

# **PARKS AND RECREATION**

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The long-range Park and Recreation plan was prepared to guide the Regional Parks and Recreation Agency in identifying the current and future recreational needs and desires of the citizens of Marion County.

### **RECREATION GOALS**

To define a desirable future condition and to outline the ideal rural park system for Marion County. A successful park's program should contribute to the fulfillment and the leisure time needs of the citizens and to the aesthetic qualities of the area through creative leadership, facilities, and public open spaces that encourage individual satisfaction and generate community pride.

Additional information including inventories of recreational facilities, a discussion and inventory of historic sites and the Willamette Greenway Plan are contained in the Background and Inventory Report of the Plan.

### **RECREATION SUB GOALS**

- a. To identify and measure the needs and desires of the area's residents for park and recreational facilities and programs.
- b. To preserve and protect areas of unique natural and scenic importance for their original and intrinsic value.
- c. To maintain a relationship with our past through retention of historical sites and structures.
- d. To provide a system of multi-purpose parks for active and passive recreation.
- e. To provide for the unique and recreational needs of the young, the aged, and the handicapped.
- f. To recognize and provide for special use areas and facilities not normally found in urban parks.
- g. To incorporate the ideal of environmental protection and stewardship of natural resources into acquisition and development of facilities.
- h. To optimize use of the public dollar through cooperative and coordinated facility acquisition and development.
- i. To provide for increased public access to rivers of the area and to encourage such uses as fishing, boating and swimming.

- j. To recognize and encourage private recreational facilities that help semi-public needs and are compatible with the goals and policies of Marion County.

### INVENTORY AND NEEDS

The needs of the park system were determined through citizen input and by comparing present recreational facilities in the County with national recreation standards on the basis of population and population projections.

The Inventory and Needs (See Table No. 3) are a projection of the Recreational Standards identified in Table No. 4. They reflect the optimum ideal system for Marion County.

### PARKS AND RECREATION POLICIES

These policies are not meant to be all-inclusive. It is recognized that there are and will continue to be expressed needs for recreational opportunities that are generally not represented in the County. Because most of these new recreational opportunities will require major investments, each should be considered on its own merit and public demand.

The ideal park system will serve as a standard which Marion County will use to evaluate the ongoing process of developing a park and recreation system.

Under current economic conditions, the ideal park system may never be reached. Therefore, policy recommendations should be developed in establishing priorities that are economically feasible but directed toward the ideal park system.

The assumptions, data, criteria, and policy recommendations are flexible and subject to review and revision as circumstances require.

#### General Policies

1. Site selection should take into consideration topographic and physical features, water areas, wooded areas, etc.
2. There shall be a balance between day use facilities for social interactions and natural, scenic areas for serenity and solitude.
3. Whenever possible, public agencies should consider leasing land to private enterprises for public activities which are compatible with the area and open to and for the benefit of the public.
4. Parks and open space areas should retain natural vegetation as much as possible to provide habitat for wildlife.

### General Outdoor Parks

5. The County shall have the responsibility of providing these parks.
6. These types of parks should be provided near urban and urbanizing areas whenever possible.
7. These parks should provide an escape from the daily routine.
8. Where appropriate, the County should provide drinking water, restrooms, sanitation facilities, and trash disposal/collection. All facilities shall meet Oregon State Health Department requirements.
9. Off-road parking either in or around parks shall be provided.
10. Facilities within a park may be adjusted to meet the needs and desires of an area and character of the site.

### Water-Oriented Parks

11. These parks may exist individually or be incorporated into multi-use urban and rural parks.
12. Swimming areas in the County parks shall conform to requirements of Oregon State Health Department. Swimming in particularly hazardous areas is discouraged.
13. Encourage and assist, where feasible, both private enterprises and other public jurisdictions to develop around water areas.
14. Existing parks along the Willamette River will supply a considerable portion of water-oriented recreational opportunities in the County.
15. Areas should not only be provided for fishing but there should be development and maintenance of those fishing areas which would provide for good fishing habitats.

### Regional Parks

16. Due to regional service of these parks, it should be the State's responsibility to provide them.
17. Site selection should take into consideration topographic and physical features, water areas, wooded areas, etc.

### Local Community Parks

18. Local jurisdictions shall have the responsibility of providing these parks.

19. Local jurisdictions should use the policies and standards contained in the "Park and Recreation Technical Study, Salem and the Urban Growth Area" as a guide.
20. The County should maintain a role of:
  - a. Encouraging local jurisdictions to provide local community parks;
  - b. Assisting local jurisdictions in acquiring park land inside an adopted Urban Growth Boundary;
  - c. Providing technical expertise;
  - d. Assisting in securing funds.

### Campgrounds

21. Offer a variety of camping experiences from the primitive campground to the improved. Some campgrounds may offer all varieties, while others offer only one.
22. Take advantage of natural attractions.
23. Encourage State and Federal governments and private enterprise to provide overnight camping facilities.
24. The County shall consider developing campgrounds only after it is proven other agencies and private enterprise are unable to provide them. In situations where the County would provide campgrounds, operation of the area would be on a concession basis.

### Trails

25. Trails should:
  - a. Take advantage of natural resources and scenic beauty.
  - b. Connect cities, communities, parks, and other points of interest.
  - c. Connect with other trails and/or make a complete loop to give the user the opportunity to return to starting point by a different route.
26. Parking should be provided at the trailhead.
27. Trails shall be designated to discourage off-road vehicles.
28. Trails shall be designed to keep damage to private property and natural and unique resources to a minimum.
29. Planning of trails shall be in coordination with other agencies to tie in with their plans, enhancing the State of Oregon's trail system.

30. All trails connecting parks, cities, communities and other public facilities within the Greenway will comply and be consistent with the Greenway plan.
31. Trails that require more than one day to travel shall provide adequate camping and water.
32. Encourage the State to buy camping facilities along bicycle trails for touring bicyclists.
33. Trail surface shall depend on method of transportation.
  - a. Bicycle paths must have a hard surface.
  - b. Equestrian and footpaths should not be paved.
34. Equestrian trails shall be built and maintained by private or equestrian clubs.
35. In areas where existing rights-of-way cannot be used, 15 feet of easement should be obtained.
36. Physical separation of bike paths from motorized traffic is desirable and should be done whenever possible. However, when physical separation is not feasible, bike lanes should be clearly marked on the roadway.
37. Encourage the State to license bicycles to help pay for bicycling facilities.
38.
  - (a) The County shall cooperate and work with the State Parks and Recreation Division and other involved agencies when a program to establish the Indian Ridge Trail is initiated. If a trail designation is made the County shall determine if there are any land use conflicts and develop a program to resolve any identified conflicts.
  - (b) Conditional use applications adjacent to the Oregon Loop Trail shall be evaluated and any potential conflicts with this bicycle route shall be resolved prior to the approval of the proposed conditional use.

#### Scenic Ways

39. Should provide:
  - a. Linear areas of natural beauty connecting parks, schools, and other public places.
  - b. Conservation of scenic and natural beauty.
  - c. Buffers to thoroughfares and conflicts land uses.
40. The County shall cooperate and work with National Park Service, other involved agencies and property owners during the inventory and designation phases of the Wild and Scenic Rivers program to provide relevant information. If any rivers are formally

designated as Wild and Scenic Rivers the County shall determine if there are any conflicts related to Wild and Scenic River System designations and develop a program to resolve any identified conflicts.

#### Wayside Areas

41. Should be left, for the most part, in their natural state.
42. Where development as in a roadside rest area occurs, the appropriate Highway Department should provide development and maintenance.

#### Off-Road Vehicle (ORV) Site

43. County should encourage specific sites. These sites should be established through a conditional use review application process included in the Zoning Ordinance.
44. Encourage the State and Federal governments to make existing public lands available for use.
45. Development should be in areas which have little other use and where the activity will not result in resource damage. Example: an old gravel extraction site.
46. These facilities shall be located and planned to minimize harassment of wildlife and adjacent land uses.
47. ORV (off-road vehicles) are prohibited in all County parks except on existing roads and where specifically designated.
48. All property lines shall be well-marked in areas designated for off-road vehicles.
49. Four-wheel drive vehicles and dirt bikes should be on separate sections of the site.

#### Golf Courses

50. Should be furnished by private enterprise.
51. Once private courses are at or near playing capacity, the County, in conjunction with local jurisdictions, should then consider development of public courses.

#### Historical Sites

52. In an effort to designate and preserve buildings and sites of special historic, cultural or architectural interest, Marion County shall adopt a special review process for building permits and land use applications. The process is designed to minimize land use conflicts involving Historic Sites. Those structures and parcels subject to this review are listed in the Background Report and are identified on the Parks and Recreation map of the Plan.

53. The County shall encourage identification of all buildings, sites, and county parks with historic significance to show those areas as places of public interest and to pay tribute to that history.
54. The County will encourage the State to acquire, renovate, and maintain areas of regional or statewide interest.
55. The County will encourage historical organizations to acquire, renovate, and maintain areas of local interest.

#### Open Space

56. Multiple use of lands such as those adjacent to reservoirs, land reclamation sites, power line rights-of-way, flood control areas, public transportation rights-of-way, under overpasses, etc., are encouraged as open space providing public health and safety standards are met.
57. Provision for open space should be encouraged in federally assisted programs.
58. Encourage much of the land adjacent to the UGB be preserved as open space.
59. Encourage private landowners to preserve lands functioning as open space.
60. Encourage preservation of lands adjacent to major streams as open space.
61. Tree preservation and planting to separate conflicting uses and provide scenic and recreational opportunities and should be encouraged whenever feasible.
62. Scenic, natural and historic sites should be preserved and utilized as open space.
63. Conserve landscaped areas such as public or private golf courses that reduce air pollution and enhance the value of abutting or neighboring property.

The State Legislature (ORS 308.740-308.790) is encouraging property owners to place their land into an open space designation rather than be forced to convert the land to a more intensive use due to economic pressures of property taxation. This program is intended to minimize the tax burden on unique lands with open space value that may otherwise be developed. Applicants whose property is approved by the Assessors Office and the Planning Commission for this designation pay substantially lower property taxes as long as the property is in open space use.

In reviewing these applications, the following criteria will be used to determine appropriateness and public value of granting the open space land classification. Before an application can be approved, findings demonstrating compliance with all of the following criteria must be made in each case.



1. The property has the potential to be developed or otherwise placed into a more intensive non-open space use.
2. The property has significant scenic, natural, historic, wildlife or other open space values that makes it valuable to the general public to retain in its present state.
3. The loss of revenue to the County will be outweighed by the property's value.
4. The land will be retained as open space on a permanent basis.
5. The proposal is consistent with the intent of the above open space policies.

### PARKS AND RECREATION OBJECTIVES

The Regional Parks and Recreation Agency has proposed the following objectives for development and location of additional recreational facilities in the County. These recommendations will be placed in priority and the implementation plan will proceed as funding becomes available. They are the result of applying the preceding standards and policies to the conditions in Marion County.

#### North Marion Area

##### General Outdoor Parks

- Acquire and develop approximately 20 acres of park lands along the Pudding River around Aurora.
- Acquire and develop approximately 20 acres of park lands in the Hubbard area.

##### Water-Oriented Parks

- Repair or replace boat ramp at San Salvador Park and add a parking lot.
- Develop St. Louis Fishery as a water-oriented park jointly with the State.

##### Regional Parks

- Encourage the State to further develop Champoeg Park.

##### Campgrounds

- Encourage the State to supply additional campsites at Champoeg Park.

##### Natural Preserves

- Encourage the State through the Willamette Greenway to establish a 120-acre parcel in the Jackson-Lambert Bend area (river mile 64-65).

##### Trails

- Bicycle paths to connect all urban areas and Champoeg State Park, Willamette Mission State Park, St. Louis Fishery, and most new park areas. Paths should follow right-of-ways and roads where possible (see Parks and recreation map).

## Golf Courses

- Support the North Marion County landfill master plan to develop a golf course at the landfill. The County could encourage private ownership and development.

## Greater Salem Area

### General Outdoor Parks

- Acquire 10 acres adjacent to Spongs Landing and further develop the park to include additional trails, paths, open play fields, and nature studies.
- Develop Bonesteel County Park as a general outdoor park.
- Acquire and develop an approximately 40-acre park north and west of Joryville.
- Acquire 10 acres adjacent to Joryville Park and further develop the park to include additional trails, paths, open play field, and nature studies.

### Water-Oriented Parks

- Encourage the State to take over administration of Wheatland Ferry and expand the boat to two lanes.
- Acquire and develop a 50-acre park south of Spongs Landing in the Beardsley Bar/Rice Rocks area.
- Acquire and develop an approximately 28-acre park down river 5 to 10 miles from Buena Vista, around the Junson Rocks area.

### Regional Parks

- Support and encourage the State to develop Willamette Mission State Park as a regional park. The State should also incorporate Lee Mission site and Wheatland Ferry into the park.

### Trails

- Should provide bicycle paths near the Willamette River from Salem to Spongs Landing, Willamette Mission and Wheatland Ferry where the path could cross the river and tie into the Polk County path. Path should also connect Salem with other communities. These paths should follow existing rights-of-way and roads where possible (see Parks and Recreation map).

### Historic Sites

- Encourage the State to acquire and upgrade the Lee Mission site to a major historical site.

### Scenic Ways

- The character of the right-of-way for the proposed Salem-Willamette Mission hike and bike path should be preserved as a scenic way.

- The waterfront across from Independence containing the northern loop of the proposed Salem-Independence bike path should be preserved as a scenic way.

### East Marion Area

#### General Outdoor Parks

- Acquire and develop 15 to 25 acres of park land along Abiqua Creek north of Silverton.

#### Water-Oriented Parks

- Acquire and develop an approximately 12-acre park south of Silverton. A unique opportunity exists at the Silverton Reservoir and should be further explored.

#### Regional Parks

- Encourage the State to expand such facilities as picnicking, paths, and trails at Silver Falls Park.

#### Trails

- Bicycle paths should run to all communities, the proposed park at the Silverton Reservoir, and Silver Falls State Park (see Parks and Recreation map).

### South Marion Area

#### General Outdoor Parks

- Acquire and develop an approximately 55-acre park in the Stienner Hill-Miller Butte vicinity.

#### Water-Oriented Parks

- Acquire and develop a 13-acre park in the Stayton area on the Santiam River.

#### Trails

- Should provide bicycle trails that would run to the G.S.A., Buena Vista, Ankeny N.W.R., and all communities. Should also provide an equestrian/hiking trail from Stayton up the Santiam River to the Little North Fork. The trail should also follow existing rights-of-way and roads where possible (see Parks and Recreation map).

### Santiam Canyon Area

#### Water-Oriented Parks

- Encourage BLM to expand swimming facilities at Canyon Creek Park.

## Campgrounds

- Encourage BLM to expand facilities at the BLM-owned portion of Salmon Falls Park. County should consider allowing BLM to expand tent camping onto the County-owned portion of Salmon Falls Park (BLM would maintain).
- County should get County-owned Salmon Falls Park transferred to BLM ownership.

## Trails

- The State Parks Department has proposed a hiking trail near the Santiam River from Mill City to Big Cliff Dam. The first stretch of this trail between Mill City and Gates is also proposed to be a bike path.

## SCENIC AREAS

The scenic areas described below were identified by the Nature Conservancy and the Regional Parks Department as being significant or potentially significant scenic resources. Additional sites identified by the Nature Conservancy that are primarily valued as wildlife habitat are discussed in the section on Environmental Quality and Natural Resources.

A general location of the Scenic Areas is shown on the parks and Recreation map in the Comprehensive Plan. Detailed maps illustrating the extent of these areas and the properties involved are appended to the Background and Inventory Report.

1. Feasters Rocks - Approximately 4.5 miles south of St. Paul a canyon, chasms and a river bank that remains in the natural state. This area extends about one mile along the river and contains approximately 10 acres.
2. Abiqua/Homestead Falls - These falls are located nine miles southeast of Silverton and two miles northeast of Silver Creek Falls State Park. Both of these falls are located in an area that has been logged but is beginning to regenerate.
3. Drift Creek Falls - This waterfall and deep gorge is located nine miles southeast of Silverton and two miles west of Silver Falls State Park.
4. Butte Creek Falls - This scenic area consists of a series of three falls, Upper, Middle and Lower Butte Creek Falls. It is located approximately 10 miles southeast of Scotts Mills, off of Crooked Finger Road. The State Forestry Department owns the land adjacent to the falls and has designated a 90 acre area immediately surrounding the falls for recreation park use.
5. Butte and Rhody Lakes - These lakes are situated at the headwaters of Butte Creek approximately 16 miles southeast of Scotts Mills.
6. King Tut's Tomb - This rock formation is located along the Little North Fork of the North Santiam River, approximately eight miles upstream of its confluence. This geologic

feature is approximately 25 feet tall and 50 feet in diameter and consists of horizontal rock columns that have the appearance of steps tapering up to the top. Gas pockets in the molten rock formed two caves in the rock formation. The surrounding area has been logged and new vegetation is beginning to regenerate.

7. Phantom Natural Bridge - The 12 acre scenic area owned by the United States Forest Service is located six miles northwest of Detroit off of French Creek Road.

The natural arch was created by a lava flow that covered less resistant material which has since eroded away leaving the bridge.

8. Rocky Top - The 5,014 foot mountain is three miles northeast of Niagara. A trail travels to the top of the peak and the surrounding 178 acres.

### Protection of Scenic Areas

Feasters Rocks (No. 1) is adequately protected by State ownership of the southern two-thirds of the property. Also, the EFU (EXCLUSIVE FARM USE) zone and the County Flood Plain Ordinance limit the intensity and entity of land uses that could conflict with the scenic value of this area. Finally, the Willamette Greenway Overlay zone provides additional protection by requiring County and State review and approval of vegetation removal and stream bank modifications.

Abiqua and Homestead Falls (No. 2) are zoned TC (TIMBER CONSERVATION) and Drift Creek Falls (No. 3) is zoned EFU (EXCLUSIVE FARM USE). Both of these resource zones afford protection of these scenic areas by limiting the type and density of development in the vicinity. Also, the Forest Practices Act calls for protection of streams and watersheds which typically includes restrictions on timber cutting in close proximity to streams. The combination of these two enforcement tools appear to furnish adequate protection for these areas.

Butte Creek Falls, Butte and Rhody Lakes, Phantom Natural Bridge and Rocky Top (No.'s 4, 5, 7, and 8) are protected by virtue of public ownership. The public agencies involved are cognizant of the value of these areas and are managing them accordingly. Also, the park status of the land adjacent to Butte Creek Falls provides additional protection of the qualities of this resource.

King Tut's Tomb (No. 6) is zoned TC (TIMBER CONSERVATION). This zone precludes intensified development that might conflict with the visual quality of this geologic formation. The timber has already been cut near the rock, but has not had a significant impact upon its scenic value and interest.

### Scenic Area Policy

The impact of proposed uses regulated by this Ordinance on a scenic area designated in the Marion County Comprehensive Plan shall be evaluated. If significant conflicts are identified, approval of the proposed use shall be conditioned as necessary to mitigate the conflict.

TABLE NO. 3

PARKS AND RECREATION INVENTORY AND NEEDS

	Existing Supply			Additional Need by 1980			Additional Need by 1990			Total Need		
	N	E	<u>S</u> <u>GSA</u>	N	E	<u>S</u> <u>GSA</u>	N	E	<u>S</u> <u>GSA</u>	N	E	<u>S</u> <u>GSA</u>
General Outdoor (Acres)	-	187	286 - 89	74	19	- 43 281	14	6.5	- 8 45	88	25.5	- 51 326
Water-Oriented (Acres)	210	-	138 - 22	-	27	- 31 314.5	-	5	- 6 41	-	32	- 37 355.5
Regional (Acres)	9,806 Countywide			No Additional			No Additional			No Additional		
Campgrounds (Sites)	760 Countywide			80 Countywide			140 Countywide			220 Countywide		
Natural Preserves (Acres)	16,900 Countywide			No Acreage Standard			No Acreage Standard			No Acreage Standard		
Trails (Miles)	In State & Federal Lands			No Mileage Standard			No Mileage Standard			No Mileage Standard		
Historic Sites	33 Countywide			No Standard			No Standard			No Standard		
Golf Courses	-	1	1 1 7	1.3	-	- - -	0.3	-	- - 0.5	1.6	-	- - 0.5
Waysides (Acres)	103.5 Countywide			No Acreage Standard			No Acreage Standard			No Acreage Standard		
Scenic Ways (Acres)	None			No Acreage Standard			No Acreage Standard			No Acreage Standard		

This chart shows inventory and needs for the individual rural subcounty areas. The "N", "E", "S", and "GSA" in the chart heading refer to "North", "East", "Santiam Canyon", "South", and "Greater Salem Area" subcounty units. A more detailed breakdown of this information and information on the local community within the County are available at the Regional Park and Recreation Agency's Office.

**TABLE NO. 4  
RECREATION STANDARDS**

<u>Facility</u>	<u>Purpose</u>	<u>Acres of Facilities per "X" Population</u>	<u>Size</u>	<u>Service Area</u>	<u>Location</u>	<u>Facilities/Activities</u>
Outdoor Parks	Encourage access and use of scenic and natural beauty at a level that will still afford protection of the various site resources.	2.75 Acres/1,000 persons	Minimum 5 acres	Variable	Should be well distributed, depending upon available resources	Day use activities fishing, swimming, hiking, nature study, picnicking, horseback riding, trails, and shelters.
Water-Oriented Parks	Encourage access to and use of waterways	2.50 Acres/1,000 persons	Minimum 5 Acres	Variable	Reasonable access to all parts of the community	Swimming, fishing. Depending on the park emphasis, improvements such as docks, rafts, buoys, and boat ramps shall be provided.
Regional Parks	Provide large "natural state" area for the people of a large area	20 Acres/1,000 persons	500 to several thousand acres	Variable - county and larger	Largely dependent upon available resources	Campgrounds, picnic and day use importance, trail systems, parking, restrooms, and water-oriented activities if possible. May also inc. areas of extensive development.
Natural Preserve	Preserve unique resources	N/A	Variable - may be of community or regional	Variable	Depends upon available resources	Compatible activities: viewing, hiking, walking (for access and exposure not an activity), nature study and protective facilities, fencing, elevated walks, guardrails, etc. where needed.

<u>Facility</u>	<u>Purpose</u>	<u>Ac. of Fac. per "X" Pop.</u>	<u>Size</u>	<u>Service Area</u>	<u>Location</u>	<u>Facilities/Activities</u>
Scenic Ways	Provide linear areas of natural beauty interconnecting other parks and facilities. Conserve scenic and natural values particularly waterways and flooding areas, and buffer areas.	N/A	Variable	Variable-local to regional	Dependent upon resource; however, transportation and utility corridors should be considered	Walking, bicycling, or horseback riding, boating/rafting, picnicking and nature study, trails and paths.
Waysides	Provide small automobile-oriented enclaves for passive recreation on designated scenic routes.	N/A	Up to 1 Acre	Variance	Depending on the location of thoroughfares, waysides should be on high points or near water areas.	Picnicking and signs describing various natural historic, and cultural aspects.
Campgrounds	Provide overnight camping	250 Persons/campsite	Variable	Variable	Depends on available resources; should be in semi-natural or natural areas.	Depends on the type of which the area is intended.
Historic Sites	Identify and preserve local historic sites and structures for enjoyment and education.	Variable	Variable	Variable-city-wide to regional importance	Depends on available resources.	Activities that will not harm or endanger the site (structures limited to tours). Interpretive and protection facilities, signs, trails, and fencing.
Trails	Provide trail/pathway type of transportation routes within and between cities, communities, parks and other areas of natural beauty.	N/A	N/A	Variable	Dependent upon location of facilities.	Bike paths, hiking, and Equestrian trails.
Golf Courses	Provide golfing for public use.	1 Per 20,000 persons	Variable	Variable	Variable	Covered areas, off-street parking, automated irrigation, green and fairways.

Not all types of facilities have population ratios nor have they all been spoken to here. For those facilities, determination of and planning for future needs will be based upon expressed desires and opportunities.



## WILLAMETTE RIVER GREENWAY

The purpose of the Willamette River Greenway is primarily to protect and preserve the scenic and recreational qualities of lands along the river. This will be accomplished both by purchase in fee title, or scenic easement of significant lands, and by County land use review to assure that any development or change in land use would be compatible with the Greenway.

Those lands subject to Greenway compatibility review are included within the Greenway Boundary. The location of the boundary is shown on aerial photo maps on file with the Marion County Planning Division and with the County Recorder.

A more detailed discussion of the various aspects of the Willamette River Greenway Program is included in the Background and Inventory Report. Included are elements such as the Greenway Law, Greenway Goal and agency planning roles. In addition, a detailed inventory of river resources and conditions is also included.

The Greenway is not a taking of land, since all public land acquisition in fee title must be from a willing seller. In addition there is no need, nor is there any intention, either by the State or local government to purchase all lands along the river. Therefore, most of the lands will remain in private ownership with no right of public use or trespass. Much of the present status of lands along the river is due to private owners management for flooding or erosion control. A majority of the lands along the river presently are either in natural vegetation or farming. There is very little potential of the majority of these lands in Marion County for intensification or change of use that would be for maintaining natural vegetation along river banks for erosion control, and locating homesites in a manner sensitive to the visual qualities of the river environment.

This stability of existing land use is based upon the following land use control programs.

- a. Approximately 90 percent of the lands along the Willamette River in Marion County are designated by the Comprehensive Plan for either farm use or public and semi-public use.
- b. Approximately 90 percent of the lands along the Willamette River in Marion County are subject to flooding. A flood overlay zone requires County review of all structures proposed for this area.
- c. Approximately 80 percent of the lands along the Willamette River in Marion County are presently zoned in restrictive agricultural zones that prohibit subdivision development.

The land use control aspect of the Greenway program will continue to be a County responsibility, thereby keeping the review procedures at the local level where maximum citizen involvement can be provided.

## Greenway Management Policies

The following Greenway management policies will guide and direct any action taken by the State, County and property owners with respect to the Willamette River Greenway. These policies are:

1. Farm use is compatible with the purpose of the Greenway and should not be restricted by the Greenway.
2. It is not necessary to acquire all of the land along the river for public use. The majority of these lands should remain in private ownership.
3. The development of areas acquired for public use shall be reviewed by the County to determine compatibility with other activities along the river. A public hearing shall be held.
4. Recreational needs at various levels should be provided for with minimal adverse impact upon adjacent private land.
5. Public access to the river should be provided on a limited basis in rural areas. Most of the river access points should be in urban areas and public parks.
6. All public access and recreational facilities should be located and designated to minimize trespass and vandalism on adjacent property.
7. Significant fish and wildlife habitat shall be protected as an important attribute of the Greenway.
8. Scenic qualities, such as the vegetation fringe along the riverbank, shall be protected, maintained and managed to the maximum benefit to the Greenway purpose.
9. Timber harvest and management is compatible with the Greenway when maintenance of all of the qualities of the program are considered.
10. Aggregate extraction may be permitted within the river channel and on lands adjacent, when determined to be compatible with the purpose of the Greenway. Proposed extraction activities shall be designed to minimize the adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise and potential land use.
11. In addition to zoning, a County Greenway compatibility review process shall be developed to review any proposed land use change or development within the Greenway boundary.
12. It is recognized that the facilities required by public utilities within the Greenway boundary such as: water, sewer, telephone, natural gas, and electricity are necessary for

the public health, safety and welfare, and are compatible with the purpose of the Greenway. These facilities shall be located and constructed in a manner least obstructive to the qualities of the Greenway when determined by the compatibility review process.

13. To encourage the continued dredging of the Willamette River for the purpose of channel maintenance, bank stabilization and to facilitate commercial river traffic. Dredging operations should minimize the adverse impact on existing fish and wildlife habitat, riverbank vegetation and public and private property.