

L.L. “Stub” Stewart Memorial State Park



Master Plan

February 2005



Acknowledgments

OPRD Director: Tim Wood, Director
Dave Wright, Assistant Director Operations

OPRD Staff: Jack Wiles, Area Manager
Dennis Wiley, Assistant Area Manager
Kathy Schutt, Master Planning Manager
Ron Campbell, Master Planning Coordinator
Tammy Baumann, Master Planning Assistant

Steering Committee: Nancy Spieler,
Ray Wold, Oregon Equestrian Trails
Mike Pihl
Jim Wallace
Holly Hill, PUMP
Matt Lind
Gaylord Wayland
Penny Bakefelt, Executive Director, Washington County Convention and Visitors Bureau
Brent Curtis, Planning Manager, Washington County Planning Services Division
John Jackson
Chris Wayland, Supervisor, Washington County Parks
Ron Johnston, President, Friends of Banks Vernonia State Trial
Larry Eisenberg, Manager, Washington County Support Services
Jeff Davis, Senior Planner, Washington County Planning Services Division
Dave Burnard, PUMP

Contacts: Kathy Schutt, Salem HQ, OPRD
Jack Wiles, Area Two, Portland Office, OPRD
Dennis Wiley, Champoeg Management Unit, OPRD

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ADDITIONAL MASTER PLANNING DOCUMENTS

The following documents are incorporated into this Master Plan:

Maps:

- Resource Composite Suitability
- Plant Communities
- Cultural Resources
- Scenic Resources
- Hazards
- Significant Habitat
- Protected Species

Background Reports:

- L.L. “Stub” Stewart Memorial State Park Master Plan: Natural Resources Assessment and Inventory, November 22, 2000.
- L.L. “Stub” Stewart Memorial State Park Master Plan: Phase 1 Hazardous Materials Assessment, November 22, 2000.
- L.L. “Stub” Stewart Memorial State Park Master Plan: Geologic and Hydrologic Hazards Assessment, November 22, 2000.
- Oregon State Parks Market Assessment, January 2001.

The above documents are available for viewing at the following locations:

Oregon Parks and Recreation Department

Salem Headquarters Office
725 Summer Street NE, Suite C
Salem OR 97301-1002

Once the Master Plan is adopted, the above documents will be available for viewing at:

Washington County Planning Services Division

155 N. First Avenue, Suite 350
Hillsboro, Oregon

I. INTRODUCTION

This document is the amended master plan for L.L. “Stub” Stewart Memorial State Park, a new state park in Washington County. The original master plan for the park was adopted in 2001.

In 2003 OPRD began construction of the park entrance road, completed improvements at the road’s intersection with State Highway 47, and proceeded with detailed site studies and construction plans for other park infrastructure. The site studies prompted OPRD to make substantial changes in the proposed locations of park facilities, to the extent that amendments to the original master plan concepts are warranted prior to continuing with construction. This amended master plan reflects the changes in the development concepts for the park.

The Oregon Parks and Recreation Department (OPRD) prepares master plans for its properties as mandated by ORS 390.180. The purpose of a state park master plan is to plan for both the protection and public enjoyment of the state park resources. Master plans identify and provide for the most appropriate recreation-related uses for the parks based on resource opportunities and constraints, development opportunities and constraints, public recreation needs and the Department’s role as public recreation provider. The master plan may also identify desired lands for Department acquisition in relation to the park being master planned. It also provides a basis for preparing partnership agreements, budget and management priorities, detailed development and management guidelines, and requests for land use approval of planned park projects.

USEFUL PRODUCTS FROM A STATE PARK MASTER PLANNING EFFORT

A written and illustrated document is produced including a narrative that describes the master planning purpose and process. This document also contains descriptions of the existing facilities, future recreation demand, suitability of the land for public recreational uses, issues related to public use and management, and recommended goals and objectives for the future use and development of the property. The plan provides a good reference for information about the park and long term plans for the park. Each master plan is intended to address 20 years of the park's future. State law and rule mandate the master planning process, in ORS 390.180 and OAR 736-018.

Development concepts show how to fit needed facilities into the park. These concepts will provide the 'blueprint' for the park over the next 20 years. The development concepts reflect resource constraints, as well as, demand and address the goals as determined in the planning process. They reflect appropriate type, size, location, and access for the proposed facilities as shown in the concept drawings and described in the Development Concept chapter.

Resources and facility mapping is completed to show various natural, cultural and scenic resources within OPRD properties. The maps are an invaluable planning tool used frequently by the rangers in the field, policy makers, and members of the public or "Friends" groups. Excellent resource maps are the basis for sound resource management and development decisions.

A public discussion occurs regarding the future of the park. The master planning process is an excellent opportunity for the public to discuss and provide input on the future of the park. The planning process includes several public meetings and mailings, and invites the public to provide written comment on both issues associated with the plan and proposals/guidelines proposed by the draft master plan.

Future Partnerships A master plan is an opportunity to encourage positive partnerships for park implementation and management.

PROCESS OF COMPLETING A MASTER PLAN

The process chart, shown in this chapter, illustrates the basic steps for completing an OPRD master plan.

First steps include information gathering regarding natural, cultural, and scenic resources, existing facilities, recreation and interpretive needs and information about the local community.

Issues involving the use, development, or management of the parks are collected through meetings with department staff, an appointed steering committee, and the general public.

A set of goals for the future use and development of the park and management of its resources are completed. More detailed resource management guidelines and development concepts are also done.

All of the information mentioned above is compiled into a draft master plan document that is reviewed by department staff, the steering committee, the interested public, and by the department Director and the Parks and Recreation Commission. Comments are collected and guidance is sought from the Director and Commission on edits to be made to the draft plan. Commission review of the draft follows steering committee and public meetings on the draft plan.

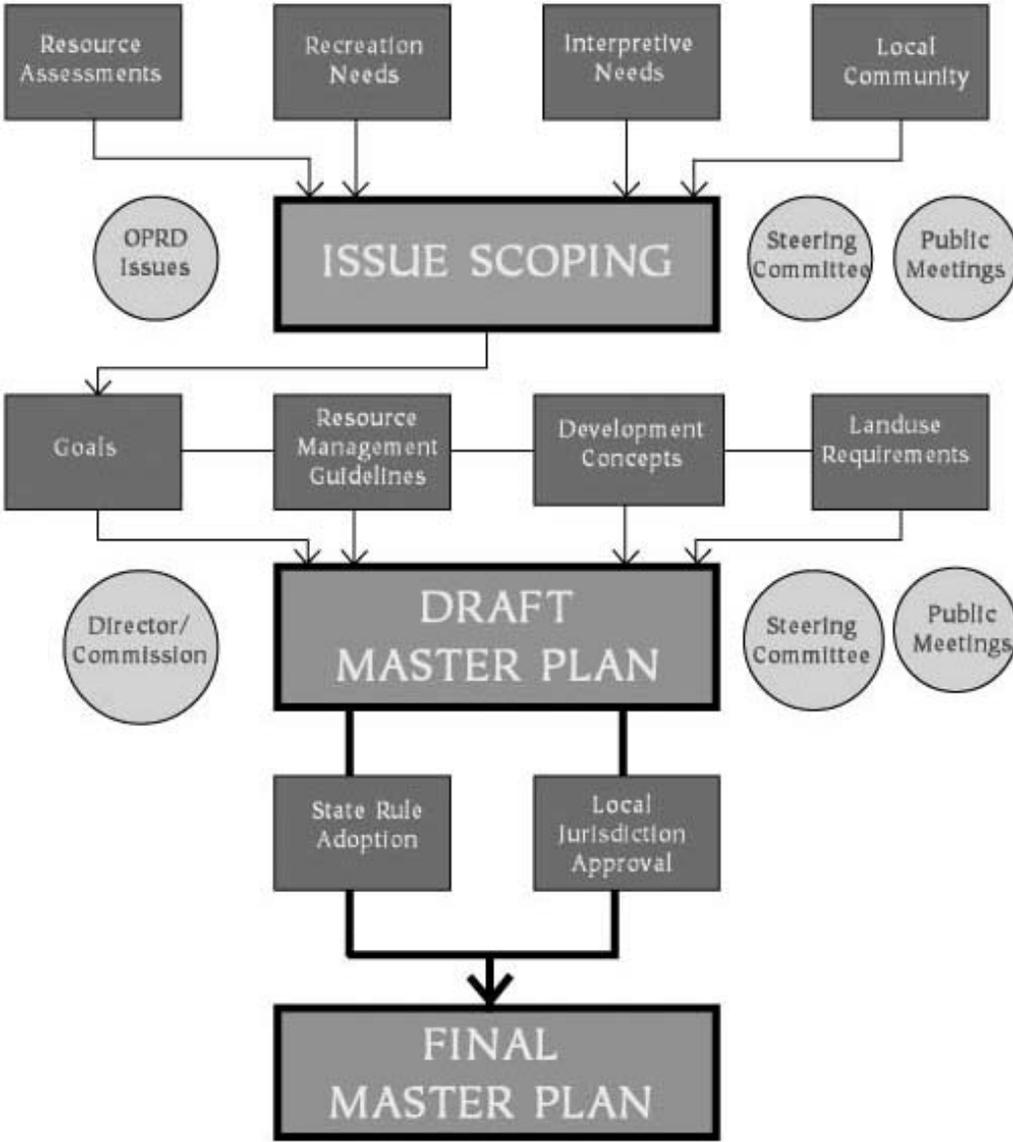
Formal adoption of the plan as a part of state rule and local land use approval follow.

Once the master plan is adopted by rule and granted land use approval, any development in the park must be consistent with the master plan. Minor variations from the adopted master plan may be allowed if such variations are determined by OPRD and Washington County to be consistent with the master plan in accordance with OAR 736-018-0040. Any use that is not consistent with the master plan requires a master plan amendment. Master plan amendments must follow the same process used to adopt the master plan, as described in OAR 660 Division 34 and OAR 736 Division 18, which includes re-adoption as a state rule and land use approval by the County.

Park master plans are amended when changes in circumstances are significant enough to merit changing the plan. The OPRD director considers the recommendations of OPRD staff and outside interests in prioritizing the park master plans to be adopted or amended each biennium. The director's decisions are based on consideration of the following factors:

1. Significant changes in:
 - a Impacts on or condition of the natural, scenic, or cultural resources within or surrounding the park.
 - b Knowledge of and need for best management practices for natural, cultural, or scenic resources within the park.
 - c Recreation demand, needs, and crowding within the park, or the vicinity of the park.
 - d Partnership opportunities for the state park or its management.
 - e Impacts or potential for impacts from surrounding land uses.

OPRD Master Planning Process



WHY DO THIS STATE PARK MASTER PLAN NOW?

Several factors are considered in determining what park will be master planned each year within the State Park system. OPRD's Director sets master plan completion priorities after a review of staff recommendations. This master plan was chosen to be completed this year for the following reasons.

- o OPRD was directed by the 1999 legislature to complete initial planning in Washington County on suitable site for a potential new state park. Funding was provided for the planning and assessment contracts and expenses.
- o Washington County has been interested in having a full service state park within its borders for many years. Several sites have been studied over the last 15 years. However, not until now was detailed study directed at one location.
- o The draft plan is being completed prior to the end of the 2001 legislative session so that it can be presented to the legislators in a report form.
- o The Washington County Board of Commissioners and members of the state legislative delegation may be considering state funding for the implementation of the park at the 2001 and 2003 sessions.

II. MASTER PLAN SUMMARY

The site being considered for a new state park in Washington County is located near the intersection of Highway 26 and Highway 47, just north of Buxton and south of Hoffman Road. The Banks-Vernonia State Trail passes through the property. The Buxton Trailhead is about ¼ mile south and the Tophill Trailhead is about a mile north. The site is hilly and mostly forested with several drainages cutting through. Views of the coast range are available from the higher benches in the northern portion of the property and at the state trail and Hare's Canyon intersection.

The site's main attractions are the convenient location for Washington County and greater Portland metro area citizens, the natural setting and the opportunity for the creation of a looped trail system based on the Banks-Vernonia State Trail. The site also offers opportunities for traditional state park camping and day use.

Highlights of the Plan:

An enhanced trail system: There are several opportunities to take off from the central Banks-Vernonia State Trail on new trails that can loop to the west and east. The result could be many additional miles of hiking, horseback riding, and mountain biking trails. In addition, each of the use areas in the park would be connected to each other by trail and to the larger trail system.

Hilltop day use area and trailhead: In addition to the Tophill and Buxton trailheads to the north and south of the property, a new trailhead at the proposed park, about 3 miles from the Buxton trailhead, would offer an opportunity for those looking for a shorter trail segment. The proposed location, at the high point in the property, offers panoramic views of the surrounding landscape and could host an observation tower and night sky viewing opportunities.

Group use: There is more demand for small to medium group day use and camping opportunities, in the Portland metro area, than there are places to go during the peak summer season. This new park can offer a naturalistic "park setting" for group day use and group camping with a variety of amenities.

General RV and tent camping: Although, the usable space is limited by topography, the site can support about 100 sites, in two loops, of typical state park RV and tent camping. This would include pads large enough for longer RV's, (or for tents) with water, sewer and electrical hookups at the sites, up to 16 walk-in sites, and clean, attractive, modern shower/toilet buildings.

Equestrian camping: The park can offer a 22-site horse camp and staging area in a secluded area, with good access to the horse trails. The area could also serve as an equestrian trailhead.

Hike in and camp: Certain groups, like the Boys Scouts, are looking for places where they can hike 2-3 miles with packs and come to a safe group campground with rustic amenities and some seclusion from other uses. The park has a suitable site that will accommodate up to 100 hike-in campers.

Cabins or yurts: The park also has a suitable site for up to 25 camper cabins or yurts for those who prefer a higher-amenity camping experience.

Good supervision and information: As a new, full service state park, there will be a public entrance with orientation pull-off, park office, registration booth, park residence for full time supervision, and an efficiently located maintenance and staff area. The park could also become the hub for managing the larger Banks-Vernonia State Trail from this location.

Interpretation throughout: Because the park offers such a extensive trail system, interpretation can happen along the trail. Interpretive signs at strategic locations about the forest, wildlife, and history of the place can add to the visitor's understanding and appreciation of the park's features. The main day use area, large group day use area and campground can become sites for more programmatic, interpretive offerings such as camp talks, night sky watching events, naturalist walks.

III. OPRD'S ROLE



Our Mission:

“Protect and provide outstanding natural, scenic, cultural, historic and recreational sites for the enjoyment and education of present and future generations.”

OPRD's master plans accomplish our mission by outlining future park goals and concepts that strike a balance between development and resource protection.

OPRD: A Statewide Recreation Provider

The Oregon State Parks System has provided Oregon's residents and visitors with reputable park services since its initiation in 1929. Originally, the department saw its role as a protector of the scenic resources related to highway travel and emphasized land acquisition. From the department's first land acquisition in 1929 until now, OPRD has acquired over 92,000 acres of diverse, historic, and scenically treasured public land. This is largely due to OPRD's origin within the early State Highway Division. OPRD did not become a separate department from the later Oregon Transportation Department until 1979. Much of OPRD's role has been shaped by its connection with Oregon's highway locations and their enjoyment. The early park system was built upon a framework of roadside rest areas and scenic corridor preserves.

Developed overnight camping facilities were not available at state parks until the 1950s. Public demand exploded for such facilities in the post WWII boom. OPRD expanded its role to include recreation development beyond just rest area facilities to include campgrounds and more developed day use areas and swim areas. Today OPRD has 50 parks with overnight accommodations.

As life styles have changed, so have approaches to camping and OPRD has tried to diversify the types of camping provided in its parks. The current OPRD role for camping includes providing tent sites, full RV hookup sites, hiker-biker sites, and close by, walk-in tent camping. Only a very few OPRD properties offer dispersed, or pack-in camping. Generally, OPRD camps are considered "high amenity" within a scenic setting, including flush toilets, showers, and access to water, garbage and electricity somewhere in the camp. The camps are generally not far from a state highway. In recent years, OPRD has been constructing yurts or camper cabins in many of its larger camping parks in an effort to extend the camping season. These facilities have proven to be very popular with busy families and others who do not want to transport RV's or tents to the parks. Group camping and horse camping are also popular and growing in state parks across the state.

Another common OPRD role is providing high quality grounds and facilities for accessing adjacent resources such as lakes, ocean beaches, rivers and other attractions. However, more attention is being paid to offering recreational opportunities close to communities, within 50

miles of a metropolitan area. Today's busy families often do not have the time or inclination to travel to a destination site, and are happy to have a convenient location, good facilities, and a natural setting to spend time in.

In the 1970's, with the advent of a variety of natural and cultural resource protection laws, OPRD discovered that its scenic lands and traditional access sites were also high quality natural and cultural resources. Master planning for the protection of, and public access to, OPRD's sites began in the 1970's to address this emerging dual role.

OPRD has three other metro area parks with camping, Champoeg, Ainsworth and McIver. However, there is no state park with camping in Washington County, or on the west side of the Portland metro area.

Other Recreation Providers in Washington County and the Portland Metro Area

OPRD shares the responsibility of providing outdoor recreational opportunities to the public with a number of other providers in this area. Those providers are mentioned below along with their respective roles.

Washington County – The County's main park is Hagg Lake, a popular boating and fishing destination with well managed and developed facilities. This park does not offer camping and has a limited trail system, which focuses on traversing the lakeshore. Washington County may defer to OPRD as the public provider to offer RV and tent camping in the county.

The Tillamook State Forest – Although most of the Tillamook Forest is located in nearby counties, its eastern fringe is on the western border of Washington County and a large percentage of its visitors come from the Portland area. The Tillamook Forest offers a large scale trail system with extensive opportunities for ATV riding, and also offers hiking, mountain biking and horse back riding trails. The forest has a number of campgrounds, several of which cater to the ATV user. Non-ATV campgrounds in the forest are generally small, with low-key facilities. L.L. "Stub" Stewart Memorial State Park may serve as a large, nearby alternative for non-motorized trail users to recreate away from the ATV areas.

City, County and Metro Parks - The Portland metropolitan area is well known for its extensive and varied parks systems, which include county, city and Metro Greenspaces systems. On the east side especially, there are local public parks with camping opportunities comparable to the proposed L.L. "Stub" Stewart Memorial State Park. There are also parks with group day use facilities that are very popular, such as Blue Lake. These camps and day use parks are used to capacity during peak summer weekends. The metro area inter-jurisdictional trail system has become nationally known for its size, good design, public involvement, and innovative partnerships for implementation. What they often cannot offer is metro area opportunities to hike, bike or horse back ride a few miles to a campground in a rural, natural setting.

US Forest Service – The Forest Service offers a number of campgrounds in the Cascades Range on the east side of the Portland area. Their camps are generally smaller and more primitive than

a typical state park camp. The U.S. Forest Service provides hike-in camping geared to individuals and backcountry or wilderness sites. Hike-in camping for groups such as the Boy Scouts is difficult to find in the metro area.

Private Parks – The metro area has several private RV parks, tent and cabin camps and day use parks. Many of the RV parks cater to long-term residence, or freeway travelers. The tent, cabin, and day use camps generally cater to groups ranging from large family reunions to huge corporate annual picnics. Generally, these parks offer entertainment for their visitors such as trout fishing ponds, catered food or commercial quality kitchens and dining halls or even restaurants. Some offer swimming, fireworks and bands or other professional entertainment. In general, these parks are either catering to long term stays or to large groups looking for entertainment and very high amenity facilities and services.

Non-Profit Private Parks – There are several church-based or organization-based camps in the metro area. These camps are generally only available for use by members of their own groups. An exception is the Magnus Tree Farm facility, near Wilsonville, with rustic facilities for day use or overnight.

The Planning Context:

History and the Local Economy:

This site is considered to be within the area immediately surrounding the Portland metro area of which Beaverton, Hillsboro, Banks, and Forest Grove are a part. As such, it is tied in history and economy to the development of that larger area. This plan will not go into the detailed history of the area, but will mention that the general history is a trend from rural settlement and life to an increasingly urbanized future. Areas along Highway 47 are becoming increasingly popular for ex-urban commuters and retirees who want to live in a wilder setting close to town.

The site itself has been managed for timber production for several decades and has never been developed. As a result, it supports both coniferous and deciduous forests of various ages, but primarily includes young to moderate aged second growth stands.

Features:

The area includes the Banks-Vernonia State Trail that may eventually connect to the larger Portland metro trail system to the north and south. The site is the headwaters for the West Fork of Dairy Creek and a couple of other creeks. Some of the highest ground has been most recently logged and offers attractive views to the coast range to the south and west.

Geology:

The site is mostly based on ancient marine sediments that have been lifted up into the hill formations found there today. This geologic base and rugged topography present challenges for siting recreational facilities, building roads and trails and for finding adequate water.

Climate:

Due to the site's location on the eastern edge of the coast range foothills, the climate is a transition type climate between the coast range type and the Willamette valley type. The site

generally experiences somewhat higher rainfall than the valley, but less than the more western coast range. Due to its elevation, up to 1500 feet in some places, it is more prone to wet, short lived snow fall than areas at lower elevations. Overall, the temperatures are mild in both the summer and winter due to the maritime influence and distance from the cold gorge winds.

Ecological Region:

The site's location in the foothills of the coast range put it on the border between the Coast Range and the Willamette Valley ecological regions. In pre-settlement times, the site may have been more open due to human-caused and naturally occurring fires. But today it consists mostly of young coniferous and deciduous forest. Except for the riparian and wetland areas along the creek corridors most of the site is not in good ecological condition. Several hundred acres have been logged within the last 7 years. However, due to its forested setting the site would likely exhibit more of the ecological characteristics of the Coast Range, and can be expected to grow into more mature forest at a rapid rate.

IV. EXISTING CONDITIONS

Location: The site is about 15 miles west and north of Hillsboro in Washington County. Its southern boundary is about ½ mile north of the small community of Buxton. Highway 47 travels north along the site’s western boundary. Bacona and Genzer Roads lie on its eastern side and Hoffman Road lies to the north.

Size and Ownership: The property that comprises the new state park is about 1755 acres. Until recently OPRD owned only the state trail corridor that passes through the park. Most of the park acreage was formerly owned by Longview Fibre, and a smaller portion was formerly under two separate private ownerships along Highway 47. A number of land transactions have been completed in order to consolidate all of the park properties under OPRD ownership.

General Description: Mostly steeply sloped with deep creek corridors, and second growth and emerging forestland.

The Neighborhood: Mostly rural residential and private forest land. The community of Buxton is the nearest populated area.

Zoning: Most of the site is designated Exclusive Forest Conservation (EFC) by the Rural/Natural Resources element of the County’s comprehensive plan. The northwest portion of the site is designated Agriculture and Forest – 20 (AF-20). There are also three Goal 5 overlay districts that apply to significant natural resource areas within the site. Washington County, in approving the original master plan for the park, adopted a “State Park Overlay District” that applies to all of the park property.

Other Classifications: Banks-Vernonia State Trail passes through the site.

Existing Park Facilities: OPRD began construction of the park entrance road following the adoption of the original park master plan, which included improvements at the intersection with Highway 47 and bridges over two seasonal streams. The property currently has no other park facilities except for the in holding state trail. The site’s only other development is a set of logging access roads in various states of repair and related culverts.

Figure 1: Existing Facilities Map

V. HERITAGE ASSESSMENT

This chapter provides a summary of the resource inventories and assessments that were used in completing the master plan. Detailed mapping of these resources contributed to the completion of the Composite Resource Suitability Map, which is addressed in the Suitability Assessment chapter. Detailed maps and background information are stored at the OPRD headquarters office in Salem and maybe viewed upon request. Maps can also be viewed at the Washington County Planning Division, once the plan is adopted.

Flood Plain: The official 100-year flood zone extends only a few hundred feet into the property from the south along Williams Creek. However, more frequent flooding occurs along Williams and Brooke Creeks up to about the mid-point in the property. The northern portion of the site is generally flood free.

Hazards: The site is expected to have no hazardous materials due to its past forest management practices. Landslides have occurred at three or four small sites along the creeks over the last 20 years. One slide required realigning the Banks-Vernonia State Trail. Other locations, especially those with culverts and large areas of fill along the roads and the state trail have a potential for additional landslides if not managed appropriately. New roads and trails will need to be designed and maintained to avoid landslides.

Wetlands: Wetland and riparian plant communities extend throughout the property along the creek corridors.

Plant Communities and Wildlife Habitat: Significant habitat for the site consists of the creek bottom corridors including the creek waters themselves. Sedimentation has occurred periodically due to landslides, however. Although there are a few, scattered patches of moderately aged trees, up to 80 years old, they do not possess the structure needed for mature coniferous forest habitats. The entire site is included in Washington County's Comprehensive Plan Significant Habitat designation, primarily for deer and elk.

Protected Species: Red-legged frogs and pileated woodpecker were seen on the property during the resource assessment. Their state listing status is Sensitive in the Coast Range and Vulnerable in the Willamette Valley. The frog is a federal Species of Concern. Based on larger scale assessments winter steelhead and Coho salmon are considered to be present in the lower reaches of the creeks on the site. Winter steelhead is federally listed as Threatened. Both fish are state listed as Sensitive Critical. There are also likely cutthroat trout in the creeks, which may be listed in the near future.

One sensitive plant species was found on the site, Tall bugbane, which is federally listed as a Species of Concern and state listed as a Candidate.

Scenic Values and Recreational Settings: The entire site would be considered a "Roaded Modified" setting. This means the setting has been accessed by roads of some type, including

logging roads, and has been noticeably modified by human activities, in this case, fairly recent logging.

The county and state roads surrounding the site are key viewing corridors, although the views of the site from them are very limited. Retention of the natural setting on the property, as seen from these corridors, is the objective.

There are a few key viewpoints within the property, mostly in the high elevation areas that have been logged within the last 7 years or so. One is located along a saddle on the west side of Banks-Vernonia State Trail and Hares Canyon. Views from these points are of the nearby coast range hills and forest.

Cultural Resources: Due to the topography there is little likelihood of finding significant pre-historic cultural resources on the site. There are currently no known sites. Although there are “post settlement” objects scattered along the old rail lines and logging roads, none are expected to be significant. There are no known significant historic sites on the property.

VI. AREAS OF CONCERN

Adjacent or nearby properties are reviewed through the master planning process to understand whether they might be important for recreational use, for the protection of important resources, or for the protection of current uses. Any areas considered important are called “Areas of Concern” for the master plan. No action is required regarding Areas of Concern. Often zoning, distance and thoughtful OPRD facility placement and resource management can be enough to protect the state interests. However, in some cases the department may discuss potential agreements, easements, land trades, or acquisition with the owners. Except in instances of emergency or overwhelming state interest, land transactions are intended to occur only with the agreement of willing owners.

For this site, there are several Areas of Concern. Only one of these areas are considered to be in the state interest regarding land transactions discussions.

1. **The South Boundary:** At the southernmost end of the property, views of the Tillamook line railroad trestle from Highway 47 cross this property. Ideally, those views would continue without obstruction from tree growth or large-scale development.
2. **Neighboring parcels:** There are several parcels adjacent to the proposed state park on the south, west, east and north sides that lie within surrounding county roads or state highway. Many of these land owners are concerned that park development and use will intrude on their privacy, and alternately OPRD would like to keep views and contact with the residences on these properties away from park use areas. Appropriate park facility placement and sizing should address this concern.
3. **Proposed quarry:** One adjacent parcel on the east side is proposed for the creation of a rock quarry. Any issues related to this proposal will be addressed in the county’s land use approval process for the quarry application.
4. **The Tillamook Line:** The adjacent Tillamook rail line passes through the far southern portion of the site. If, at some time in the future, the line is no longer used for rail traffic it offers a considerable opportunity for a major trail system link to the west.

VII. RECREATION NEEDS AND OPPORTUNITIES

Based on recent market research and the State Comprehensive Outdoor Recreation Plan (SCORP) OPRD has found that the proposed park offers a unique opportunity to support outdoor recreational needs in the Washington County and greater Portland metro area that cannot currently be met by existing providers. Recreationists are being turned away due to a lack of capacity for peak summer weekends, and some shoulder season weekends, at area state, county, city, and private parks.

Based on the park's convenient location, natural setting and potential for facility development as a typical state park there is significant demand for the following:

- o Group camping for small to medium groups, especially family reunions, church groups, clubs, and scouting groups.
- o Typical state park campground for RV's
- o Group day use for small to medium groups, especially family reunions, church groups, and companies.
- o Camping and day use associated with trail use by hikers, bikers and horse back riders.
- o Group overnight accommodations with a rustic amenity level and self-serve meeting space.

The site is only 33 miles from the City of Portland and even closer to Beaverton, Hillsboro, and other Washington County cities. The proximity of the site to these communities puts the park into a community-based park category rather than a destination park category typical of places such as Fort Stevens State Park on the coast. The 1994 SCORP found that people living within about 30 miles of a community wanted to participate in a number of recreational activities, preferred to do them in a larger natural setting and often had difficulty finding opportunities for participation in their area.

Since the 1994, SCORP was completed population in the Portland metropolitan area has continued to grow. At an even faster rate, the desire to recreate has grown. A larger percentage of Oregon citizens are interested in outdoor recreation than has been true in the past.

Within the Portland area, Washington and Yamhill counties have experienced the greatest average annual growth through the 1990's. At the same time, these counties have significantly fewer camping and day use parks available to their citizens than the other Portland area counties. In addition, since much of outdoor recreation is family oriented, it is interesting to note that Washington County is the only Portland area county experiencing growth in school enrollments in the last several years. Families are growing in the Washington County area and are increasingly interested in outdoor recreation opportunities close to home.

Although there is a wide variety of park providers in the Portland area, the most similar to the proposed L.L. “Stub” Stewart Memorial State Park in terms of setting and facilities to be provided, are the other state parks in the area, Champoeg, McIver and Ainsworth. Other providers, as explained in the roles section of this plan, offer something somewhat different and probably attract a somewhat separate segment of the market as a result. The exception may be certain regional or county parks such as Hagg Lake, Blue Lake, and Oxbow Park.

All of these state and county parks are currently full to capacity on peak weekends, and are turning away prospective users interested in the kinds of experiences that they can offer. This unmet demand focuses on the following types of users:

1. Group campers: Small to medium groups looking for either an RV or tent camping opportunity where they can be located together, and be in a natural setting. These groups tend to be church, club, family reunion, or scouting groups.
2. Group day use: Also small to medium size groups, mostly from churches, clubs, family reunions or local companies, looking for covered shelters and large grassy areas for games, close to home.
3. Group overnight with meeting space and a rustic amenity level: Small to medium groups from churches, clubs, families and local companies, organizations and governments. The OPRD occupancy rate for yurts and camper cabins is very high at existing state parks and indicates unmet demand for that type of alternative camping in the metro area.
4. Hike-in, bike-in, horseback ride-in groups: Small to medium groups from clubs and scouting organizations primarily.

Much of the Portland area group day use market is made up of large company gatherings, which require more organized entertainment, site amenities such as swimming and fishing and services such as catering. The proposed park should not compete with providers for large companies or other large groups due to the limited size and level of service to be offered at the park.

VIII. SUITABILITY ASSESSMENTS

Resource Inventories:

OPRD prepares resource inventories for its master plans. Detailed mapping of key resources is completed. However, the detailed maps, reports, and background documents are not published in the master plan document. They are available for viewing at the OPRD Salem office. The following list describes the resource inventories completed for L.L. “Stub” Stewart Memorial State Park.

Plant Communities: Based on Oregon Natural Heritage Program and Plan community names. Names include reference to dominant tree, shrub, and herbaceous plant species. Generally, surveys are completed by consultants or the Natural Heritage Program staff through an interagency agreement with OPRD.

Wildlife Habitat: Based on plant community associations and recognized critical habitats for the area.

Wetlands: Based on, and a part of, plant community evaluation and on National Wetlands Inventory mapping. Does not include jurisdictional delineation.

Protected Species: Includes a likelihood and occurrence evaluation of any state or federally listed or candidate species of plants or animals.

Water/Geologic Hazards: Areas of slump, landslide, or rock fall potential, 100-year flood plains and frequent flood areas, as appropriate to the site.

Cultural Resources: Prehistoric or historic sites, objects, structures, buildings, districts, or landscapes. National Register listed, nomination eligible or likely to be eligible resources are considered to be of the most importance.

Scenic Resources: Important viewpoints and view corridors and the OPRD Recreation Opportunity Spectrum setting designations.

Resource Suitability Assessments:

Existing and future recreational uses should coexist with and complement natural and cultural resources within the OPRD property being master planned. To determine where there are areas of suitability for development and recreational use, OPRD uses a method of assessment that recognizes four levels of suitability. Certain of the resource inventories listed above are assessed for suitability, including Plant Communities and Wetlands, Wildlife Habitat, Protected Species, Water and Geologic Hazards, and Cultural Resources. Each of these resources is mapped and classified with respect to the four suitability levels, based on the following criteria: Quality or condition, including amount of human-caused disturbance or invasion by non-native species, having a representative, native Oregon species composition, being rare or of a protected or special concern status, being vigorous or highly functional in structure and productivity, or possessing a potential for major hazards. (Cultural resources have a special allowance for

development if approved by the State Historic Preservation Office to be compatible with the significance and integrity of the resources.)

Once suitability levels and areas are mapped for each resource category, the resource categories are overlaid and a composite suitability map is produced for the park. The composite suitability of each area within the park is determined by the most restrictive resource suitability level within that area, on any one of the layers.

Generally, areas with a suitability level of 1 or 2 are least suitable for intensive use or development. Areas with a level 3 or 4 are most suitable for consideration for intensive use or development.

This mapping is used to determine where major park facilities should be located to avoid impacts on important resources.

Figure 2: Composite Suitability (North Half)

Figure 3: Composite Suitability (South Half)

IX. ISSUES

OPRD field and planning staff have identified issues pertaining to the master plan. The issue list as summarized in this chapter reflects the comments expressed at the public and steering committee meetings and in written comments during the process of adopting the original master plan.

Certain issues are within the realm of a state park master plan. Other issues are not considered relevant to the decisions made for a master plan and are not addressed in the master plan, beyond the Issues chapter. Issues, which fall into the “not addressed” category, are noted and passed on to the appropriate OPRD program for consideration.

Typical Issues Relevant to OPRD Master Plans

- o Natural, cultural, and scenic resource management.
- o Recreational uses and proposed facilities.
- o Major partnerships.
- o Ownership recommendations.

Issues Generally Not Addressed in OPRD Master Plans

- o Routine facility maintenance and rehabilitation.
- o Park fees and budgets.
- o People management.
- o General administration topics.
- o Project costs and funding.
- o Lands outside of consideration for the park.
- o Park naming.

The issues gathered from various forums have been organized under topics similar to the goals topics to make it easier to compare the Issues Chapter with the Goals Chapter. Not every issue listed in this chapter is determined to be appropriate for a master plan goal. As a result, the reader should not assume that any issue listed here is being addressed in the master plan, without checking the Goals Chapter.

Issues Collected to Date

Resource Protection and Management Issues

1. Concern about protection of water quality, both surface and groundwater, from septic treatment and runoff.
2. Would like to see a review of potential protected species.
3. Want OPRD to plan facilities to avoid impacts on important resources.
4. Fish protection will cause development planning to go to a higher level of care.
5. Horse manure-related run off needs to managed.
6. Avoid areas that flood.
7. Concern about availability of sufficient ground water for facilities.
8. Allow Christmas tree cutting.
9. Allow hunting.

10. Manage for visitor safety in cougar and bear country.
11. Protect and enhance waterways and wetlands.
12. Protect and enhance fish and wildlife habitat.
13. Balance park use with habitat and species protection.
14. Designate outdoor lab areas for nature study.
15. Designate wildlife viewing areas.
16. Provide a native plant arboretum and garden with interpretation.

Park Maintenance and Management

1. Need to provide sufficient staff to supervise and maintain the park, if approved. Current state trail staffing is insufficient.
2. Need to provide sufficient funding to maintain culverts, roads, and trails to prevent landslides.
3. Need to provide for law enforcement. State patrol and county sheriff are short on staff.
4. Problems with radio and cell phone coverage.
5. What about fire fighting and coverage.

Potential Partnerships

1. Equestrian groups.
2. Star gazer group.
3. Friends of Banks-Vernonia.
4. Mountain bike groups.
5. School groups.
6. Maintenance volunteers.
7. Camp hosts.
8. Trail supervision volunteers.
9. Washington County.
10. Scouting groups.
11. Hiking groups.

Provide for Recreational Needs

1. Provide facilities that would attract multi-use, user-friendly, tourism based visitors.
2. Provide more than just more trails.
3. Need meeting space and group use.
4. Others prefer providing mostly trails. Could include hiking, horseback riding, and mountain biking.
5. Horse camp is ok due to low impact, low conflict potential compared with RV camps. Need to be large enough for horse trailers, corrals, and manure bins. Separate from other use areas. Water nearby.
6. Horse trails need to be wider than provided on Banks-Vernonia trail. Away from pavement.
7. Identify the target market to be served. What do other state parks provide?
8. Old logging roads can be converted to trails.
9. RV campsites need to accommodate slide-outs and large rigs.
10. Provide group RV in circular layout with meeting shelter.
11. Some want to see only primitive camping.
12. Separate tent areas from RV.
13. Provide shelter building in tent camp.
14. Locate hiker/biker camp away from other sites. Have racks for bikes, and large grassy area for multiple tents.
15. Day use only horse trail trailheads should be a priority over horse camp. Day use area needs water, corrals, and large scale parking for trailers, and group shelter.

16. Provide some kind of interpretive/learning center building.
17. Consider allowing ATV use.
18. Provide a viewing tower fashioned after a fire lookout.
19. No motel-style conference facility.
20. Provide a separate special event area for groups up to 400.
21. Provide a star gazing site with low light pollution, basic access, and toilets.
22. Eventually allow a star gazing warming house, learning center.
23. Use the Tillamook line to allow train trip connections.
24. Concern about impacts of additional visitors on existing Banks-Vernonia State Trail. Concerned that trail use will be curtailed.
25. Possibly, separate horse and mountain biking trails for safety purposes.
26. Some prefer adding the proposed park to existing state trail as additional natural area with no vehicular access or development.
27. Need to negotiate for recommended access with owner, county and ODOT.
28. Provide a ropes training course and program.
29. No commercial enterprises to avoid competition with private sector.
30. RV sites should be full hookup with cable TV connections, and tent pads.
31. Tent camps should have grassy area for tents in center of large circle road with convenient access to toilets and water.
32. Have good trail connections from use sites to Banks-Vernonia State Trail.
33. Provide camper cabins or yurts. Arrange in a circle around a covered shelter with kitchen and fireplace. Rent to groups.
34. Provide bike, horse rental opportunity.
35. Provide camp store and gas station.

Park Access and Circulation

1. Traffic on Highway 47 is heavy and road is substandard.
2. Would need intersection improvements to allow safe turning into the park.
3. Access from Bacona or Genzer Roads would be infeasible due to cost to improve roads to two way, paved standard. Would put too much traffic on those roads.
4. Hoffman Road would also need extensive reconstruction to allow public park access from it.
5. Few locations along Highway 47 to consider for public access road.
6. Regulate who goes in and out of park. Controlled accesses only.
7. Provide good orientation signage and maps. Show trail length, use and difficulty.
8. Provide ADA access.
9. Large facilities and events will generate large amounts of new traffic in the area.
10. Intersection of Highway 47 and 26 needs improvements for safety.
11. Internal park roads will need to be engineered to have better grades than current logging access roads.
12. Road improvements should be paid for by the state.

Interpretation

1. Recommended themes include railroad history, environment, and forest management.
2. Provide interpretation related to nature hikes and bird watching.
3. Provide camp talk area.
4. Provide interpretive program and building.
5. Provide a guide service for trails.
6. Provide an outdoor museum on logging and railroads like Collier.

Outside the Park

1. Neighbors concerned about loss of privacy and quiet.
2. Concern about increased fire risk.
3. Concern about unauthorized uses such as poaching, shooting, parties, and ATV's.
4. Neighbors concerned about potential loss of property values.
5. Concern that adjacent logging will be prohibited by OPRD.
6. Concern about proposed quarry nearby.
7. Include nearby waterfall property in the park, or at least connect by trail.

Other Comments

1. Some commenters supported the idea of this new park in Washington County.
 - a Provide more opportunities for county citizens to camp, hike and picnic near homes.
 - b Will need to be done in compliance with county planning schedules and requirements.
 - c Can compliment and supplement recreational use of Hagg Lake.
 - d Site constraints are not fatal flaws to building a new park. Need to work through them.
 - e Build a park, but don't go beyond what the site can accommodate.
 - f Think of making the park bigger than 1600 acres over time. Increasing populations will require even more park land.
 - g Building a new park is part of the inevitable growth and change that has been happening in the county over the last 20 years.
 - h A park is a better use here than more intrusive uses that Measure 7 may allow.
 - i OPRD has a good management record and would do a good job on a new park here.
2. Other commenters were against the idea of creating a new state park at this location.
 - a This site does not have the typical attractions of other state parks such as a lake or river access.
 - b The site is too steep and has terrible highway access for a park.
 - c Too many potential conflicts with the neighbors.
 - d Property can be used as is for trails under Longview Fibre ownership. Why change that? They do a good job of controlling access.
 - e Need to prove that a new state park is needed.
 - f Building a park here would be a substantial change from the current zoning and land use for forest management.
 - g Concern that land trades would be equitable and not impact other OPRD lands.

X. GOALS

OPRD establishes a series of goals for guiding the appropriate management and use of the park being master planned, for about a 10-20 year time span. The goals are based on consideration of the land's suitability, recreation needs, and issues discussed in this plan.

GOAL I: PROTECT AND ENHANCE THE OUTSTANDING NATURAL, CULTURAL, AND SCENIC RESOURCES

Protecting important riparian areas, plant communities, habitats, views, and cultural resources is the number one goal for the management of this park.

1. Proposed developments and public uses will be located and/or designed to avoid significant impacts on important resources.
2. Implement the forest and scenic management guidelines found in chapter XII.
3. Implement wildlife management guidelines found in chapter XII.
4. Plan facilities and grounds to conserve water.
5. Implement the water quality and quantity protection guidelines in chapter XII.

GOAL II: PROVIDE ADEQUATE PARK MAINTENANCE AND MANAGEMENT

It is always a priority goal for OPRD to take good care of the facilities and grounds, and provide adequate staffing for site supervision and visitor services. The objective will be to have sufficient operations funding on a long-term basis for the new park.

A management priority for the proposed park will be controlling unauthorized uses in the park. This may require special enforcement arrangements from time to time, boundary fencing and signing and a reliable "on call" emergency response program.

An important objective will be to arrange for local partnerships to work with OPRD to provide law enforcement, fire control and emergency services for the new park.

1. Negotiate with the county sheriff, state police, state forestry, local ambulance/hospital and rescue services regarding patrols and response to calls. Provide information on OPRD prevention and enforcement options, availability of keys for gates, how to provide emergency communication in this area, and OPRD contacts for emergencies.
2. Complete an emergency evacuation plan with partners.
3. Arrange for on-site fire fighting measures, which may include availability of water, equipment, and staff. Complete a fire prevention and fighting plan with state forestry.

GOAL III: ARRANGE POTENTIAL PARTNERSHIPS FOR IMPLEMENTATION AND MANAGEMENT ASSISTANCE FOR THE PARK

It will be important for OPRD to work with other agencies toward to successful approval and implementation of the proposed park. Many county departments and other agencies will be involved in a host of approvals and solutions negotiations for the proposed park. These will include, but not be limited to, County Planning and the Board, County Sheriff, County Roads, emergency services, State Forestry, Oregon Water Resources, Oregon Dept. of Transportation, Oregon Fish and Wildlife, US Fish and Wildlife, Oregon Department of Environmental Quality, etc.

There are also a number of groups who are interested in providing volunteer services for the park for a number of purposes. OPRD should work with groups to obtain volunteer assistance with implementation and on-going services for the park, as is appropriate to the group and the activities needed. Potential volunteer partners include, but are not limited to, The Friends of Banks-Vernonia; equestrian, astronomy, mountain bike, school, hiking and scouting groups. Official OPRD maintenance volunteers and camp hosts will also be important for the park.

GOAL IV: PROVIDE FOR RECREATIONAL NEEDS

The west side of the Portland metropolitan area has been shown to have a need for more facilities in a natural setting for group day use, group camping, group overnight with meeting space, traditional OPRD RV style camping, hike-in or ride-in camping, horse trailhead and camping, and more trails. Other state parks and major county parks in the metro area are full to capacity during peak weekends, and to date, there are few plans for additional park facilities in the area.

It is within OPRD's role as an outdoor recreation provider to offer a new park in this area with the following types of uses:

1. Group camping, both tent and RV.
2. Group day use for small to moderate size groups.
3. Alternative group overnight accommodations with a rustic character for small to medium groups.
4. Traditional state park, non-group RV camping.
5. Hike-in, bike-in, or ride-in on horseback camping.
6. Horse trailhead and trailer-in horse camping.
7. Trails for hiking, biking, and horseback riding.
8. Interpretive and educational opportunities.
9. Traditional state park day use area and trailhead.

Conceptual recommendations for providing these uses in the proposed park are outlined in the Development Concepts chapter. General parameters for designing these concepts are listed there. In addition, OPRD should plan use areas to be well buffered from neighboring residences, have safe access into the park, avoid conflicts with significant resources, and to be feasible in relation to available water and other utilities.

GOAL V: PROVIDE ADEQUATE PARK ACCESS AND CIRCULATION

The goal is to provide safe and effective, as well as pleasant vehicular access to the park and planned use areas within the park. Toward this end, additional studies and negotiations will need to be completed with Washington County and the Oregon Department of Transportation. There is no doubt that any new park access from a public road in this area will require extensive improvements to provide a safe situation that can handle anticipated increases in traffic due to the proposed park.

1. Work with Washington County and ODOT to complete any needed studies and recommendations for needed improvements.
2. Pursue funding partnerships for improvements to state and/or county roads that may be required.
3. Public vehicular access to the park will be provided at a single controlled entrance with supervision, orientation, and registration options.
4. All other vehicular accesses will not be open to the public's vehicles. They will be gated and signed. Keys will be provided to service partners.
5. Trail access to the park will be limited to the north and south entry points via the Banks-Vernonia State Trail.

Internal park roads need to be engineered and constructed in a manner that provides safe and enjoyable travel to each of the proposed facility areas that allow vehicular access. This will include designing road grades, curves, widths, intersections, drainage approaches, and sediment control actions in a manner that will ensure safety, protect key resources, and handle the expected traffic.

The park trail system should connect each of the use areas to the others, and connect use areas to the central Banks-Vernonia State Trail. Trails should be designed for multiple-use by horses, hikers, and mountain bikers together. Separation of trail uses should be left up to park management in response to conflicts that arise. The trail system should be designed to allow easy separation of horse and mountain bikes should that become necessary.

Facilities and grounds must be designed and constructed to conserve water.

No ATV access will be allowed in the park except for service vehicles.

Access for the disabled must be included in all use areas. Trails must be designed to provide access for the disabled to many areas of the trail system. Some challenging trails may be provided and can be offered under the "challenging" category used by US Forest Service trail designers.

Well-designed orientation signs and brochure maps will be provided.

Use areas will be given designated names which will be signed along park roads, and those names will be shared with service partners to facilitate emergency access as needed.

GOAL VII: PROVIDE INTERPRETIVE OPPORTUNITIES

The proposed park has opportunities to provide a network of interpretive stops at use areas and along the trails. There are also opportunities for using park shelters to provide interpretive programs and related events. However, construction of a major interpretive center or education building and providing staffing for such a building is not a goal of this plan or for this park. Experience has shown that public funding can be much more effectively and efficiently used in educating the public through a network of small sites and ad hoc program areas. The exception would be the construction of a camp talk circle somewhere in the park to accommodate park visitors.

Recommended themes for interpretation at the proposed park include local history, and natural resources and resource management.

Any interpretation for the proposed park should be coordinated with interpretation for the Banks-Vernonia State Trail.

GOAL VIII: GOALS TO BE ACHIEVED OUTSIDE THE PARK

The park proposals in the Development Concepts chapter have been located so that neighboring residences will not see intensive use areas, and so that visitors to these areas will not be tempted to venture onto adjacent lands.

A key objective is to plan, provide, and manage the proposed park so that impacts on neighboring residences and land uses are avoided or kept to a minimum. Toward that end, there are certain management actions that should be pursued.

1. Create a neighborhood forum that meets once or twice a year with park management to discuss problems and possible solutions to problems.
2. Complete a non-conflict statement as a part of the local land use approval which states that OPRD will not interfere with adjacent forest management or other resource related activities.
3. Review with the neighborhood forum a detailed forest management plan to provide an opportunity for discussion about methods for retaining screening along park boundaries near residences, to prevent blow down, to manage for low fire danger, for camp fire closures and park closures as needed due to fire danger and to manage for retaining important views.
4. Review with the neighborhood forum a detailed emergency services agreement and plan for law enforcement, ambulance response, fire response and emergency evacuation.
5. Provide stout gates boundary signage for the park where unauthorized access now commonly occurs, so that ATV's and wandering hunters will know where the park boundary is and will be discouraged from entering illegally. In high traffic areas consider boundary fencing.

Consider any offers to sell from adjacent properties that may come up from willing sellers.

XI. DEVELOPMENT CONCEPTS

Conceptual designs are prepared for OPRD master plans to show the appropriate location, layout, size, and type of the proposed facilities. This chapter describes and illustrates those facility development concepts. For the reader's orientation the park has been divided into several development "concept" areas that can be located on the following "Trails and Development Concepts" map. Each concept area has a site plan at 1" = 200' scale and each of the development projects within the concept area are labeled with a letter/number code. The codes on the map correspond to codes on the chapter matrix where each project is described in terms of facility type and size. The matrix also shows, for each project, design standards for implementation, as well as county and other review processes needed prior to construction of the project.

OPRD is dedicated to proposing facilities that are needed to support outdoor recreation, and are appropriate to the Department's role as a recreation provider in Oregon. Park development proposal locations are chosen so that important resources would not be significantly harmed by the development or related recreational use. They are also selected to fit well into the neighborhood of surrounding uses. Each of the concepts are intended to fit within the goals and suitability assessments in the master plan, and with the land use goals of Oregon, but are to be flexible within those limits. Final designs may change somewhat as plans are implemented. However, OPRD will review preliminary and final plans with the local land use jurisdictions, as required, to ensure compliance with any requirements.

Due to difficult development constraints in the middle and southern portions of the park, most of the recreational facilities are proposed for the northern third of the property. The exception is an extensive system of trail loops to be located throughout the property and in connection with the existing Banks-Vernonia State Trail that passes through the park.

This park is proposed mostly on lands acquired from Longview Fibre. Park facilities are proposed at locations where access is feasible, where topography and other resource constraints will accommodate development, and where conflicts with neighboring uses can be avoided or minimized. Providing public vehicular access to the park facilities will be a challenge given the topography. The park entrance road enters the park directly from Highway 47 approximately two thirds of a mile south of where the Banks-Vernonia State Trail crosses over the highway. The entrance location offers the most direct and safest intersection among the alternatives that were considered.

An additional entrance into the park, to be used only by OPRD staff, is proposed immediately north of where the Banks-Vernonia Trail crosses over the highway. This access would serve the proposed park maintenance area and staff residence.

Another challenge will be to provide adequate water supplies for the park facilities. Surface water is not available for appropriation, and groundwater supplies are uncertain in the underlying geologic strata. Well testing will be needed prior to preliminary design to determine what amenity level each of the proposals can be built to. Early indications suggest that groundwater

availability may be sufficient to develop the park facilities as described in this chapter. The overnight areas with showers and flush toilets represent the largest demand for water. To keep demand to a minimum the facilities will be built with state of the art water saving fixtures. The tent camp and walk-in camp will have a more rustic amenity level, with drinking water and electricity, but no showers or flush toilets.

Design Parameters

Here is a listing of what the OPRD planners have considered in designing the proposed concepts for the State Park.

- Avoiding conflicts with existing park uses and facilities (Banks-Vernonia);
- Providing good access and circulation for vehicles and non-motorized travel within the park;
- Placing facilities, roads and trails in a manner that is understandable by the public in navigating through the park;
- Avoiding significant impacts on important natural or cultural resources in or adjacent to the park;
- Presenting an appearance that is harmonious with the setting of the park and the region of the state;
- Providing choices for park visitors who may have different desires for park amenities and settings;
- Providing ADA access;
- Taking advantage of scenic views;
- Clustering development to keep most of the park undeveloped;
- Avoiding or mitigating conflicts with local services or adjacent uses;
- Avoiding or mitigating potential impacts on the park by adjacent uses;
- Achieving compliance with regulatory requirements including the state land use goals, local comprehensive plans, building codes, resource laws, etc.;
- Providing opportunities for access by visitors with disabilities or different economic or cultural backgrounds.

Figure 4: Trails & Development Concept Areas Map

DEVELOPMENT PROPOSAL CONCEPTS

Park Infrastructure

PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
WATER SUPPLY SYSTEM		
Well Construction: Construct & test wells prior to major investment in park development.	<ul style="list-style-type: none"> • OWRD standards for well construction & groundwater appropriation. 	<ul style="list-style-type: none"> • OWRD water right permit or documentation that permit not required.
Water System Plan: <ul style="list-style-type: none"> • Develop park-wide water system plan that describes: <ul style="list-style-type: none"> ○ Locations & capacities of wells. ○ Estimated water needs by uses. ○ Types, locations, & capacities of storage & delivery facilities. ○ Water conservation measures. ○ Groundwater supply monitoring. ○ System maintenance. 	<ul style="list-style-type: none"> • Facilities & capacities must be consistent with fire protection standards of Section 428-4.4 of County code. • Facilities & capacities must comply with County/State Health Div. Standards. • Design system with low flow fixtures. 	<ul style="list-style-type: none"> • Water quality/quantity consultation (described later in this chapter)
Water Delivery Facilities Construction:	<ul style="list-style-type: none"> • As described in Water System Plan. • Compliance with County/State Health Div. Standards. 	<ul style="list-style-type: none"> • County/State Health Div. approval. • County Development Review approval. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
SEWAGE/WASTEWATER SYSTEM		
Sewage/Wastewater System Plan: Develop park-wide system plan that describes: Estimated sewage/wastewater flows associated with park uses. Types, locations, & capacities of proposed collection,	<ul style="list-style-type: none"> • Plan may include several separate sub-surface treatment systems or single treatment facility, lagoon or constructed treatment wetlands, and some vault toilets. May also include gray water treatment and reuse. 	<ul style="list-style-type: none"> • Water quality/quantity consultation (described later in this chapter) • County/DEQ

PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
treatment, and disposal facilities.		confirmation of design feasibility.
Collection, Treatment & Disposal Facility Construction:	<ul style="list-style-type: none"> • As described in Sewage/wastewater System Plan. • Compliance with County/DEQ standards. 	<ul style="list-style-type: none"> • County/DEQ permit. • County Development Review approval. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
ROADS		
<p>Park Roads (public access roads): Locations of proposed park roads are conceptually illustrated on the “Development Concept Areas” map.</p>	<ul style="list-style-type: none"> • Gently curving alignment to discourage high speeds. • Compliance with County “Fire Safety Design Standards for Roads & Driveways” in Section 428 of the County code. • Design stream crossings for fish passage. • Compliance with Section 422 of the County code where roads cross Dairy Creek. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • Consult with appropriate agencies on fish passage requirements at stream crossings. • County Development Review approval. • Confirmation from fire district that preliminary construction is adequate for fire equipment. • Confirmation from fire district that final construction complies with their standards. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
<p>Park Entrance Road and Highway 47 Intersection:</p> <ul style="list-style-type: none"> • Highway 47 / entrance road intersection improvements including northbound right turn refuge. • Bridges across two drainages. 	<ul style="list-style-type: none"> • Compliance with ODOT requirements. • Grading & drainage standards, Section 410 of County code. • Significant Resource standards, Section 422 of County code, where road crosses Dairy Creek. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • County Development Review approval. • ODOT access permit. • Consult with appropriate agencies on fish passage requirements at stream crossing. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Park Maintenance Area and Residence Access Road Intersection With Highway 47: (Described under Concept A, “Park Maintenance Area and Residence”)</p>	<p>(See Concept A, “Park Maintenance Area and Residence”)</p>	<p>(See Concept A, “Park Maintenance Area and Residence”)</p>
<p>Service Roads:</p> <ul style="list-style-type: none"> • Existing road from Hoffman Road will serve as service/emergency access. • Existing road into the south end of the park will function as service/emergency access. • Some trails may also function as service roads. 	<ul style="list-style-type: none"> • Compliance with ODOT requirements for Hwy 47 access. • Compliance with County requirements for Hoffman Road access. • Design stream crossings for fish passage. • Compliance with Section 422 of the County code where roads cross the west fork of Dairy Creek. • Compliance with Section 421 of the County code in flood hazard areas. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • ODOT access permit • County road access permit • Consult with appropriate agencies on fish passage requirements at stream crossing. • County Development Review approval • Water quality/quantity consultation (described later in this chapter) for new construction, reconstruction, realignment or work on stream crossings

PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
<p>TRAILS</p> <p>Hiking, Biking & Horse Trails: Locations of proposed trails are conceptually illustrated on the “Development Concept Areas” map.</p> <ul style="list-style-type: none"> Type of use allowed on each trail to be determined by park management. Motorized use will be precluded. Some trails may also function as service roads. 	<ul style="list-style-type: none"> 4-10 feet wide depending on type of use and topography. Design stream crossings for fish passage. Compliance with Section 422 of the County code where trails cross Williams, Brooke, or Dairy Creek. Compliance with Section 421 of the County code in flood hazard areas. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> Consult with appropriate agencies on fish passage requirements at stream crossings. County Development Review approval. Water quality/quantity consultation (described later in this chapter) for new construction, reconstruction, realignment or work on stream crossings CPO meeting (described later in this chapter)

CONCEPT A: PARK MAINTENANCE AREA AND RESIDENCE

PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
Park Maintenance Area & Residence		
<p>Maintenance Facilities:</p> <ul style="list-style-type: none"> • Crew / shop building sized for park needs. • Maintenance yard with security fence, sized for park needs. • Accessory storage buildings and areas. • Staff parking for up to 10 cars. • Up to 4 host RV sites. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Designate parking spaces. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Park Residence:</p> <ul style="list-style-type: none"> • House 2000 sf max • Two car garage • Private yard w/fencing • One RV parking space • Storage building 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Highway 47 Access:</p> <ul style="list-style-type: none"> • Park staff access to maintenance area and residence. No visitor access. • May require minor improvements to existing access road & intersection with Highway 47. 	<ul style="list-style-type: none"> • Compliance with ODOT requirements. • Grading & drainage standards, Section 410 of County code. • Significant Resource standards, Section 422 of County code, where road crosses Dairy Creek. • Erosion control standards, Section 426 of County code. 	<ul style="list-style-type: none"> • ODOT restricted use approach permit • County Development Review approval • Consult with appropriate agencies on fish passage requirements at stream crossing. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

Figure 5: Concept A Map

CONCEPT B: GROUP DAY USE AREA

PROJECT DESCRIPTION		DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
Group Day Use Area			
	<p>Picnic Shelter:</p> <ul style="list-style-type: none"> • One story, up to 1850 sq ft • May be enclosed • May have sink and electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Toilet Building:</p> <ul style="list-style-type: none"> • Capacity based on parking provided. • Flush toilets and sinks. 	<ul style="list-style-type: none"> • Size by NRPA standards, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Parking</p> <ul style="list-style-type: none"> • Parking for up to 50 cars & 3 RVs. • Provide grassy area within and surrounding lot. • Trails/path connections within area. Connections to trail system. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Park maintenance area and residence alternative: As an alternative to development of a group day use area, this site may be considered for development of the park maintenance area and residence if the site described under Concept A is not feasible.</p>	<ul style="list-style-type: none"> • (See Concept A) 	<ul style="list-style-type: none"> • (See Concept A)

CONCEPT C: HILLTOP DAY USE AREA

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	<p>Hilltop Day Use Area This area would be available for night sky viewing by reservation.</p>		
	<p>Observation Tower:</p> <ul style="list-style-type: none"> • Tower accessible by stairs to upper levels and ramp to lower level. 	<ul style="list-style-type: none"> • Modeled after traditional forest management fire towers. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Parking Lot:</p> <ul style="list-style-type: none"> • Parking for up to 50 cars & 11 RVs. • Provide grassy area within and surrounding lot. • Trails/paths within area. Connections to trail system. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Toilet Building:</p> <ul style="list-style-type: none"> • Capacity based on parking provided. • Flush toilets and sinks. 	<ul style="list-style-type: none"> • Size by NRPA standards, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Large Group Shelter:</p> <ul style="list-style-type: none"> • One story, up to 1850 sq ft • May be enclosed. • May have sink and electrical . • May have fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	Small group Shelter: <ul style="list-style-type: none"> • One story, 1200 sq ft • May be enclosed. • May have sink and electrical • May have fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

Figure 6: Concept B & C map

CONCEPT D: CABIN VILLAGE

DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
<p>Camper Cabin Village (Yurts may be substituted for cabins.)</p>		
<p>Parking:</p> <ul style="list-style-type: none"> • Clustered parking for 2 cabin villages, for total of up to 35 cars and 5 RVs. • Disabled parking at some cabins. • Trail/path connections within area. Connections to trail system. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>One toilet/shower building for each village:</p> <ul style="list-style-type: none"> • Capacity based on number of cabins. • Flush toilets, sinks, and showers. 	<ul style="list-style-type: none"> • Size by NRPA standards for RV sites, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Camper Cabins:</p> <ul style="list-style-type: none"> • Two cabin villages with up to 25 total camper cabins, including up to 10 two-room cabins. • One-room cabins are 260 sq ft max. Two-room cabins are 400 sq ft max. • Each one-room cabin sleeps max 6 persons. Each two-room cabin sleeps max 10 persons. • No plumbing. • May be heated. • Trail connections within area and to trail system. <p>As a future development alternative, some or all two-room camper cabins may be converted to deluxe cabins with toilets and showers.</p>	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter) <p>Possible future conversion of some camper cabins to deluxe cabins will require an exception to Statewide Goal 4 through an amendment to the County's Comprehensive Plan.</p>

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	Group Shelter: <ul style="list-style-type: none"> • One story. • May include full kitchen. • May include restrooms and showers. • May be enclosed. • May include a fireplace. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	Host RV sites: <ul style="list-style-type: none"> • Up to 3 full hook-up host RV sites. 	<ul style="list-style-type: none"> • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

CONCEPT E: EQUESTRIAN AREA

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	Equestrian Area		
	<p>Camp Loop:</p> <ul style="list-style-type: none"> Up to 22 total sites (includes host site) . Up to 3 of these may be double sites. Each site w/small corral Water, electrical, fire ring and table at each campsite. Some or all sites may have sewer hook-ups. Unpaved. Manure collection bins & watering troughs. Trail connection to horse trail. Designate one host RV site. 	<ul style="list-style-type: none"> Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval. Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)
	<p>Toilet / Shower Building:</p> <ul style="list-style-type: none"> Size to number of campsites. 	<ul style="list-style-type: none"> Size by NRPA standards for tent sites. Visually subordinate. Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Fire safety standards, Section 428 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval. Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)
	<p>Group Shelter:</p> <ul style="list-style-type: none"> May be enclosed. May have fireplace. May have sink and electrical. One story, 1850 sq ft max. 	<ul style="list-style-type: none"> Visually subordinate. Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Fire safety standards, Section 428 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval. Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	<p>Day use parking & staging area:</p> <ul style="list-style-type: none"> • Parking spaces for up to 26 vehicles. Spaces sized for large vehicles with horse trailers. • Unpaved. • Vault toilet building. • Corrals & water trough. • Loading & mounting ramp. • Small exercise area and fenced arena. • Trail connection to horse trail. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

Figure 7: Concept D & E map

CONCEPT F: VISITOR CONTACT STATION

	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	<p>Visitor Contact Station:</p> <ul style="list-style-type: none"> • Park registration & office building. Includes visitor contact area, orientation area, 2 or 3 offices for staff, small meeting room, restrooms for staff and public. Design for possible small park store incorporated into building. • Visitor parking for 12 cars & 6 RVs. • Staff parking for 6 cars. • 10 car parking spaces for hike-in camp parking. • Self service check-in station. • Trail connections to trail system. 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>RV dump station & garbage / recycling area.</p>	<ul style="list-style-type: none"> • Visually screened from entrance road and campground. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval. • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Park maintenance area and residence alternative: In conjunction with the visitor contact station, this site may also be considered as an alternate location for the park maintenance area and residence if the site described in Concept A is not feasible.</p>	<p>(See Concept A.)</p>	<ul style="list-style-type: none"> • (See Concept A.)

CONCEPT G: RV / TENT CAMPGROUND

	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	RV/Tent Campground Connect to trail system.		
	<p>Camp Loops:</p> <ul style="list-style-type: none"> • Configured in two main camp loops. • Up to 84 total sites with vehicle access (includes host sites). • Design up to 10 of the above sites for yurts or camper cabins. • May be paved. • Water and electrical, table and fire ring at each site. • May have sewer hook-ups at some or all RV-length sites. A dump station may be provided as an alternative. • Include disabled sites. • Provide up to 16 walk-in tent sites. • Designate one or two host RV sites for each loop. • Provide extra vehicle parking for up to 12 cars. 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>2 Shower/Toilet Buildings, one for each loop:</p> <ul style="list-style-type: none"> • Capacity based on number of sites. • Flush toilets, sinks, and showers. 	<ul style="list-style-type: none"> • Size by NRPA standards for RV sites, adjusted for low flow fixtures. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
	<p>Group Shelter:</p> <ul style="list-style-type: none"> • One story, up to 1850 sq ft • May be enclosed • May include sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

	PROJECT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
			later in this chapter)
	Camp Talk Area: <ul style="list-style-type: none"> • Outdoor seating and presentation area with audiovisual capabilities. 	<ul style="list-style-type: none"> • Size to accommodate Concept “G” campground users. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

Figure 8: Concept F & G map

CONCEPT H: GROUP TENT CAMP

DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
<p>Group Tent Camp</p>		
<p>Tent Camp Areas:</p> <ul style="list-style-type: none"> • Configured in four group tenting areas designed to fit into open and treed areas. • Up to 100 person total capacity • Trails/paths within area. Connections to trail system. 	<ul style="list-style-type: none"> • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Two Group Shelters:</p> <ul style="list-style-type: none"> • One story, 1200 sq ft each • May be enclosed • May have sink & electrical • May include fireplace 	<ul style="list-style-type: none"> • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Two Vault Toilet Buildings:</p> <ul style="list-style-type: none"> • Size for campground capacity. 	<ul style="list-style-type: none"> • Size by NRPA standards for tent sites. • Visually subordinate. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Fire safety standards, Section 428 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)
<p>Parking :</p> <ul style="list-style-type: none"> • Up to 45 car spaces & 3 RV spaces. • Provide grassy area within and surrounding parking areas. 	<ul style="list-style-type: none"> • Designate parking spaces. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	Camp Talk Area: <ul style="list-style-type: none"> • Outdoor seating and presentation area with audio visual capabilities. 	<ul style="list-style-type: none"> • Size to accommodate Concept “H” campground users. • Exterior lighting hooded to preserve night sky viewing. • Grading & drainage standards, Section 410 of County code. • Erosion control standards, Section 426 of County code. • Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> • County Development Review approval • Water quality/quantity consultation (described later in this chapter) • CPO meeting (described later in this chapter)

Figure 9: Concept H map

CONCEPT I: HIKE-IN CAMP

	DEVELOPMENT DESCRIPTION	DESIGN STANDARDS	REVIEW/APPROVALS NEEDED
	Hike-in Camp		
	<p>Tent Camp Areas:</p> <ul style="list-style-type: none"> Up to 22 tent sites, two or more group campfire areas, and an open lawn area. 44 person total capacity. Design up to 6 campsites for Adirondack shelters. Trails/paths within area. Connections to trail system. 	<ul style="list-style-type: none"> Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)
	<p>Service Road:</p> <ul style="list-style-type: none"> Provide service access road and small gravel turn-around 	<ul style="list-style-type: none"> Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)
	<p>Vault Toilet Building:</p> <ul style="list-style-type: none"> Size for campground capacity. 	<ul style="list-style-type: none"> Size by NRPA standards for tent sites. Visually subordinate. Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Fire safety standards, Section 428 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)
	<p>Group Shelter:</p> <ul style="list-style-type: none"> One story, 1200 sq ft May be enclosed May have sink & electrical May include fireplace 	<ul style="list-style-type: none"> Visually subordinate. Exterior lighting hooded to preserve night sky viewing. Grading & drainage standards, Section 410 of County code. Erosion control standards, Section 426 of County code. Fire safety standards, Section 428 of County code. Landscape design standards (contained in this chapter) 	<ul style="list-style-type: none"> County Development Review approval Water quality/quantity consultation (described later in this chapter) CPO meeting (described later in this chapter)

Figure 10: Concept I map

ADDITIONAL REQUIREMENTS FOR DEVELOPMENT

Meeting with Local Community Planning Organization (CPO)

Prior to applying to Washington County for development review of major park development proposals, OPRD, or its representative will meet with the local Community Planning Organization (CPO) to present the development plans and discuss the proposed development. OPRD will share any comments and recommendations received from agencies regarding the proposed development with the CPO meeting participants.

This requirement is indicated for the affected projects in the “Review/Approvals Needed” column of the “Development Proposal Concepts” matrices in this chapter.

Water Quality and Quantity Consultation

OPRD will consult with key agencies with interests in water quality and quantity when completing water and wastewater management plans and designs for park development projects that potentially contribute to water quality or quantity degradation. The purpose of these consultations will be to identify water quality and quantity related issues and solicit comments and recommendations regarding the measures needed to protect surface and groundwater quality and quantity. The agencies to be consulted will include the Tualatin River Watershed Council, Clean Water Services, Oregon Water Resources District Watermaster, Oregon Fish and Wildlife, Oregon DEQ, and Washington County’s stormwater management engineers. OPRD will contact these agencies to discuss each affected project and its potential effects on water quality and quantity when completing preliminary development plans for the project. OPRD will provide each affected agency the opportunity to review detailed plans and specifications for the project, and to recommend modifications to the project design or other measures needed to address water quality and quantity issues, prior to applying to Washington County for development review of the project. The comments and recommendations gathered from the agencies will be reported to Washington County when applying for the County’s development review approval.

This requirement is indicated for the affected projects in the “Review/Approvals Needed” column of the “Development Proposal Concepts” matrices in this chapter.

Landscaping Standards

Applicability

The following standards apply to development of park facilities, including roads and parking, within day use areas, overnight use areas, and the park entrance and administration area. These standards do not apply to any landscaping associated with park roads, trails or other projects that are located outside of these development areas.

Landscaping Objectives

The landscaping required by these standards is intended to create functional and visual harmony between developed park facilities and the natural surroundings. Carefully designed landscaping is appropriate in various situations to beautify or accent structural development, to make structures blend visually, to make structures visually subordinate to the natural surroundings or to screen them from particular viewpoints. Landscaping also creates shade and helps to mitigate temperatures around certain facilities, especially parking lots. In addition, landscaping is needed to rehabilitate areas disturbed by construction, and is sometimes needed to help detain surface water runoff and to prevent erosion.

Landscaping Plans

Landscaping plans shall be included with the development review applications submitted to Washington County for development of day use areas, overnight use areas and the park entrance and administration area. Each landscaping plan shall be prepared by a licensed landscape architect, and shall include:

1. A planting plan drawn to scale and supportive text which describe:
 - a The landscaping objectives for each area to be planted;
 - b The locations of all trees existing in or within 50 feet of the area where grading or construction will occur that are six (6) inches or larger in diameter at four (4) feet above grade, and which of these trees are proposed to be removed; and
 - c The proposed types and placement of plant materials including the locations, species, container sizes, and numbers of plant materials and methods of installation.
2. A landscaping maintenance plan describing the short and long term maintenance activities and schedule.

Parking Area Landscaping

Parking lots shall be designed with landscaping areas to visually enhance the parking areas, to provide shade and visual screening where appropriate, and to break up large expanses of parking into smaller clusters. The type, extent, and placement of landscaping shall be appropriate to balance the extent of parking with the surroundings, and must be designed in keeping with other design objectives of the overall development site. Key areas, such as parking lot entrances, shall be accented with appropriate plantings.

Plant Materials, Installation, and Maintenance

1. All planted materials except lawns shall be native species.
2. Plant materials shall be selected to achieve the landscaping objectives for each site, and shall be compatible with the site conditions to produce hardy and drought resistant landscaped areas

3. Selection of plant materials should avoid species that result in high maintenance costs, such as species that are particularly invasive or that in their mature stages have root systems that may damage structures or underground utilities.
4. Installation of landscaping shall be overseen by a licensed landscape architect or their designee.
5. Plant materials shall be installed to current nursery industry standards.
6. Deciduous trees shall be fully branched, have a minimum caliper of one and one-half (1 ½) inches, and a minimum height of eight (8) feet in height at the time of planting.
7. Evergreen trees shall be a minimum of six (6) feet in height, fully branched, at the time of planting.
8. Shrubs shall be in one (1) gallon containers or eight (8) inch burlap balls with a minimum spread of twelve (12) inches.
9. Ground cover plants shall be planted at a maximum of thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Ground cover shall be supplied in a minimum four (4) inch size container or a two and one-quarter (2 ¼) inch container or equivalent if planted eighteen (18) inches on center.
10. Reductions in the minimum sizes of plant materials may be permitted if, in the opinion of a licensed landscape architect, the chance of survival or intended affect of the landscaped area will not be diminished, or if limited availability of materials necessitates substituting with reduced sizes.
11. Unless otherwise approved by Washington County, all landscaping required herein shall be installed prior to the issuance of any compliance permits by the County, except landscaping that may be installed later according to a phased development schedule approved by the County.
12. All landscaping shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a substantially similar manner as described in the landscaping plans, unless a modification is approved by Washington County.

XII. RESOURCE MANAGEMENT GUIDELINES

OPRD prepares guidelines/objectives to direct park managers and staff regarding resource management decisions.

Natural Resource Management

OPRD Natural Resource Policy

As stewards of the natural resources entrusted to the Commission, it shall be the policy of Oregon Parks and Recreation Department to:

1. Proactively manage the natural resource base for its contribution to the regional landscape, as well as, its function within a site specific planned landscape.
2. Actively cooperate and communicate with our public and private neighbors to promote compatible programs and practices.
3. Inform, involve, and educate the public in significant planned management actions, including the scientific and practical aspects of current management techniques and strategies.
4. Consider the significant ecological, recreational, and aesthetic qualities of our resources to be the highest priority.
5. Develop and follow management programs and action plans which exemplify excellence in resource stewardship, fulfill the agency mission, are guided by the management intent of our property classification system and meet or exceed federal, state and local laws and regulations.

OPRD Natural Resource Management Objectives

The natural resource management guidelines are based on the following system-wide objectives and on a summary of the detailed mapping of the park's vegetation, protected species and wildlife habitat completed for the master plan, and on park-wide ecosystem patterns. A summary of the natural resources in the park can be found in the Heritage Assessment Summary. Detailed resource mapping for the park is available for viewing at the OPRD Salem headquarters office, or the Area office.

The following objectives have been established by OPRD to guide natural resource management decisions for the Department's properties statewide. These general objectives were considered in combination with the particular resource situations at L.L. "Stub" Stewart Memorial State Park to determine specific objectives for the park, which follow this section.

1. Protect all existing high quality, healthy, native Oregon ecosystems found within OPRD properties. (Based on Oregon Natural Heritage ecosystem types and OPRD definition of high quality.)

- a Generally, allow successional processes to proceed without intervention.
 - b Identify and monitor existing high quality ecosystems for the presence of threats to a desired type or condition. Determine whether there are changes desired in ecosystem type or condition, based on consultation with Oregon Department of Fish and Wildlife, the Oregon Natural Heritage Program, the Oregon Department of Agriculture Protected Plants section, county resource groups and any federal resource management agencies that may apply.
 - c Manage the resource to eliminate any unacceptable threats or to attain desired ecosystem conditions and types.
 - d Following a natural or human-caused catastrophic event, such as major fire, windthrow, landslide or flooding, etc., determine what management actions are needed, if any, to attain a desired ecosystem condition or type.
2. Generally, restore/enhance existing low quality OPRD resources, to a higher quality, desired ecosystem type and condition, based on consultation with natural resource agencies as to what a desired ecosystem should be for the park, and for the region of the park. Retain some low quality areas for future recreational use and development, as identified in the park master plan.
 3. Manage all OPRD properties to protect existing occurrences of state or federally listed or candidate species to the approval of jurisdictional agencies:
 - a Broaden species management plans into ecosystem management plans that include the monitoring and management of indicator species.
 - b For selected lands, in consultation with natural resource regulatory agencies, determine how best to manage for protected species recovery and related desired ecosystem type and condition.
 4. Manage all OPRD lands and uses to keep erosion, sedimentation, and other impacts on important resources at an acceptable level.
 5. Identify and acquire additional lands, or enter into management partnerships with landowners, to provide long term viability for important natural resources found within OPRD properties, as needed.
 6. In areas of high quality ecosystems or habitats, endeavor to provide opportunities for the public to experience the following:
 - a Sights, sounds, smells and feeling of ecosystems representative of Oregon and the region;
 - b Understanding of the ecosystem structure, composition and function;
 - c Larger views of the landscape of which the ecosystem is a part.
 7. In selected areas of low quality natural resources, manage for:
 - a Popular or attractive native plants or animals, appropriate to the local ecosystem;
 - b Desired views or settings;
 - c Desired cultural landscape restorations for interpretation.
 8. Place, design, and construct facilities that provide public access to high quality ecosystems or habitats in a manner that avoids significant impacts on the ecosystems.
 9. For those OPRD properties or sites which are historically significant and which have been identified by the Department as priority sites for emphasizing cultural resource protection, management and interpretation, manage the natural resources in the cultural resource areas to support cultural resource

interpretation, unless this would result in unacceptable conflicts with protected species or areas of special natural resource concern.

10. Manage OPRD natural resources to protect visitors, staff, facilities, and neighboring properties from harm.
11. Manage OPRD natural resources to protect them from threats from adjacent or nearby properties or their use.
12. Limit the use of non-native plants to developed facility areas or intensive use areas, and as is needed to withstand intensive use and to provide desired amenities such as shade, wind breaks etc. Wherever possible, use native species in landscaping developed sites.

Natural Resource Management Guidelines for This Proposed State Park

1. **Complete a forest and scenic management plan for the new park:** This property has a long history of management for timber production. At the time when the state takes over the property, most of the forest will consist of second and third growth ranging in age from young seral, to early and mid-successional. Very little, if any, mature forest will remain. Given the climate and soils at this site the young forest can be expected to grow up rapidly. It will require on-going, professional forest management to ensure that it grows into a healthy, mature forest of mixed coniferous and deciduous patches.

A detailed forest management plan must be prepared for long term forest management of the park, soon after the park is implemented. Management actions outlined in the forest management plan will address the following:

- Maintaining a healthy forest structure and species composition over time.
- Certain areas of the forest, where views from use sites are desirable to be retained, will require intensive management toward screened views through mature forest over time.
- Riparian corridors will be managed for retention and enhancement.
- Recreational facility areas will require management to retain open space with a grassy grade, shade trees where desired and screening vegetation where needed. Eventually, when trees mature, on-going hazard tree management will be needed to protect park visitors and facilities.
- Areas of the site near private residences should be managed to provide fast growing vegetative screening of views into the park. This is especially important where proposed trail segments come close to private residences and yards.
- Any thinning operations in the park will be planned to keep to a minimum any threat of windthrow on adjacent properties. Areas in the park will be managed to avoid windfall that may potentially occur due to adjacent logging.

- Forest management will be planned to accomplish effective forest fire fuel control within the park.
- Creek bottoms and the overall forest will be managed to retain an appropriate level of woody debris and snags for habitat purposes.
- The OPRD forester will prepare a detailed forest management plan for the park, soon after it is approved for development.

2. **Wildlife Management:** This park has the potential to provide enhanced fish habitat over time as the forests grow. Facility development and use has been directed away from the creek corridors, except where it is necessary to cross. Any creek crossing will be designed to allow fish passage as required. OPRD will consult with regulatory agencies on proposed crossings.

The park also has a potential for attracting bear and cougar. Both species have been seen in the area recently. OPRD will implement its bear and cougar education program for park visitors. If conflicts arise, OPRD will work with ODFW to determine appropriate actions. In general, OPRD's policy is to educate visitors on how to avoid confrontations.

OPRD will complete and implement any required sensitive species management plans for protected plant or animal species.

3. **Water Quality and Quantity Protection**

The park encompasses headwater streams that are tributaries of the Tualatin River. Protection of these streams from the potential affects of increased surface water runoff, erosion, and sedimentation and other pollutants is a key consideration in the siting, design, and construction of park facilities. Also of concern are the potential affects on stream flows and neighboring wells from the withdrawal of groundwater for park uses. Careful consideration of factors that potentially contribute to water quality or quantity degradation should be part of the detailed design phase of the park development projects.

OPRD will consult with key agencies with interests in water quality and quantity when completing water and wastewater management plans and designs for park development projects that potentially contribute to water quality or quantity degradation. The purpose of these consultations will be to identify water quality and quantity related issues and solicit comments and recommendations regarding the measures needed to protect surface and groundwater quality and quantity. The agencies to be consulted will include the Tualatin River Watershed Council, Clean Water Services, Oregon Water Resources District Watermaster, Oregon Fish and Wildlife, Oregon DEQ, and Washington County's stormwater management engineers.

OPRD will contact these agencies to discuss each affected project and its potential affects on water quality and quantity when completing preliminary development plans for the project. OPRD will provide each affected agency the opportunity to review detailed

plans and specifications for the project, and to recommend modifications to the project design or other measures needed to address water quality and quantity issues, prior to applying to Washington County for development review of the project. The comments and recommendations gathered from the agencies will be reported to Washington County when applying for the County's development review approval.

Scenic Resource Management

There is no formal department policy on scenic resource management except for general guidance provided by OPRD's mission statement, and OPRD's setting definitions developed for the Statewide Outdoor Recreation Plan. These OPRD settings definitions are applied in the master plan assessments. However, the department has a long history of placing emphasis on acquiring and managing properties for scenic enjoyment, and continues that tradition in its management actions.

Cultural Resource Management

L.L. "Stub" Stewart Memorial State Park has not been found to possess any significant cultural resources. However, it does have a history that can be addressed in the park's interpretive program. Since there are no cultural resources to be managed at the proposed park, this section has not been completed.

Interpretive Guidelines

The primary goal of a park interpretive plan is to enhance a visitor's experience by communicating any significant information about the resources and events associated with the park to the visitor. The key to providing an interpretive program is to both enhance a visitor's recreational experience and provide information to visitors to assist the agency in management of the resources in the park.

The overall OPRD Interpretive Services Program Goal is to heighten and increase public understanding, appreciation, and enjoyment of the natural and cultural resources of the OPRD system. However, subordinate goals listed below must also be implemented to aid in future park management and public understanding of the agency and how they can participate in supporting the agency:

1. Promote public understanding of our agency's mission and mandates.
2. Provide visitors with enjoyable and inspirational park experiences.
3. Accomplish management goals by encouraging thoughtful use of resources.
4. Enhance the agency image as competent cultural and natural resource managers.
5. Help generate broad-based agency support.

XIII. LAND USE APPROVAL REQUIREMENTS

Development of park uses and facilities in the proposed State Park is governed by Washington County under the provisions of the County's Comprehensive Plan. The County's Comprehensive Plan is acknowledged by the Land Conservation and Development Department Commission (LCDC) pursuant to the statewide land use goals, statutes and related administrative rules.

This master plan has been formulated through the master planning process described under OAR 736 Division 18 and OAR 660 Division 34. The master planning process includes procedures for coordinating with affected local governments to obtain local approval of the master plan.

Development Permits

Except where specifically noted in the master plan, all of the projects described in the master plan are granted conceptual land use approval by Washington County upon the County's approval of the master plan, as provided in OAR 660-03400030(2). However, development permits are still required for most of the projects. Prior to beginning construction, the project manager is responsible for consulting with the County and obtaining the necessary permits. The specific requirements for obtaining development permits for a project, and the kind of local permitting process required, may vary from one project to another. The time required for completing development permitting process may also vary substantially, therefore, the project manager should consult with the County early enough to assure that the permitting process is completed prior to the target date for beginning construction.

Prior to issuance of development permits for a project, Washington County will review the project plans and specifications through the County's Development Review process to assure that the project proposed for construction is consistent with the conceptual design and description of the project in the adopted master plan and with any applicable development standards in the County's development code. Because the master planned projects are conceptually approved with the approval of the master plan, the development review process for a project cannot result in denial of the project, provided that the project is consistent with the master plan and any applicable development standards.

Variations from the Master Plan

Under the provisions of OAR 736-018-0040, OPRD may pursue construction of a park use that varies from an adopted master plan without first amending the master plan provided that the variation is minor, unless the master plan language specifically precludes such variation. Any specific project design elements that cannot be changed by applying the "Minor Variation" rule are indicated in the design standards for the projects in the master plan.

The OPRD Director must determine that a proposed variation from the master plan is "minor" using the criteria in OAR 736-018-0040. A minor variation from the master plan, which is

approved by the Director, is considered consistent with the master plan, contingent upon the concurrence of Washington County.