

East of Sandy River Rural Area Plan  
**EAST OF SANDY RIVER  
RURAL AREA PLAN**

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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.

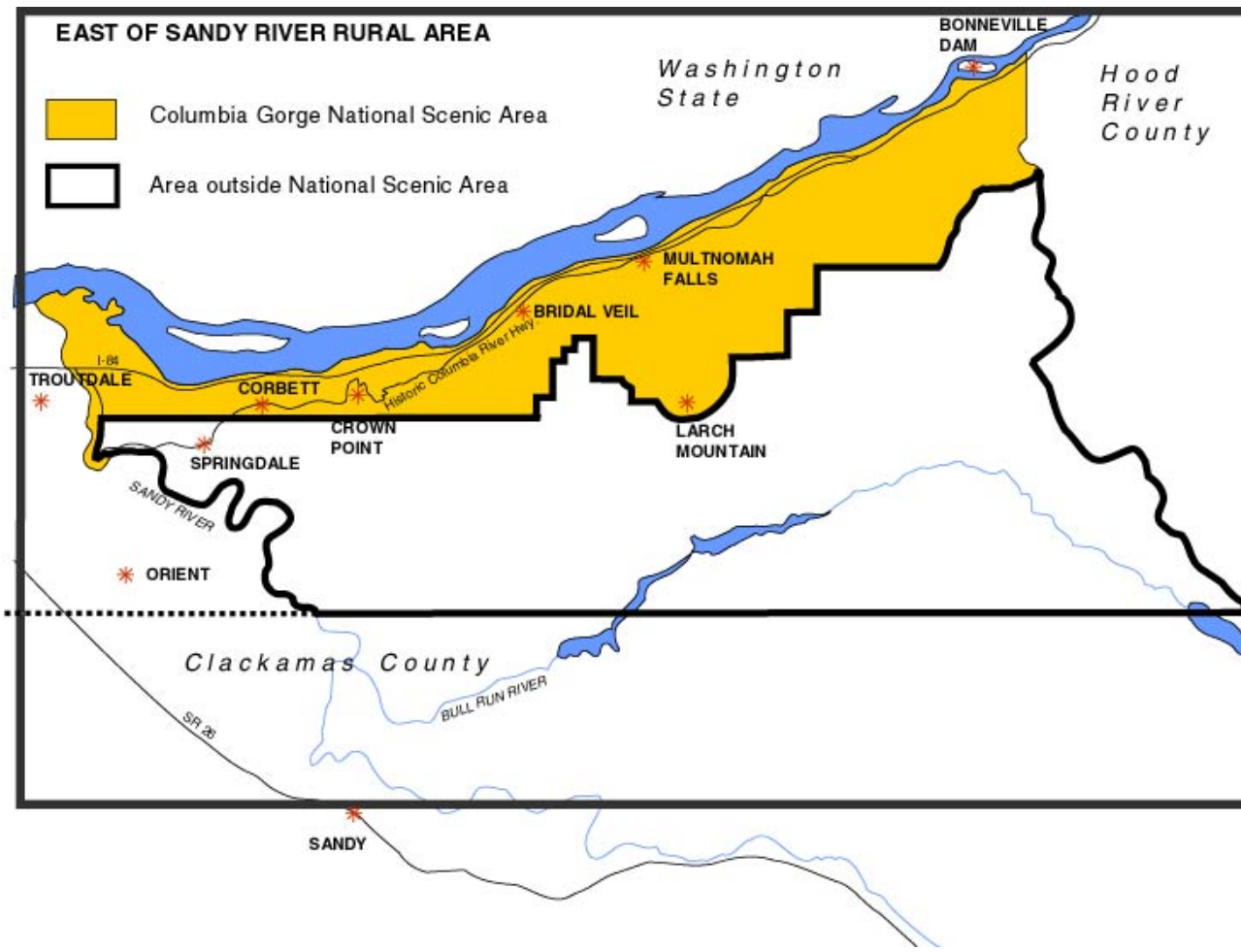
This plan represents a commitment on the part of Multnomah County to see that the plan elements are carried out and implemented to the best of the County's financial and enforcement capabilities. It also represents a commitment on the part of the East of Sandy River Rural Area community to support the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

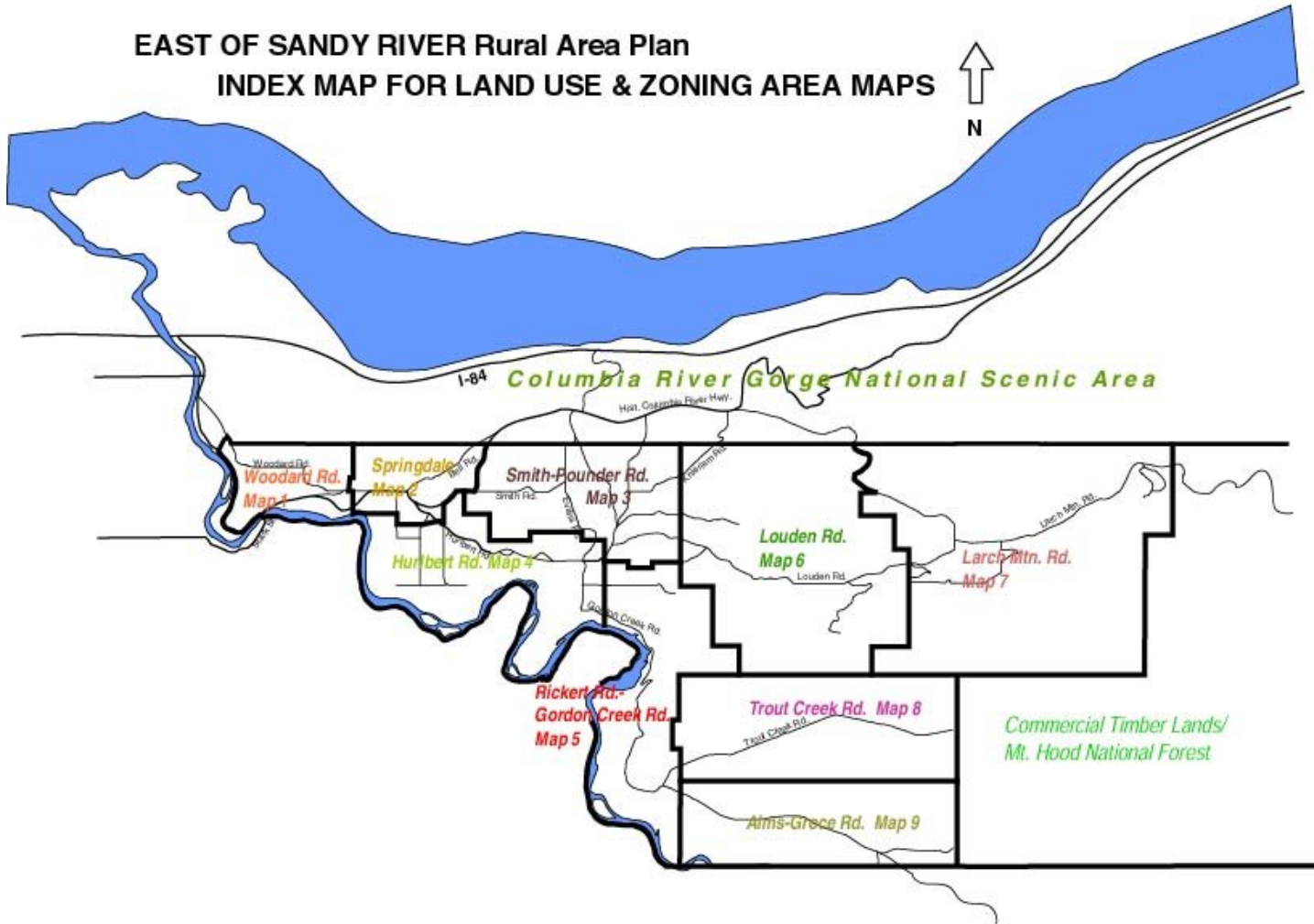
The following table summarizes the different land use/zoning districts in the East of Sandy River Rural Area, their size, and the number of existing dwellings within each district:

<b>ZONING DISTRICT</b>	<b>ACREAGE</b>	<b>DWELLING UNITS</b>
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
<b>TOTAL</b>	<b>79,231</b>	<b>731</b>











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.

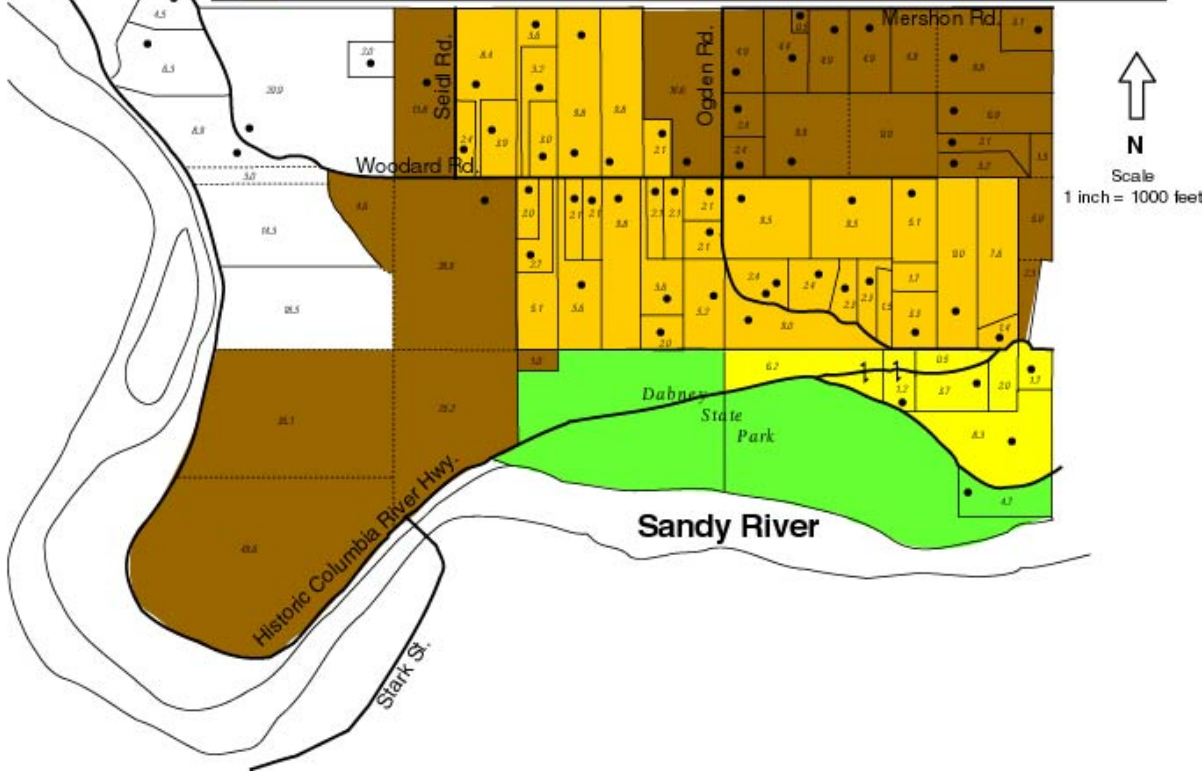
This section of the plan is organized by subject matter, with policies following each subject discussion.

# EAST OF SANDY RIVER Rural Area Plan INDEX MAP FOR LAND USE & ZONING AREA MAPS















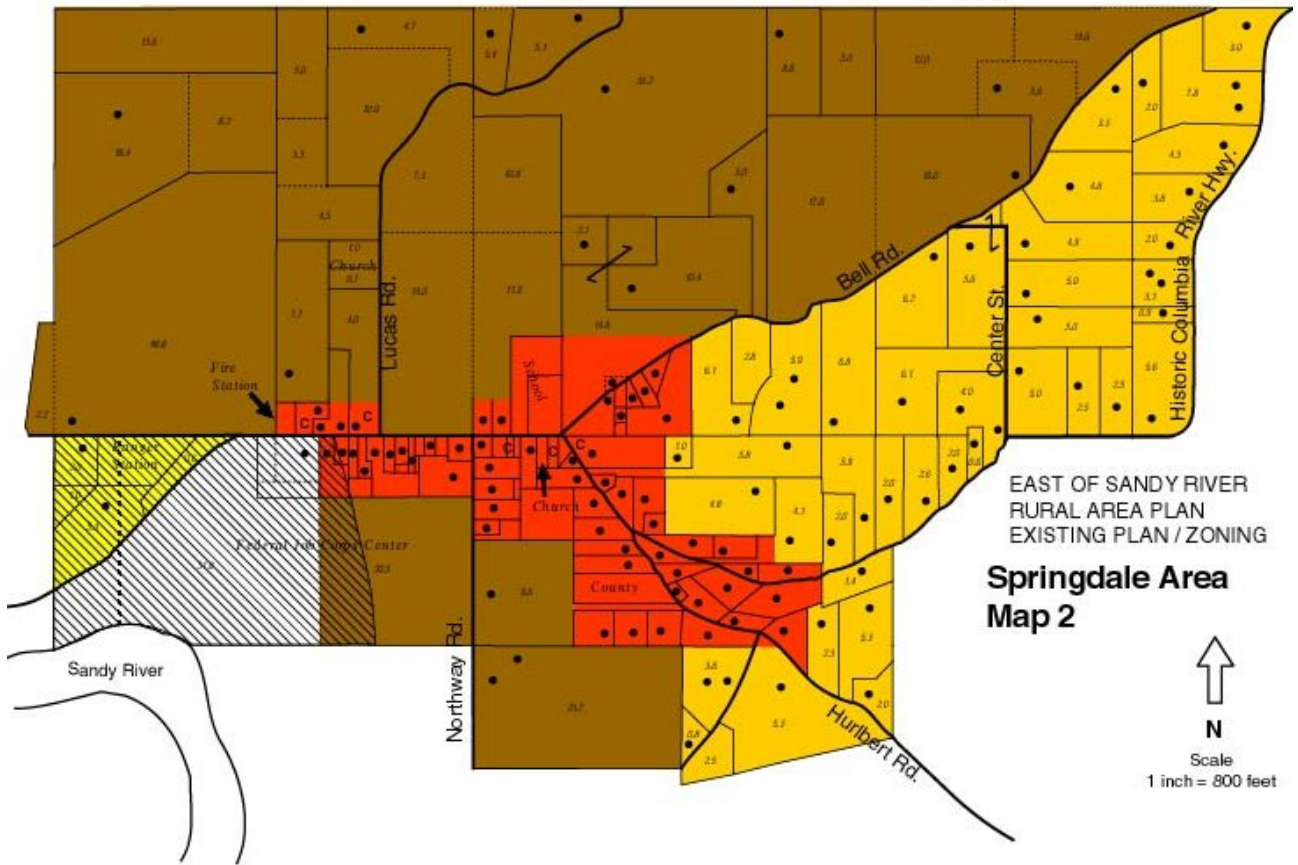
EAST OF SANDY RIVER  
RURAL AREA PLAN  
EXISTING PLAN / ZONING  
**Woodard Road  
Area  
Map 1**

LEGEND			
	Commercial Forest Use Zoning		Lot Line
	Exclusive Farm Use Zoning		Aggregated Lot Line for Contiguous Ownership
	Multiple Use Agriculture Zoning		Street
	Rural Residential Zoning		Existing Dwelling
	Sandy River SEC Zoning Overlay		Acreage for parcel



LEGEND

- |   |                                 |   |                          |   |  |
|---|---------------------------------|---|--------------------------|---|--|
|   | Commercial Forest Use Zoning    |   | Rural Residential Zoning |    | Lot Line                                     |
|  | Exclusive Farm Use Zoning       |  | Rural Center Zoning      |  | Aggregated Lot Line for Contiguous Ownership |
|  | Multiple Use Agriculture Zoning |  | Existing Dwelling        |  | Street                                       |
|  | Sandy River SEC Zoning Overlay  |  | Acreage for parcel       |  | Commercial Use                               |





# SMITH-POUNDER RD. AREA

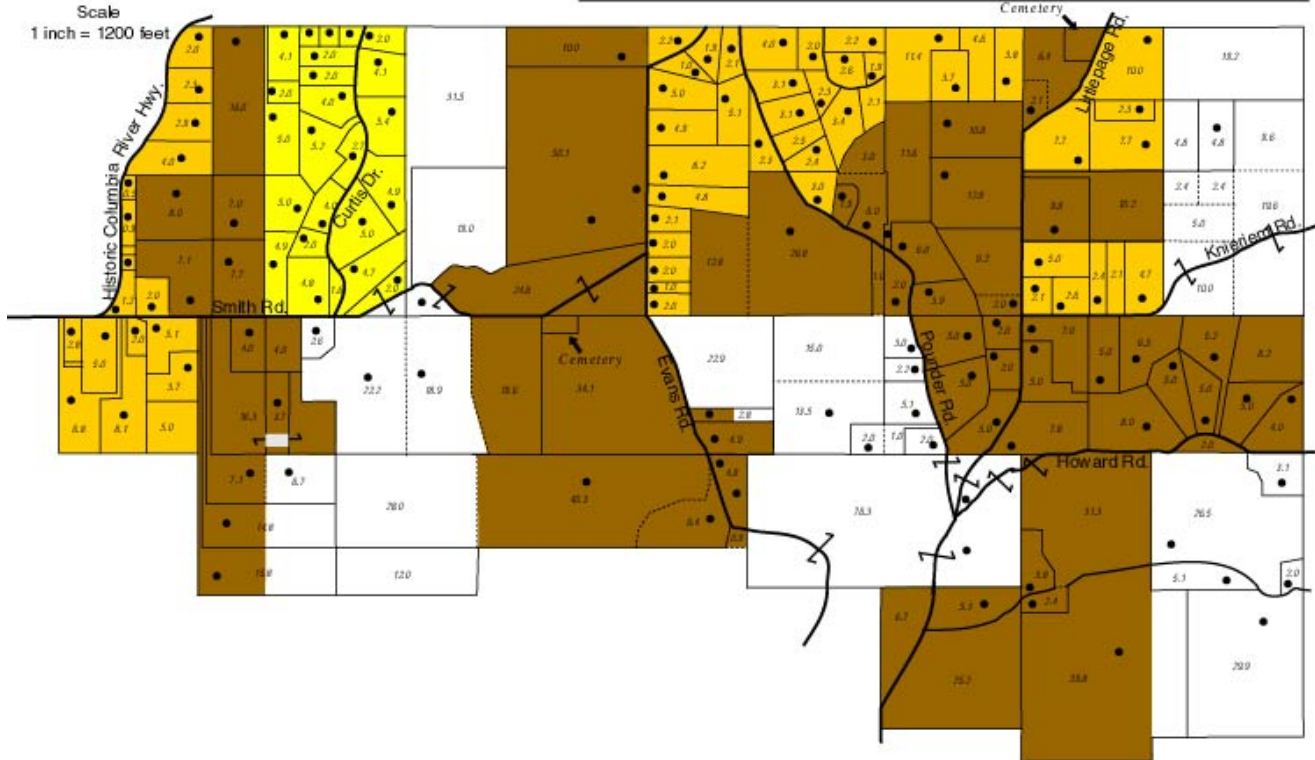
EAST OF SANDY RIVER RURAL AREA PLAN  
EXISTING PLAN / ZONING



## Smith-Pounder Rd. Area MAP 3

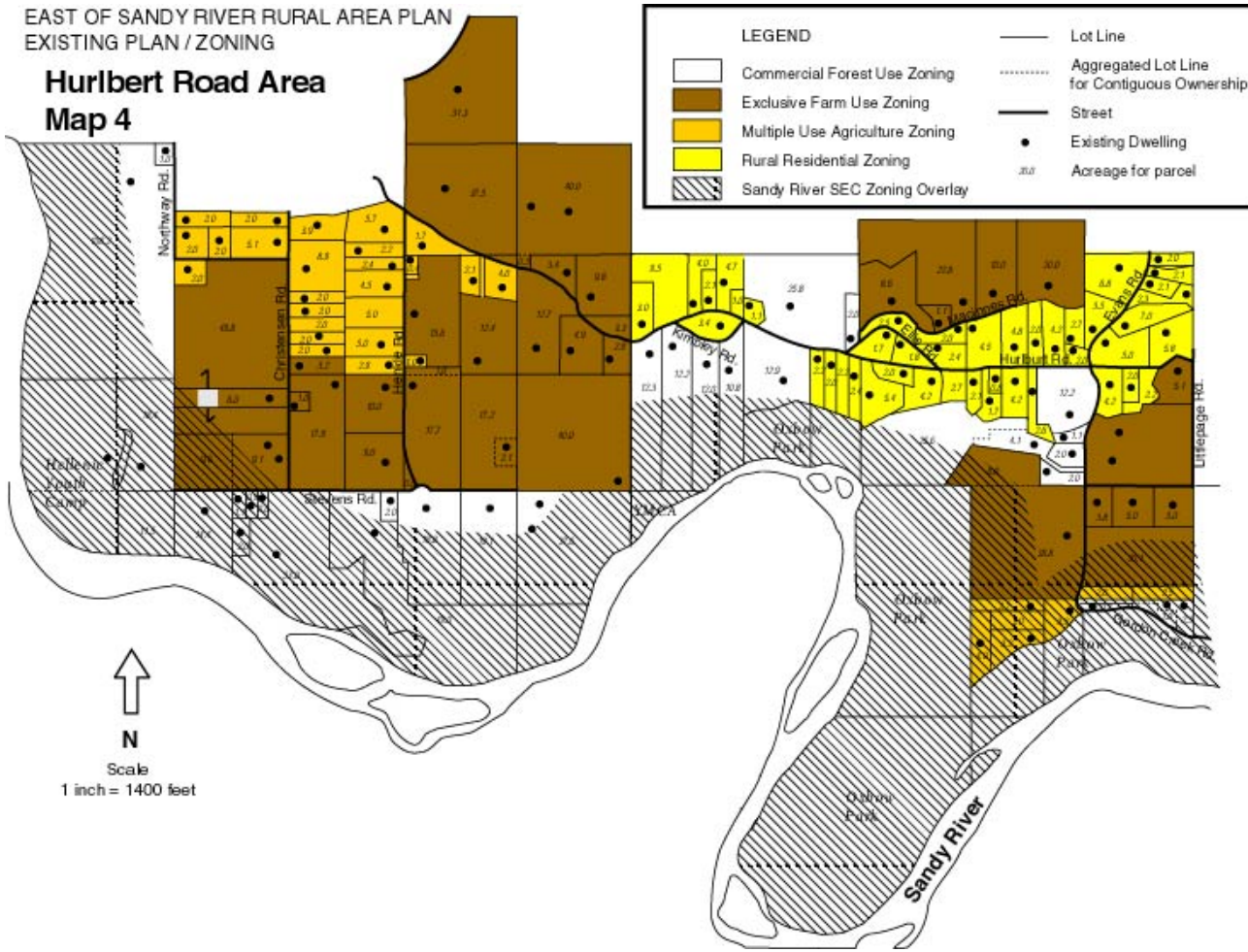
Scale  
1 inch = 1200 feet

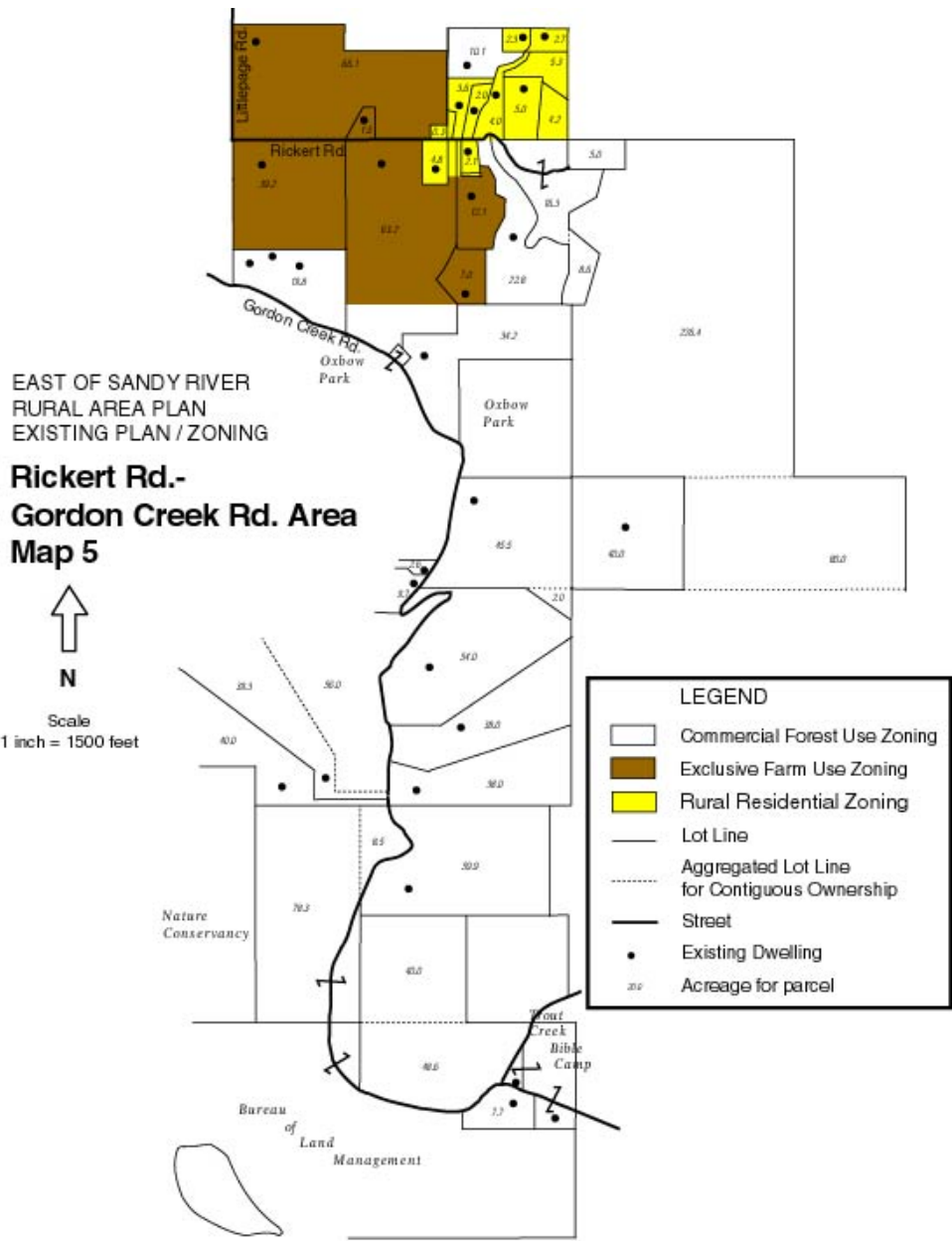
LEGEND	
	Commercial Forest Use Zoning
	Exclusive Farm Use Zoning
	Multiple Use Agriculture Zoning
	Rural Residential Zoning
	Lot Line
	Aggregated Lot Line for Contiguous Ownership
	Street
	Existing Dwelling
	Acreage for parcel



EAST OF SANDY RIVER RURAL AREA PLAN  
EXISTING PLAN / ZONING

Hurlbert Road Area  
Map 4





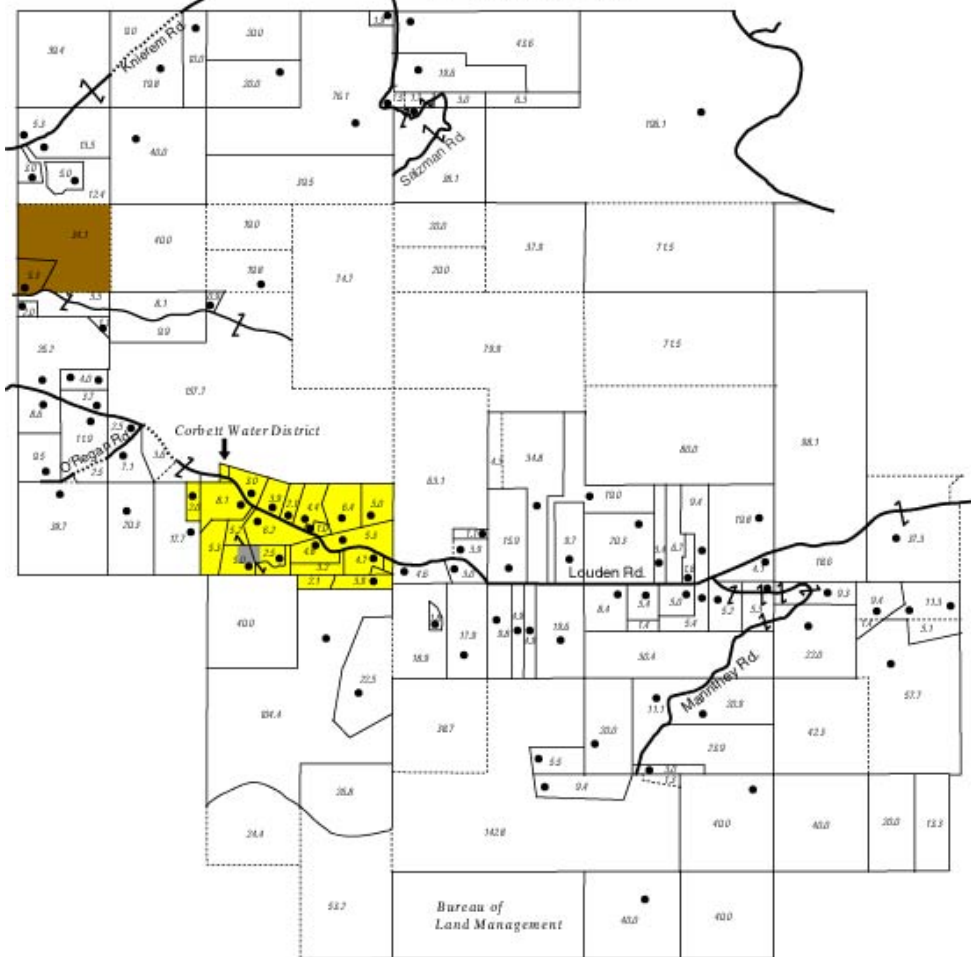
EAST OF SANDY RIVER  
RURAL AREA PLAN  
EXISTING PLAN / ZONING  
**Louden Road Area  
Map 6**



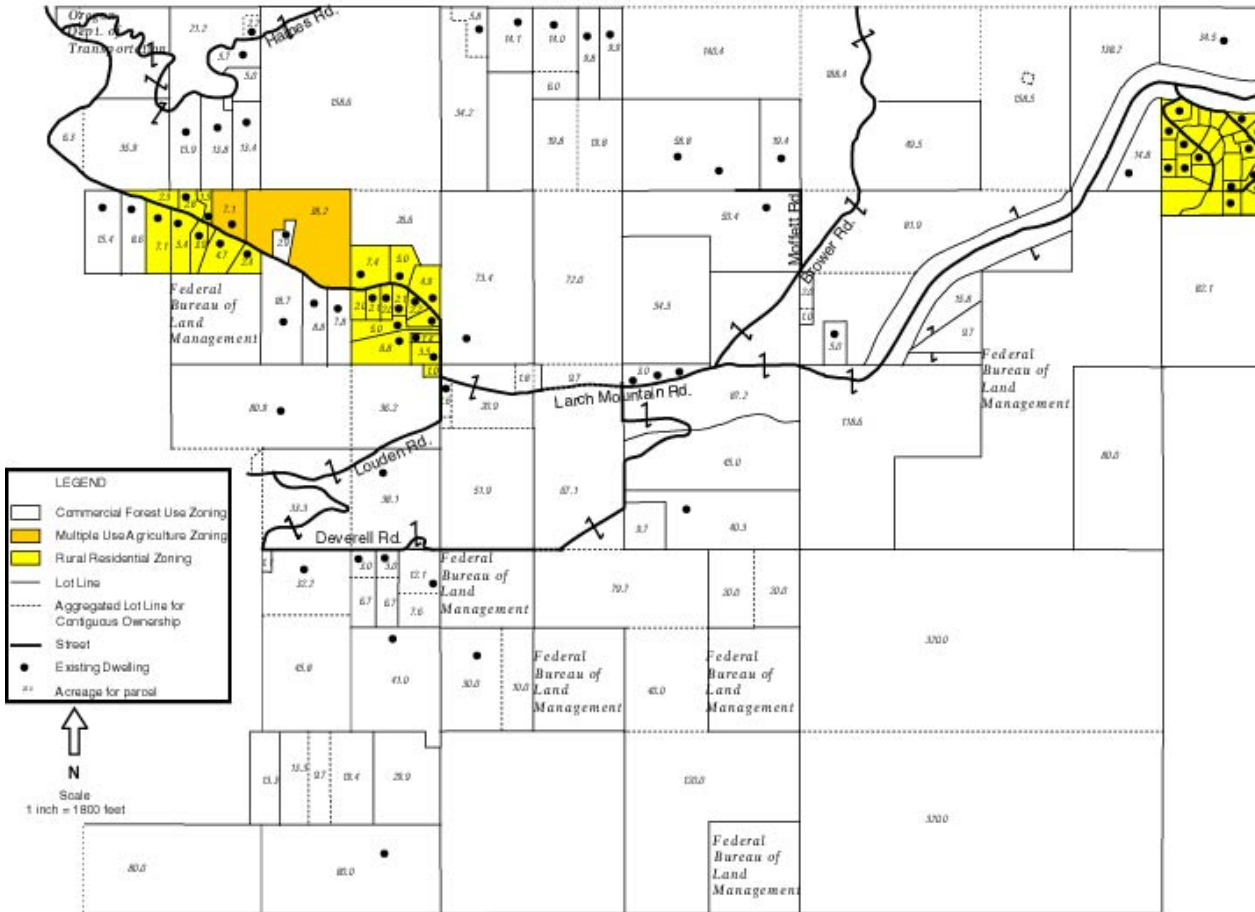
Scale  
1 inch = 1500 feet

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



# MAP 7 LARCH MOUNTAIN ROAD AREA EAST OF SANDY RIVER RURAL AREA PLAN EXISTING PLAN / ZONING



EAST OF SANDY RIVER RURAL AREA PLAN  
EXISTING PLAN / ZONING

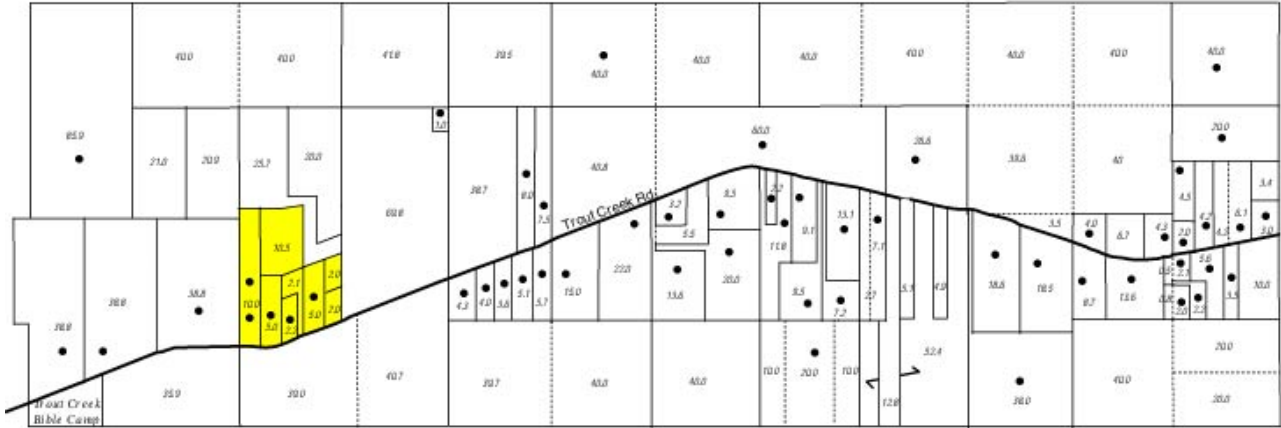
Trout Creek Road Area  
Map 8

**LEGEND**

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

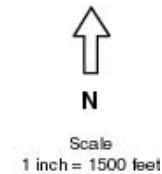
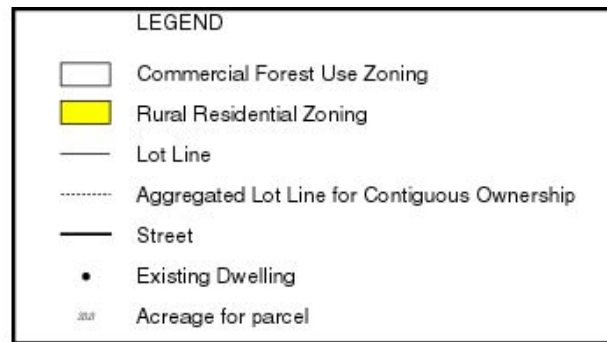


Scale  
1 inch = 1500 feet



EAST OF SANDY RIVER  
RURAL AREA PLAN  
EXISTING PLAN / ZONING

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



## 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. Note that all contiguous owned parcels must be aggregated as part of the dwelling application. 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. Oregon Revised Statutes only require aggregation at the time of an actual application for a dwelling. 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 5,000 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.

<b>DWELLING RULE OPTION</b>	<b>Total Potential Change in CFU Dwellings</b>
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.**

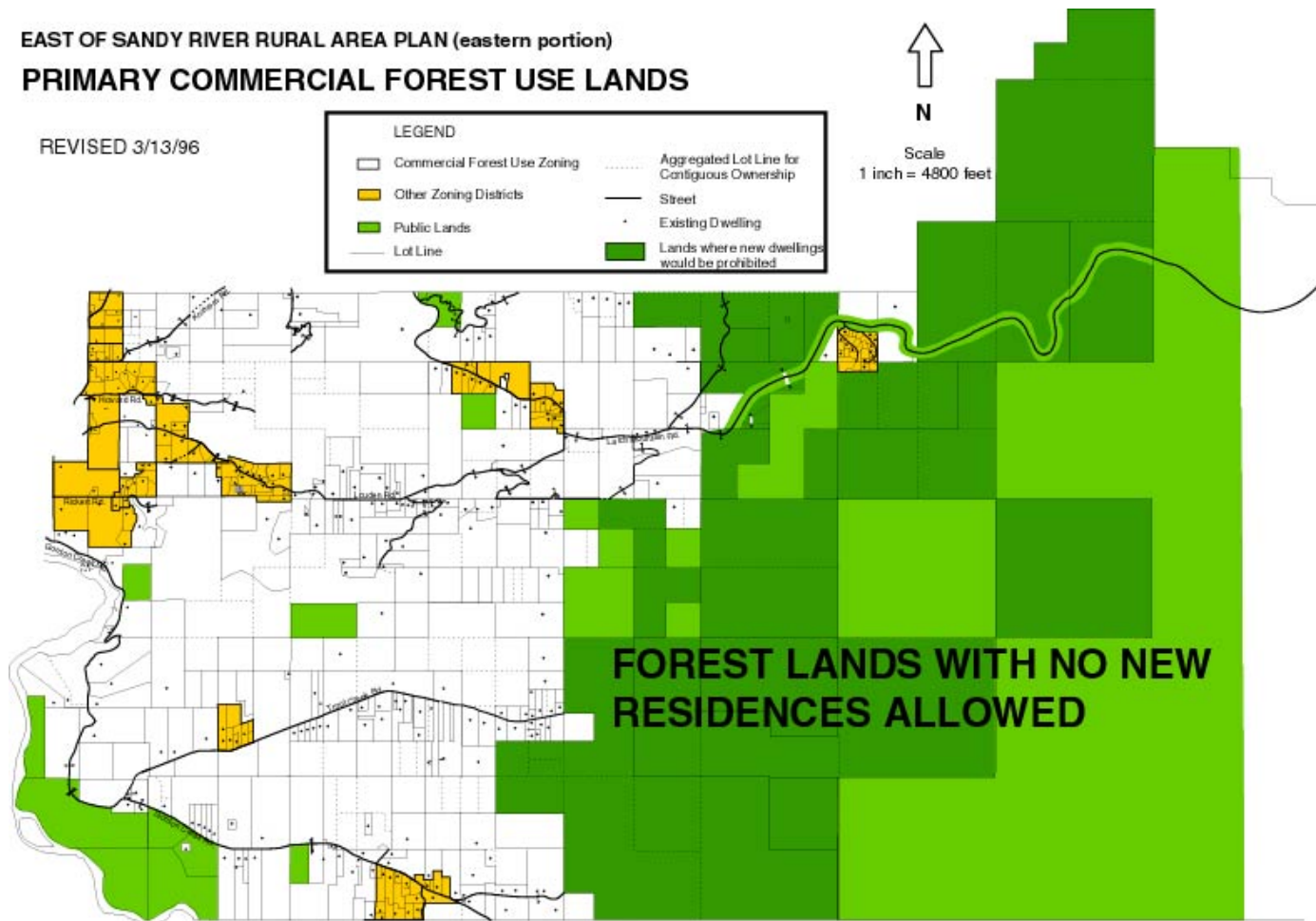
**STRATEGY:** Multnomah County shall implement this policy by prohibiting new dwellings upon the Mt. Hood National Forest and adjacent large commercial timber parcels as illustrated on the Map on the next page.

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.**

5. **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



**4A. 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.**

**STRATEGY:** Multnomah County shall implement this policy through amendments to the Multnomah County Zoning Ordinance Commercial Forest Use zoning district.

6. **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.**
7. **STRATEGY:** Multnomah County shall implement this policy through the public notice provisions of the Multnomah County Zoning Ordinance.
8. **Ensure that lands subject to the State Forest Practices Act are managed and replanted in accordance with the act.**
9. **STRATEGY:** Request the Oregon Department of Forestry monitor and enforce reforestation of land subject to the State Forest Management Act.
10. **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 3 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.

**10A. Allow disaggregation 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.****STRATEGY:** Multnomah County shall implement this policy through amendments to 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.**
14. **STRATEGY:** Multnomah County shall implement this policy through the review process for conditional commercial and civic uses within Springdale.
15. **Study re-use of the closed Springdale Elementary School as a possible multi-purpose community and cultural center.**
16. **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.
17. **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.**
18. **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, 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.**
17. **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 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. Require review by the Oregon Department of Transportation (ODOT) for any proposed access onto and impacts upon the Historic Columbia River Highway**
18. **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. These amendments shall require ODOT review of access to and impacts upon the Historic Columbia River Highway, and shall also require adequate off-street parking.

## 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.**
19. **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.**
20. **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.**

21. **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. In addition, a 1981 Oregon Department of Transportation Study (the Columbia River Highway Project) inventoried historic resources along the Historic Columbia River Highway. The inventory studied five structures in Springdale which have some historic significance, including the Springdale School Building. The study documented the well-known historic nature of the Highway itself. 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 one acre 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.

In 1999, a conditional use permit application for mining this resource site was submitted to the County. This application proposed a level of mining activity that was dramatically different from the base assumptions in the Howard Canyon Reconciliation Report. Therefore, Multnomah County decided it necessary to revisit the HCRR and re-analyze the impacts of increased production levels and future quarry operations on the site and the surrounding community.

The result of the preliminary impact reports were reviewed in a public meeting on May 16, 2002 at the Corbett High School. Based on public comments received at the meeting, the impact reports were finalized and a draft of the updated HCRR was prepared. A draft Howard Canyon Reconciliation Report was reviewed by the Planning Commission in 2002 and early 2003. In March, 2003, all parties agreed to try to resolve the conflicts through mediation. The mediation broke down because agreement between all parties would have required a higher level of trust than was likely to evolve in the requisite time.

In 2004, the Planning commission held public hearings on proposed revisions to the Howard Canyon Reconciliation Report. The Planning Commission deliberated and recommended to not protect the resource and prohibit mining on the site. The Howard Canyon Reconciliation Report has been revised to reflect that recommendation.

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.**
22. **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.

**21a. Require any stream crossing to utilize a bridge or arched culvert which does not disturb the bed or banks of the stream and are of the minimum width necessary to allow passage of peak winter flows.**

**STRATEGY:** Multnomah County shall implement this policy through application of the Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District, which includes a requirement for stream crossings to consist of a bridge or arched culvert.

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.**
23. **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.**
24. **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.**
25. **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.**
26. **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.**
27. **STRATEGY:** Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the County Assessor to inform landowners become 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.**
28. **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.**
29. **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.**
30. **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.**
31. **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.**
32. **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.**
33. **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.**
34. **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.**
35. **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. **Prohibit 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.**
- 36.

## 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.

<b>Rural Arterials East of Sandy River</b>	
Corbett Hill Road	S. of Chamberlain Road, 1991 - 1670 vehicles/24 hours
Historic Columbia River Highway with Scenic Route Overlay (State Road)	E. of Stark Street Bridge, 1995 - 3100 vehicles/24 hours
	W. of Lucas Rd., Springdale, 1995 - 4800 vehicles/24 hours
	E. of Evans Rd., Corbett, 1995 - 3400 vehicles/24 hours
	W. of Larch Mtn. Rd., 1995 - 1800 vehicles/24 hours
	Additional traffic counts available from O.D.O.T.

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.

<b>Rural Collectors East of Sandy River</b>	
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

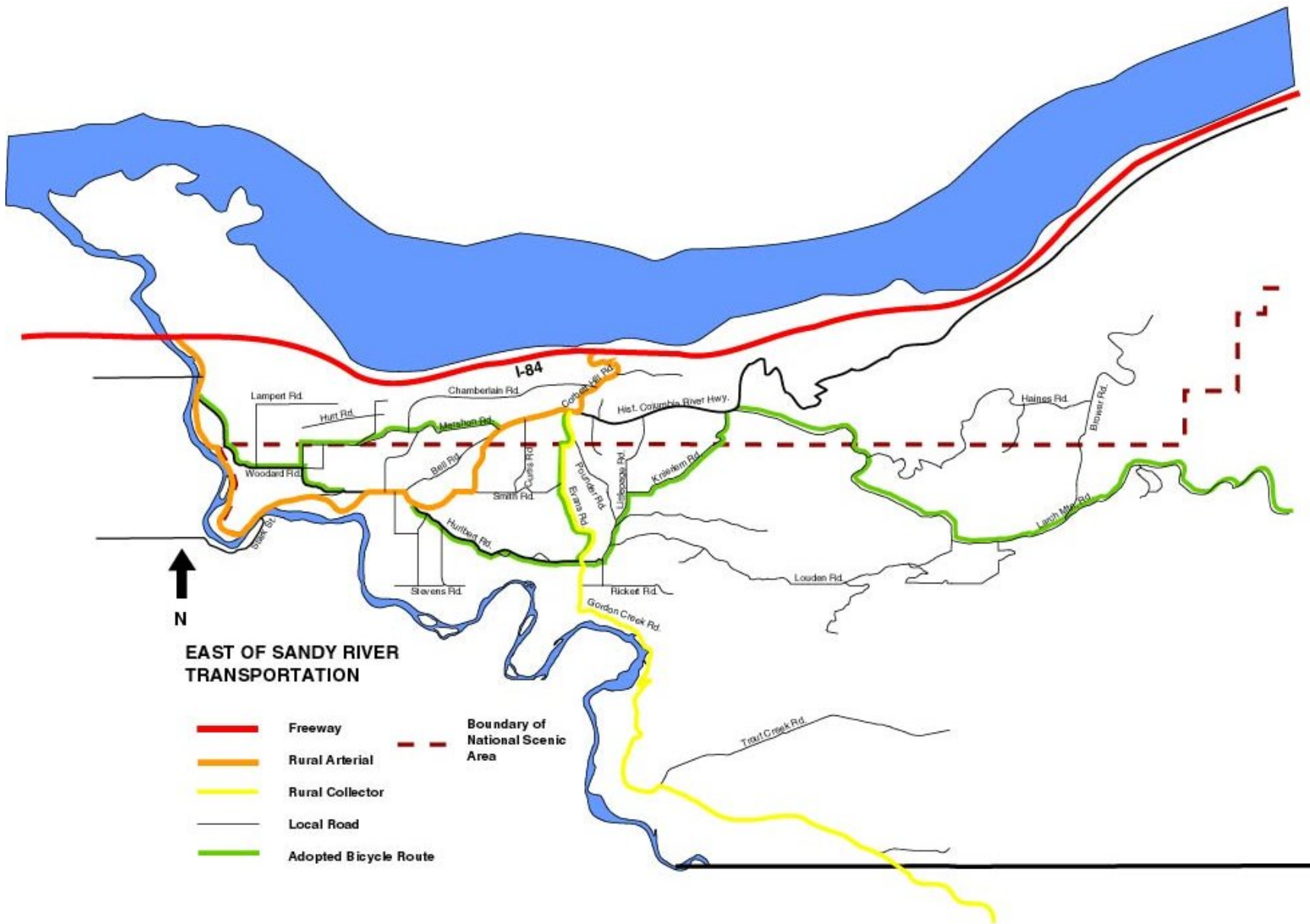
In 1992, Multnomah County amended the Bikeways Plan Map of the Comprehensive Framework Plan by adopting bicycle routes for the East of Sandy River Rural Area. The roadways which have bicycle route designations are:

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.**
39. **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.**
40. **STRATEGY:** Multnomah County shall take the following steps in the bikeway implementation plan:
  - o Do not designate Bell Road as a bikeway.
  - o Do not condemn private property for bikeways
  - o Provide for extensive and timely community and property owner involvement in the implementation program for any proposed bikeway.
  - o Ensure that the interests of equestrians and other forms of alternative transportation are served.
41. **Promote trails for non-motorized users. Work with local groups to develop a public/private trail system.**
42. **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.**
42. **STRATEGY:** Multnomah County shall request Metro appoint residents from East of the Sandy River to Metro's parks and greenspaces citizens' advisory boards.
43. **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.**
44. **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.
45. **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.**
46. **STRATEGY:** Multnomah County shall forward this policy to Metro for their consideration at part of the Oxbow Park Master Plan.
47. **Support and promote linkages within a regional trail system for use by pedestrians, equestrians, and bicyclists.**
48. **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.**
46. **STRATEGY:** Multnomah County shall review and revise the County noise ordinance to address specific community noise concerns.
47. **Take a more active role in the operations of Portland International Airport as they affect noise in the East of Sandy River rural area.**
48. **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.
49. **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.**
50. **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.**
49. **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

50. **Develop a recognition program for people showing good stewardship of streams and streamside property.**
51. **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.
52. **Develop an on-going mechanism to monitor water quality for different streams east of the Sandy River.**
53. **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.
54. **Promote the riparian tax exemption available to streamside property owners, and work for changes in state law to make such exemptions more financially rewarding.**
55. **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.
56. **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.**
57. **STRATEGY:** Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.
58. **Where a watershed crosses County boundaries, promote cooperation with owners throughout the entire watershed, regardless of jurisdictional lines.**
59. **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 geotechnical 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.

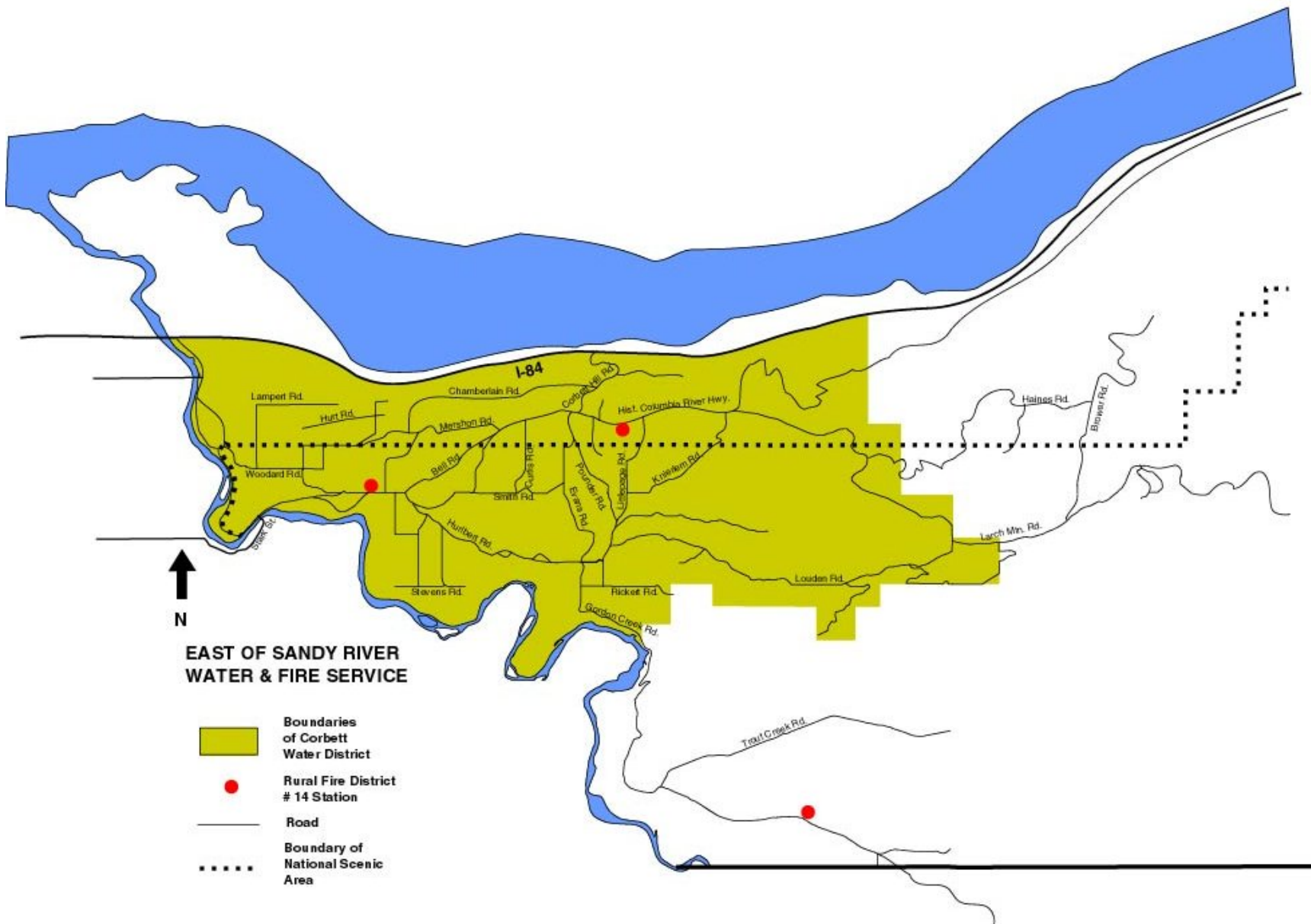
A new Corbett Elementary School has been built on the same site as the Middle and High schools. The new elementary school has a capacity of 425 and will accommodate grades K-6. The old Springdale school at 32405 E. Historic Columbia River Hwy and the Corbett elementary school at 36115 E Historic Columbia 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.**
55. **STRATEGY:** Multnomah County shall forward all development proposals to the County Sheriff for review regarding effects on police services.
56. **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.**
57. **STRATEGY:** Multnomah County shall forward all development proposals to the Corbett School District for review regarding effects on school services
58. **Require development east of the Sandy River to meet fire safety standards, including driveway and access way standards.**
59. **STRATEGY:** Multnomah County shall forward all development proposals to the Rural Fire Protection District for review regarding effects on fire services.
60. **Support the Corbett Fire District's (RFPD #14) provision of emergency services.**
61. **STRATEGY:** Multnomah County shall provide support to the fire district if requested.
62. **Require proposed development to be supplied either by a public or private water system with adequate capacity.**
63. **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.
64. **Work with the Corbett Water District to determine the maximum level of development which can be served by the District's existing water supply.**
65. **STRATEGY:** Multnomah County shall provide assistance to the Corbett Water District if requested to make this determination.
66. **Study costs and benefits of burying power lines to provide more secure power service during emergency situations and improve scenic qualities.**
67. **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.

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