms</u>	<u>35927 E Crown Point 97019</u>
<u>Carl N. Redden</u>	<u>PO Box 154 Corbett</u>
<u>Old Man</u>	<u>301 NE THOMPSON MILL CORBETT 97019</u>
<u>Liana Lee Jacy</u>	<u>301 NE Thompson Mill Rd Corbett 97019</u>
<u>David J. Jacy</u>	
<u>Claudio Curran</u>	<u>38835 E Hist Col. R. Hwy 97019</u>

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THE MAJORITY CONCERNS OF THIS COMMUNITY.

NAME	ADDRESS
<i>Sharon R. Putnam</i>	P.O. Box 279 45900 E. HAWAII RD Corbett
<i>Paula Kelly</i>	1835 NE Green Rd Corbett
<i>Dave Lewis</i>	P.O. Box 266 Corbett
<i>Kathleen Harris</i>	32705 HST. Nully. Corbett
<i>Kurt J.</i>	P.O. Box 256 Corbett, OR
<i>Patricia Wright</i>	704 SE Littlepage Rd. Corbett
<i>Sharon A. Richardson</i>	1320 NW 19th Gresham, Or.
<i>James Hensley</i>	24050 S.E. STARK #705 Gresham, OR
<i>Wayne Hadley</i>	400 SE Littlepage Rd Corbett
<i>Ralph Lunsden</i>	509 NE Thompson Mill Rd. Corbett
<i>Gray M. Lenz</i>	44140 N.E. Alex Barr
<i>Chris Cuench</i>	34214 S.E. SMITH RD.
<i>Warren Kizer</i>	40650 E Crown Pt. Hwy (P.O. Box 142)
<i>Genie Espenel</i>	2601 S. Troutdale Rd Troutdale
<i>Margie Hadley</i>	400 S.E. Littlepage Rd. Corbett
<i>Sandra Tucker</i>	515 NE Salzman Rd Corbett
<i>Donny Lunsden</i>	515 NE Salzman Rd Corbett
<i>Brenda K. Cronin</i>	PO Box 226 Corbett OR 97019
<i>Darla Rickert</i>	8245 SE Luce Rd. OR 97019

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NAME

ADDRESS

<i>Donna Giddens</i>	<u>39149 E Knierem</u>
<i>Joe Williams</i>	<u>24 SE Evans Rd</u>
<i>Paul Kestner</i>	<u>37149 E Knierem</u>
<i>Bob Jayton</i>	<u>41222 E Larch mt rd</u>
<i>Donna Rae Jayton</i>	<u>41222 E Larch mt Rd Corbett OR</u>
<i>John D. Carter</i>	<u>43300 SE Deverell Rd Corbett, Or. 97019</u>
<i>Jack R Carter</i>	<u>43300 SE DEVERELL RD, CORBETT, OR 97019</u>
<i>Fredrick Luck</i>	<u>30515 NE HURT RD TROUTDALE OR 97060</u>
<i>Kay Finney</i>	<u>43900 SE Deverell Rd. Corbett, OR 97019</u>
<i>Roger Christensen</i>	<u>1070 S.E. Northway Rd. Corbett 97019</u>
<i>L. Barbara Giddens</i>	<u>33712 E Historic Col Rvr Hwy Corbett 97019</u>
<i>Eldon F Hepburn</i>	<u>42606 Historic Col Rvr Hwy Corbett 97019</u>
<i>Mike Blackwell</i>	<u>43501 S.E. HOGG MILL RD 97019</u>
<i>Harold Alexander</i>	<u>400 NE Lucas Rd 97060</u>
<i>DONNA COLLESSER</i>	<u>1400 NE MEYER LANE Corbett 97019</u>
<i>Jim Heppner</i>	<u>42606 HISTORIC COL R. HY 97019</u>
<i>Sandra Walsh</i>	<u>38701 E Tullegrove Corbett Or</u>
_____	_____
_____	_____

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NAME

ADDRESS

Leroy W. Smith

42800 SE Louisa Rd Corbett

Lee O Strickland

38530 SE Howard Rd Corbett

Reinard McManhan

42719 S.E. Hague Mill Rd, Corbett

James F Rhoden

38300 E Kneier Rd, Corbett

Sharon Strickland

38530 SE Howard Rd, Corbett

Albert R. Kimbley

34525 S.E. Kimbley Rd. Corbett 97019

David Mysinger

32811 Hurlbutt Rd Corbett 97019

Timothy Exler

42301 SE Gordon Cr Rd Corbett 97019

Raymond Smith

PO Box 183 Corbett OR

Ruth M. Smith

PO Box 183 Corbett OR

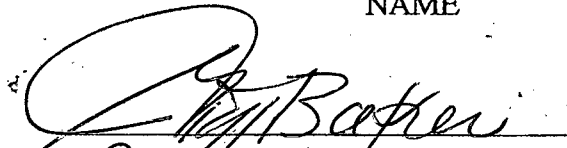
Dorothy Stewart

41501 SE Louisa Corbett OR

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NAME

ADDRESS

	37611 SE Howard Rd Corbett
Benjamin Baker	37611 SE Howard Corbett
Cheryl Lawwill	38137 SE Howard Rd Corbett
Gay Lawwill	38137 SE Howard Rd Corbett
Chad Marmalep	5127 SE Salquist Gresham
Leah Marmalep	" " "
Shaunon Marmalep	38210 SE Howard, Corbett

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NAME

ADDRESS

Todd Kinski	31310 NE Wand Rd Troutdale
Tom Kinski	31310 NE Wand Rd Troutdale
Kelita D Kinski	31310 NE Wand Rd Troutdale
Barbara J. Keels	35795 NE Chamberlain Rd Corbett 97019
Ida Kinski	31115 NE Meridian Rd Troutdale
James R Wells	32795 NE Chamberlain Rd Corbett 97019
John Benintendi	57710 NE Reed Rd Corbett 97019
Susan M. Benintendi	37710 N.E. Reed Rd Corbett 97019
Laura M. Benintendi	32862 N.E. Chamberlain Rd Corbett 97019
Patricia J. Wall	31315 NE Wand Troutdale 97060
Joshua J. Wall	31315 NE Wand, Troutdale
Karen M. Sass	30605 NE Murston Rd Troutdale 97060
David N. Sass	30605 NE Murston Rd Troutdale, OR 97060
Rachel MacKay	601 NE Brower Rd, Corbett, OR 97019
Richard MacKay	601 NE Brower Rd, Corbett OR 97019
George A. Krieger	29735 E Woodard Rd Troutdale 97060
Ann Putnam	45900 E. Haines Rd. 97019
Kathleen L. Freund	228 N.E. Evans Rd 97019

WE, THE UNDERSIGNED, HEREBY REQUEST MULTNOMAH COUNTY
 PLANNING & ZONING AND THE MULTNOMAH COUNTY COMMISSIONERS
 TO RECONSIDER THE EAST OF THE SANDY RIVER RURAL AREA PLANNING
 PROCESS. It is very apparent the present plan does not reflect the majority concerns of
 this community.

DATE	NAME	ADDRESS	AMOUNT
05/28/96	PORTS WEST	LYLE	CLACKAMAS COUNTY... X 2250.00
05/28/96	RAYMOND SMITH	HOOD RIVER	CLACKAMAS COUNTY... X 7200.00
05/28/96	RAYMOND SMITH	HOOD RIVER	CLACKAMAS COUNTY... X 1765.00
05/28/96	RAYMOND SMITH		CLACKAMAS COUNTY... X 3117.45
05/28/96	HANDEL LUMBER CO		CLACKAMAS COUNTY... X 14500.19
05/28/96	Barbara L. Johnson	35423 S.E. Ellis Rd. Corbett	265.00
05/28/96	John Whitst	2207 NE Corbett Hill Rd	805.00
Total Charred			2288.25
	Ernie Caldwell	36644 SE Rickert Rd. Corbett	
	David A. Larsson	36021 - SE Hist. Col. Rd. Hwy Corbett	
Total Charred			17502.18
	Barbara L. Johnson	36021 E. Historic col. Rd. Hwy. CORBETT	
Uncleared	Nancy Caldwell	36644 SE Rickert Rd. Corbett	
	Ronald L. Roberts	42000 E. Larch mt RD Corbett	
Uncleared Charred	William K. Roberts	11918 SE Division	
05/28/96	San Antonio	235 NE 365th Corbett Hwy 97.19	892.00
05/28/96	Frank Vorkert	2134 SE Littlepage Corbett	2500.00
05/28/96	David A. Larsson	36021 SE Historic Rd. Corbett	17502.18
05/28/96	David A. Larsson	36021 SE Historic Rd. Corbett	17502.18
Total Unclear			17502.18
Uncleared	David A. Larsson	36021 SE Historic Rd. Corbett	
05/28/96	Carl Redder	PO Box 154 Corbett	500.00
05/28/96	DACE BURKHODEL	PO Box 23	1000.00
Total Unclear			1000.00
	Tim E. Kill	3432 S.E. Kinbley Rd. Corbett	
Total Unclear	Thonda Shone	36810 NE Reed Rd Corbett, OR 97019	
	ROGER WHITE	36223 E CROWN PT. HWY CORBETT	

New Transactions

WE, THE UNDERSIGNED, HEREBY REQUEST MULTNOMAH COUNTY
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NAME	ADDRESS
Joe Soriano	31105 Woodard Rd, Troutdale
Margaret L. Yonak	31105 Woodard Rd, Troutdale
Dan Edie	3880 E Bell Rd
David Drey	2471 SE 7 th Gresham Ore
David Drey	38123 3 rd St Pt Hwy 97019
Thomas Lantz	36830 E. Columbia River Hwy. Corbett
Janet E. Altman	40522 SE Trout Cr. Rd. Corbett
Ray A. Altman	40522 SE Trout Cr. Rd. Corbett
Anna Eddy	125 SE PALMBLAD GRESHAM, OR
Dan Eddy	125 SE Palmbled Gresham, Or
Jacqueline Goodling	1710 NE Corbett Rd. Corbett, Or
Paul Goodling	1710 NE Corbett Rd. Corbett, Or
A. M. Muck	39072 N.E. KNIERIM CORBETT OR
Beverly A. Muck	39072 N.E. Knieriem Corbett, Or
Alan Muck	16060 NE HALLAM, PORTLAND 97230
Dan Muck	19100 SE Birch St. #162 Portland 97235
Sandra Redfern	43303 E. Lauch Mt Rd Corbett, Or 97019
John	37915 SE HOWARD RD 97019
James Helus	29827 WOODARD RD TROUTDALE OR 97060

CORBETT SCHOOL DISTRICT NO. 39
-APPLICATION AND PERMIT FOR COMMUNITY USE OF DISTRICT FACILITIES

ORGANIZATION Mult Co Commission DATE 5/9
 NAME OF APPLICANT Gordon Howard Deb Bogstad TELEPHONE 248-3277
 ADDRESS 1120 SW 5th Suite 1515
 City Portland, OR State _____ Zip Code 97204

Have you read the Administrative Regulations regarding facility use? ☐ Yes ☐ No

PURPOSE planning meeting

DATE(S) NEEDED:
May 28, 1997

HOURS OF USE:
(5:30 set up) 6pm - 10pm

FACILITY REQUESTED:

☐ M.S. Commons ☐ Grade School Gym
☐ M.S./H.S. Library ☐ High School Gym
☒ Multi Purpose Bldg. ☐ Other _____

EQUIPMENT NEEDS: (Include instructions and drawing if special set-up required) (Note Facility Use Regulations 3.10-3.13)
head table for 5 commissioners with 4 microphones - table/chair for Board Clerk
1 microphone on stand for testifying

FOR OFFICE USE	GROUP CATEGORY:		B	C	D	E/F
	FEES: <input type="checkbox"/> Facility Rental			B, C		
			D			\$5/2 hrs + \$1/hr after
			E, F			\$10/hr (2 hr min.) _____
	<input type="checkbox"/> Heat			<u>Weekdays</u>	<u>Weekends</u>	
	<input type="checkbox"/> Open & Close			\$5/hr	\$10/hr	_____
	(custodial chg)			None	\$25	_____
				(Unless after 11:30 pm, then \$25)		_____
	<input type="checkbox"/> Kitchen (inc cook's wages)			\$10/hr	\$10/hr	_____
	<input type="checkbox"/> Supervisor			\$10/hr	\$10/hr	_____
				<u>TOTAL</u>		<u>0</u>
	Key Issued _____	Kind _____	Number _____	Date Returned _____		

Distribution of Copies: _____

AGREEMENTS:

1. Proper care and supervision will be provided for the use of the building facilities and contents as assigned.
2. All rules and regulations of the district and individual school will be adhered to by all facility users.
3. Any damage to the facilities or equipment will be reimbursed to the district by the using group.
4. All groups using the facility must have an open membership without restrictions for race, color, or creed.

GYMNASIUM: The gym will be expected to be left in the same manner as it was upon arrival (clean floor surface, trash discarded, bleachers clean). If spectators are involved, please observe the rules posted on the gym doors (no open containers of liquid, spectators walk only on red boundary areas). Please secure the building upon leaving the area.

By signing, you and your organization accept the agreements and fees as outlined above.

Name _____
 Title Multnomah County Board Clerk

Permit Approval Date 6/8
 Facility Use Coordinator _____

FEE STRUCTURE GUIDELINES

DEFINITIONS OF GROUPS

- A. **School Groups** - Groups which are authorized, organized, controlled, and financed by the Corbett School District or groups who work in association with the school district.
- B. **Community Youth Groups** - Recognized non-religious or non-political youth organizations open to boys or girls under the age of 21 (includes Boy Scouts, Girl Scouts, Campfire Girls, 4-H Clubs, Corbett Summer Baseball, etc.)
- C. **Community Groups** - Non-religious or non-political groups established within, or whose majority membership resides within, the district boundaries and whose purpose it is to provide recreational, educational, civic, or charitable services.
- D. **Community Religious or Political Groups** - Community groups associated with a political or religious organization or professing a religious or political doctrine or purpose.
- E. **Non-Community Groups** - Groups whose majority membership resides outside of the district boundaries.
- F. **Profit-Making Groups** - Groups or individuals who operate for the purpose of *private gain*. (See section 3.9.)

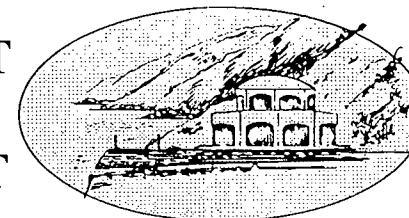
FEE STRUCTURE

Group Type	A	B	C	D	E/F
Facility	None	None	None	*see note	\$10/hr 2hr.min
Opening/Closing (Week nights)	None (Unless	None after	None 11pm	None then	None \$25)
Opening/Closing (Weekends)	None	\$25	\$25	\$25	\$25
Heat (Nights)	None	\$5/hr	\$5/hr	\$5/hr	\$5/hr
Heat (Weekends)	None	\$10/hr	\$10/hr	\$10/hr	\$10/hr
Kitchen **see note	\$10/hr	\$10/hr	\$10/hr	\$10/hr	\$10/hr
Supervisor (See Sec. 4.4)	None	\$10/hr	\$10/hr	\$10/hr	\$10/hr

*Note: \$5 is for the first 2 hours and \$1 every hour thereafter.

**Note: These fees include cook's wages. There is a 2-hour minimum.

**CORBETT
SCHOOL
DISTRICT**



ADMINISTRATIVE REGULATIONS REGARDING FACILITY USE

PHILOSOPHY STATEMENT: It is the belief of this district that school facilities are community property and the district has the responsibility for the care and management of these facilities. Because of this belief, there is no rental fee for the reasonable use of the facilities by community groups. Using groups will be charged for heat, opening and closing costs, supervision by staff (if assigned), or kitchen use so as not to burden the district with extra costs. Religious and political groups will be assessed a facility use fee because schools as a government institution cannot subsidize them in any way.

1. DISTRICT RIGHTS

- 1.1 All persons and groups using school facilities are subject to the rules and regulations established by the Board of Education.
- 1.2 The district reserves the right to refuse use of school facilities and grounds to persons and groups whose previous use of the facilities and grounds has resulted in abuse of the school district property.
- 1.3 The district reserves the right to cancel at any time any and all permits issued for the use of any school building or its facilities, when deemed necessary to the best interests of the school district.
- 1.4 The superintendent is authorized to make reasonable exceptions to the Board of Directors' rules and regulations covering the civic use of buildings.

2. USABLE SCHOOL FACILITIES

- 2.1 Usable building areas will be designated by the building principal and or his/her designee.
- 2.2 Kitchen facilities can only be used for activities outside of normal school use if a school cook is there to supervise and assist at the current regular wage rate, with a minimum of two hours. If a cook is a part of the using group and is willing to donate his/her time to the group, the kitchen fee will be waived.
- 2.3 Playground and athletic fields may be used with permission granted by the building principal or his/her designee.

3. RULES AND REGULATIONS

- 3.1 Use of the building facilities will ordinarily be scheduled between 6:00 pm and 10:00 pm. Weekend use will be arranged by the building principal or his/her designee.
- 3.2 All groups desiring the use of school facilities for activities are to be familiar with district rules and regulations and must make written application to the facility use coordinator. Application forms are available from the facility use coordinator and should be submitted at least one week prior to

the requested date.

- 3.3 On the facility use form a person from the group must be designated as the person responsible for supervision. The following expectations for this person are:
 - 3.3.1 To provide for adequate adult supervision when there are activities involving children.
 - 3.3.2 Restore the facility space to the original cleanliness and order.
 - 3.3.3 To report any damage to the room or equipment and provide for the replacement or repair of the damage to the satisfaction of the building principal.
- 3.4 School activities have top priority in scheduling usage. Community youth groups will have priority over other community requests except when annual events have been scheduled.
- 3.5 The use of tobacco is not permitted on school grounds.
- 3.6 Drugs and alcohol are not permitted on the school grounds at any time.
- 3.7 Printed material may not be sold or distributed in any manner on school district property unless it is part of the basic school program or has been approved by the school administration.
- 3.8 The facilities may not be used for private parties (wedding receptions, birthday parties, family reunions, etc.)
- 3.9 The facilities may not be used for conducting a profit-making business unless approved by the superintendent and only if an educational or charitable purpose is served.
- 3.10 No school-owned equipment will be loaned out, rented, or otherwise used by non-school groups unless permission is granted by the superintendent or the superintendent's designee.
- 3.11 Pianos or PA equipment are not to be moved from one building to another except by those who are properly equipped and experienced. The cost for moving this equipment will include a retuning charge for pianos and/or a damage assessment.

- 3.12 Furniture shall not be moved from room to room without the permission of the principal of the building.
- 3.13 The school district will not provide extraordinary services for non-school groups such as setting up or taking down chairs, excessive cleaning, or stage set-up, however, groups may arrange for these services to be provided by the school's custodial contractor.

4. RENTAL EXPENSES

- 4.1 No facility rental charge will be billed to school groups, community youth groups, or adult community groups. However, a normal charge for heat (see 4.3) and kitchen use will be applied to community groups, as appropriate.
- 4.2 No opening or closing charges will be levied if the using group has a district employee within the group who is willing to do it for them.
- 4.3 Through most of the year, the boilers will not have to be turned on for week night activities. Groups will not be charged for heat unless the boilers must be turned on to keep the buildings at a reasonable temperature during the time of use.
- 4.4 When deemed appropriate, the facility use coordinator may assign a school district employee to supervise the facility during the entire time of use at the expense of the organization using the facility. If an employee of the district is a member of the organization using the facilities, and is willing to do the work, there will be no charge for supervision.
- 4.5 All groups will be required to adhere to the attached fee structure unless the facility use coordinator and the superintendent make an exception through unusual circumstances.

5. SPECIAL ACTIVITIES

- 5.1 **Alumni Basketball** - There will be *one* alumni basketball tournament during the year.
- 5.2 **4th of July Community Activities** - A sponsoring group shall be placed in charge of assigning groups to the school facilities. The sponsoring group will sign an "Agreement of Use Contract" with the district before use will be approved.