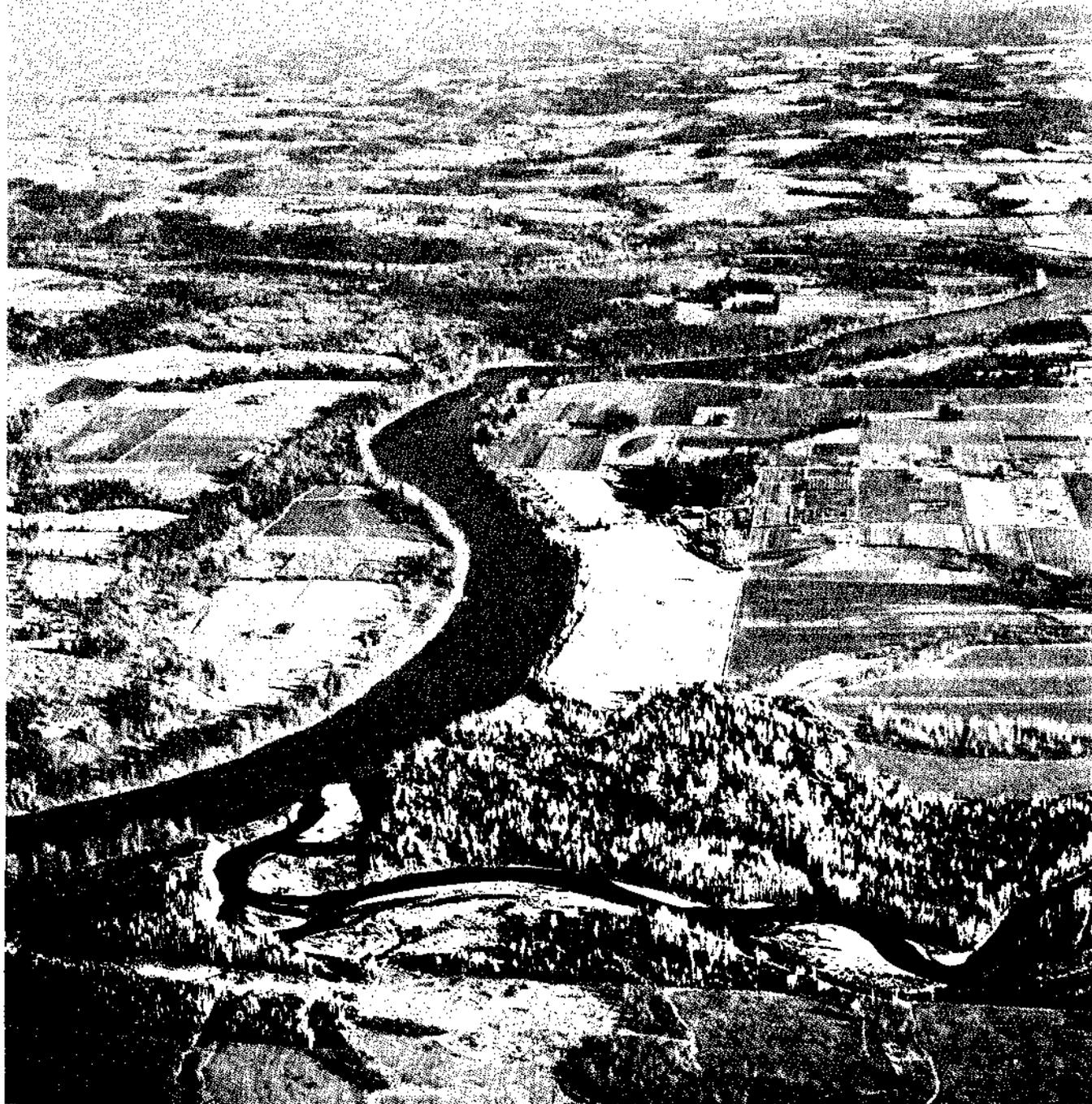
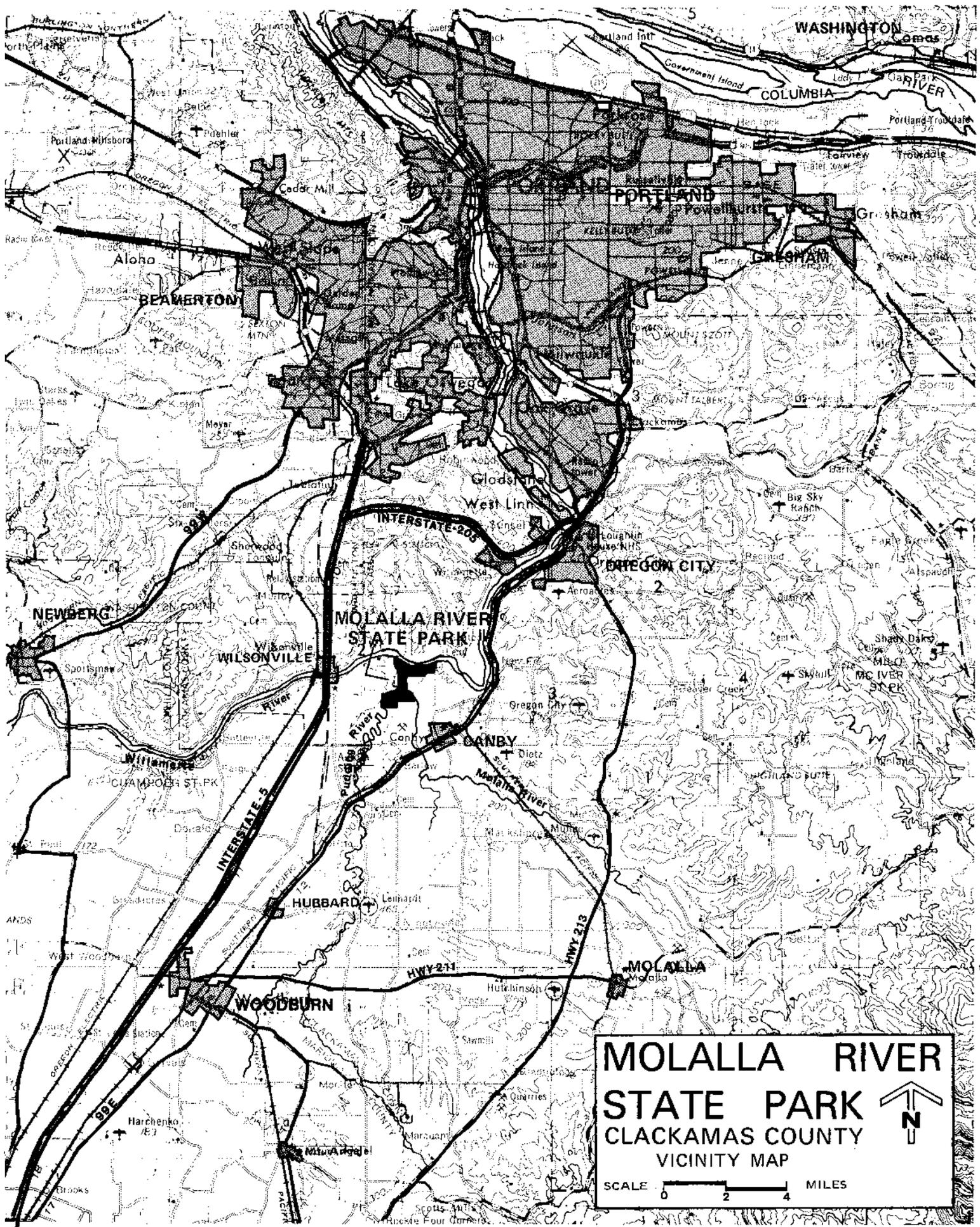


MOLALLA RIVER STATE PARK

master plan





**MOLALLA RIVER
STATE PARK**
CLACKAMAS COUNTY
VICINITY MAP

SCALE 0 2 4 MILES

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Department of Transportation
PARKS AND RECREATION BRANCH
525 TRADE STREET S.E., SALEM, OREGON 97310

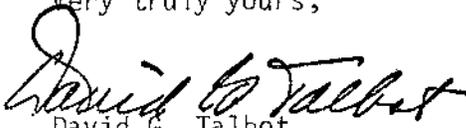
TO HOLDERS OF THIS REPORT:

The purpose of this report is to provide guidance information to Parks personnel, administrators, and the general public regarding the major resource attractions and recreation development opportunities which are available at Molalla River State Park.

The site evaluations, land use proposals, and development plans presented here have been developed by the Master Planning Staff of the State Parks and Recreation Branch after extensive contacts with other public resource agencies and individuals. The proposals indicate the resource attractions most vital to protect and the sites where developments present the fewest conflicts with site considerations.

This Master Plan is not intended to be rigid and should be revised as new information dictates. Recommendations from individuals and groups which may provide for public interest improvements in the over-all plan are welcome.

Very truly yours,


David G. Talbot
State Parks Superintendent

DGT:aw

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MOLALLA RIVER STATE PARK master plan

PREPARED BY

OREGON STATE PARKS & RECREATION BRANCH

DESIGN & ENGINEERING SECTION

MASTER PLANNING UNIT

FALL, 1977



State of Oregon
Parks & Recreation Branch
Department of Transportation
525 Trade Street S.E.
Salem, Oregon
97310
Phone 503/378-6305

BACKGROUND

BACKGROUND

The Setting

Molalla River State Park is located 1½ miles northwest of Canby, in Clackamas County, Oregon. Encompassing 566 acres, the lowland park is situated along the tree-lined banks of the Molalla, Pudding, and Willamette Rivers. This natural river community is the home of many species of water-related wildlife, including a significant colony of Great Blue Herons.

Portland is a 25-minute drive north, while Salem is approximately 40 minutes south. The park is about four miles east of Interstate 5 and eleven miles east of Champoeg State Park.

Purpose of the Park

Molalla River State Park is one of the five river-oriented state parks specifically authorized by the 1973 State Legislature. Part of the total Willamette River Greenway Program, the five state park sites serve regional recreation needs throughout the Willamette Valley.

The Canby region will be served by Molalla River State Park. In addition to recreation, the park will serve to protect, preserve and enhance a significant natural river area. A balanced program between recreation uses and critical natural value protection is a major goal for this park.

Acquisition History

Since local interests sparked the first state parks area investigation in 1962, the Molalla River site has slowly but steadily come to realize its potential as a state park. Acquisition began in 1971, with a 440-acre purchase. With the advent of the Willamette River Greenway Program and the addition of two more parcels, the park grew to become one of five regional Greenway parks mandated by the State Legislature. Recent acquisition has brought the park acreage to 566.28 acres.

Existing Use

Local residents utilize the floodplain areas at the park for hunting and fishing. Some horseback riding and hiking use is observed also. The rivers, especially Willamette River, are used by recreational boaters and fishermen. Upland agricultural areas are now under lease for production of wildlife feeding areas in exchange for use of the cropland. Use of the park area is very light. At this time, local citizens are the major users, followed by some small use by school groups for nature study. Since the park is undeveloped and not generally well known, little if any users come from the regional or Portland Metro area.

The Master Plan

This master plan was developed after extensive office and field study. Many personal contacts were made with citizens' groups, local government officials, and natural resource agencies. Two local citizen advisory groups were contacted for their comments on the planning process. Both the Canby Area Neighborhood Development Organization (CANDO) and the Far West Clackamas County Association of Neighborhoods were consulted in the early planning stages for their comments

and suggestions. Site evaluation and background data was obtained by on-site analysis and contact and coordination with local, state and federal resource agencies (see Appendix for a complete list of agencies). Local government coordination has been an essential part of the Molalla River Park master planning effort.

A public workshop on the master plan process was held at Canby High School in November, 1976 to gather local citizen input. Recreation needs and preferences were recorded, and a park development model was created. Site evaluation data including major natural resource factors, protection needs and development restrictions were made available to assist the workshop participants. The State Parks Master Plan Unit took the site data, workshop results and other background information, and after thorough study and analysis, formulated both land use and development plans. These two plans were presented at a public meeting in January, 1977. After some minor revisions adopted from that meeting, they appear in their final form in this report.

The Key Proposals section outlines both long and short range development, as well as the management goals of the park. This section outlines the core of the master plan. Following Key Proposals is the Land Use Plan, reflecting the data gathered during the Site Evaluation and Workshop processes. The next section outlines in detail the Development Plan for Molalla River State Park. This plan was formed according to existing conditions, natural resource restrictions and use area designations defined by the Land Use Plan and Workshop data. The Site Evaluation section is presented lastly, as background information.

KEY PROPOSALS

Proposed Development

Development proposals include a moderately developed day-use area in the north-east park area, and two smaller day-use developments. Major developments include paved access and parking, toilet buildings, picnic areas, a nature shelter and park maintenance area. Long-range developments include a small boat landing area, riverside trails and open play areas. A limited day-use beach accessible only by boaters on the Willamette River is proposed, as well as a limited day-use access point at the park's southern end for fishermen, hikers and naturalists. Only 10% of the park area is proposed for development, with 90% remaining in *Primary* and *Secondary Protection* areas. The Great Blue Heron Rookery, and two other significant natural areas are scheduled for habitat protection. Present *Agricultural/Wildlife Management Zones* are expected to continue to operate at a less intensive level in Secondary Protection areas.

Acquisition Proposals

Recent acquisition in May 1977 has brought park acreage totals to about 566 acres. Approximately one acre is proposed for future acquisition to buffer the small boat landing area from adjacent homesites. Additional acreage is not needed to satisfy present or future recreational demands at this site.

Management Goals

The following key long-range goals dealing with major concerns are necessary to allow the park to function smoothly within its community.

1. Public Relations

The park management staff should establish and maintain open communication channels with the local government officials and citizen advisory groups in Canby, Wilsonville and Clackamas County. This will help form a cooperative approach to solving any problems having an impact on both the park and local communities. Local officials and the community at large should also be kept up to date on specific park projects and proposed developments.

2. Land Use Regulations

In order to preserve and protect park resources and values, management should be aware of and understand existing and proposed land use regulations both for the park and adjacent lands. This familiarity should be kept up to date as land uses change.

An integral part of keeping management informed is the Regional Planning Coordinator. It is this person's responsibility to coordinate park planning and developments with the local community, and to keep all levels of the State Parks Branch informed of local activities, especially concerning land use planning.

3. Vegetation and Landscaping

Primary resource protection areas, especially floodplains and other wetlands, need to retain their vegetative balance and character in order to remain productive wildlife areas. It is vital to retain native plant communities

and ecological values important to wildlife and natural areas. Landscape plantings should be coordinated with the Parks Design staff. Non-native plants should not be used.

Special care should be taken to see that the large cottonwood nesting trees of the Great Blue Herons are protected from any injury, disease, or vandalism.

4. Hunting and Shooting

Discharging firearms, hunting and trapping are not allowed within state parks unless special designated hunting areas have been found compatible with the park operation and are approved by the State Parks Superintendent. There has been some historical use of the lowland areas for hunting, but strong local opposition to this use should encourage strict enforcement of park rules.

5. Off-Road Vehicles

Floodplain soils are especially susceptible to erosion, and are slow to recover. Off-road vehicle use should be prohibited at the park. Such use is neither compatible with sensitive soils, *Primary Protection* zones, wildlife, or the pedestrian use portions of the developed park areas.

LAND USE PLAN

LAND USE PLAN

This park plan reflects two important land use determinations: areas where park resources are most vital to protect, and areas most suitable for development. Evaluation of the park's natural resources, development restrictions, recreational potentials, and public comment resulted in the following land use designations for Molalla River State Park:

Primary Protection (145 acres)

The Great Blue Heron Protection Area (42 acres) encompasses the park's only stand of old-growth cottonwood trees and the second largest heron rookery on the Willamette River.

The Ox-Bow Natural Area (53 acres) preserves a representative segment of the Pudding River shoreline and a related backwater slough. Mixed broadleaf and conifer overstory vegetation crowd the shorelines. Numerous small furbearers, reptiles, amphibians, waterfowl and wading birds reside in or frequent the area.

The Big Thicket Natural Area (50 acres) encompasses a densely wooded area of mostly second growth black cottonwood trees and conifers. The area is bounded by both the Pudding and Molalla Rivers and protection of its natural scenic, wildlife, and botanical values is a primary concern.

Secondary Protection Areas (376 acres)

Lands with a secondary protection designation act as transition zones or buffers between areas of high natural values and areas with development potential. When closely related to development areas, secondary protection lands can provide for future expansion of park facilities should recreation demands change.

Major Development Areas (17 acres)

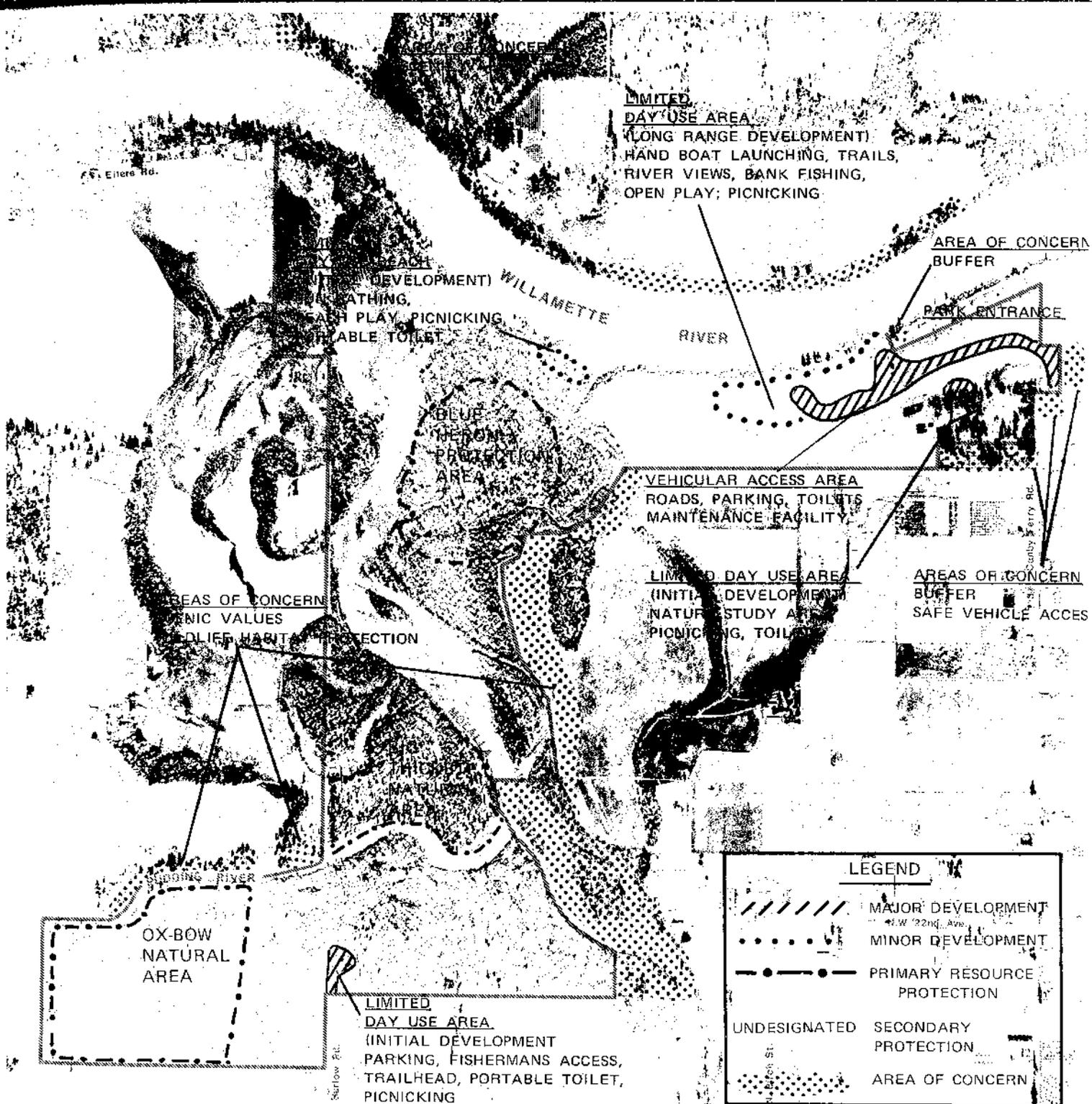
There are three small areas within the park designated for major development which includes toilet buildings, paved access and parking, maintenance facilities, picnic facilities, and a nature study shelter.

Minor Development Areas (28 acres)

Minor development areas provide for limited picnicking, hiking and nature trails, minor boat landings, viewing platforms, and portable toilet facilities.

Land Use Summary

Protection areas comprise 521 acres or 90 percent of the park area. Development areas include 45 acres or 10 percent of the park's total acreage.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



0 1000 2000



SCALE IN FEET

LAND USE PLAN AND AREAS OF CONCERN

LAND USE PROPOSALS

Land Use Category	Acres	Percentage of Park
PRIMARY RESOURCES	145	27%
Blue Heron Prot. Area	42	
Ox-Bow Natural Area	53	
Big Thicket Nat. Area	50	
Total	145	
SECONDARY RESOURCES	376	65%
Open Fields		
Forested Floodplain		
Power Line Easement		
River Shoreline		
Park Ponds		
MAJOR DEVELOPMENT	17	3%
Roads		
Parking		
Service/Toilet Bldg.		
Nature Study Shelter		
Picnic Facilities		
MINOR DEVELOPMENT	28	5%
Day Use		
Hiking & Nature Trails		
Portable Toilet Facilities		
Minor Boat Landings		
Viewing Platforms		
PARK TOTAL	566	100%

TYPICAL LAND USES

Land Use Category	Primary Land Use Values and Functions	Compatible Recreation Activities & Developments
PRIMARY RESOURCE PROTECTION	Vital park attractions, including outstanding scenic features, major fish and wildlife habitats, historic and archaeological sites, and unique ecological areas to be retained as natural park attractions for public inspiration, enjoyment, and scientific values.	Foot trail access, simple interpretive devices, viewing structures, passive water activities, limited recreation uses which have little impact on land resources.
SECONDARY RESOURCE PROTECTION	Secondary park attractions, watershed control, stabilization control, open space and buffer zones, general scenic control valuable for protection of water and vegetative resources, and area interests.	Bicycle, horse, and foot trails, minor roads, underground utilities, water feature and landscape enhancements which have minor effect on landscape management goals. These lands also provide for future land use flexibility.
MAJOR DEVELOPMENT	Major vehicle access roads and parking, vehicular campgrounds, service areas, marinas, intensive use areas, play areas, or extensive man-made alterations to develop facilities for active recreation and full recreational utilization of park high density use areas.	Paved road systems and parking areas, intensive camp and picnic facilities, swimming facilities, utilities, beach improvements, play areas, major building areas which may have heavy impacts or major modification of land resources.
MINOR DEVELOPMENT	Limited use pedestrian, picnic, and day use sites, hike-in camps, and minor boating facilities for low density or passive recreation activities oriented to natural resource areas.	Bicycle, horse, and foot trails, primitive camping, dispersed picnic facilities, boat landing docks, etc., which have low to moderate impact on the resource.

DEVELOPMENT PLAN

DEVELOPMENT PLAN

Most of the proposed development for the park falls in the northeast panhandle area, where the fewest development conflicts occur. The land use plan, resulting from public input and site information, served as the guide in determining Master Development Plan Proposals. Since the majority of the planned development will occur in the northeast area, this portion of the park is shown in detail on the Master Development Plan map.

The new park entry road alignment follows a gentle arc from the existing entry northwestward to the boat landing area. A residential access road and traffic control gates to close off the park area after hours are proposed just north of the large pond (see Master Development Plan map). Two major parking areas of 25 cars each are proposed, as well as grassed overflow parking. One parking lot is oriented towards picnicking in the fir grove and interpretive nature walk use around the ponds. An open air nature shelter, restrooms, footbridges and a viewing deck will complete development in this area. The second major parking lot is oriented toward the proposed picnic grounds near the river. Another viewing deck and a riverside walk are proposed here, as well as a restroom building with a small attached maintenance equipment storage shed. The park road ends in a small lot for 10 autos near the boat landing with proposed courtesy dock. No trailer boat launching will be provided here; only facilities for landing small boats, canoes and rafts. The vacant lot next to the landing is scheduled for acquisition as a buffer between the landing and adjacent homesites.

Major landscape improvements are proposed for the northeast park area. Extensive plantings to screen residential homes from park use are scheduled, as well as major tree plantings in the riverside picnic area and around the nature ponds and parking lots. The large area of cultivated land to the west will continue as an *Agricultural/Wildlife Management Zone*, on a lease basis. Use of the cropland will be exchanged for certain acreages left standing as wildlife food.

The sandy beach area near the mouth of Molalla River will have a chemical toilet installed during the busy season, and it's expected existing picnic use there will continue. The lower floodplain area will have no developments or trails in the vicinity of the Blue Heron Rookery in order to protect that resource. All access to the rookery area will be strictly prohibited during the nesting season.

The floodplain area south of Pudding River and west of Molalla River (see *Land Use* map) will have minimal development oriented toward trail use. A small day-use parking area for approximately 10 autos is proposed, and portable toilets will be provided during the use season. All floodable areas are to be closed to public access during the rainy season when trails, soils, and vegetation are most subject to damage. During the dry season, existing trails and old skid roads in this area will be used for hiker/fisherman access to Molalla and Pudding Rivers.

Auto access to this area will be by way of Barlow Road. The parking area will be minimal, limiting use and numbers in the sensitive floodplain environment. Some minor improvements will need to be made on Barlow Road north of a point at which pavement ends, to the proposed parking area. This gravel and dirt road needs to be graded and brought to a uniform width. Since use of this area will be low, major improvements, such as widening to two lanes and paving, are not anticipated. It has been suggested that the dirt road be closed off and parking be provided at the end of the paved road, about 3,000 feet south of the park

boundary. From there, park patrons could walk in to the day-use area. Adjacent property owners favor this proposal, as it would deter crop theft and vandalism in this area. A second possibility would be to gate the roadway at the pavement's end. This gate would only be open during park hours, with many of the advantages of the other system. Either proposal needs the cooperation and consent of the State Parks Branch, adjacent property owners, and the Clackamas County Road Department. All three alternatives need to be explored more fully before construction begins.

There are no development proposals for the park area near Eilers Road, west of Molalla River.



The old Thompson's Landing boatramp is in need of safety improvements. This facility will be developed for only hand launching of watercraft.

PROJECT IMPACTS

The properties surrounding Molalla River State Park are in agricultural uses, except for residential lots along the Willamette River at the NE and NW park corners. The homesites just north of the project area presently have auto access through a roadway on park property. This roadway will be realigned to improve auto circulation and minimize traffic conflicts with park users.

Recreational development at the park should have minimal effects on surrounding areas. Some increase in traffic on North Holly Street is anticipated, and the County Road Department has stated that the roadway is designed to accommodate much more traffic than it presently carries.

The scale and character of buildings surrounding the project area are typical of larger, modern homes. Both single ranch and two-story buildings are evident. There is also an old barn on the project site scheduled for demolition. The buildings to be constructed are of moderate scale and will be designed to blend in with adjoining trees and the natural environment.

Air Quality

The project site is located within the Willamette Valley airshed. Air quality is generally good, with prevailing winds southerly in winter and northerly in summer. There should be only minor air emissions produced by the proposed facilities, mostly due to introduction of auto traffic (60 - 70 cars) and possibly some small increase in boat traffic.

Water Quality

Surface or underground water quality is not expected to be affected by the proposed project. Surface run-off will be directed to grassed areas to percolate into the soil, or to the Willamette River. An existing well may be utilized for potable water, with additional wells to be drilled as needed. Additional demand will not affect the raw water supply in this area, which is very good.

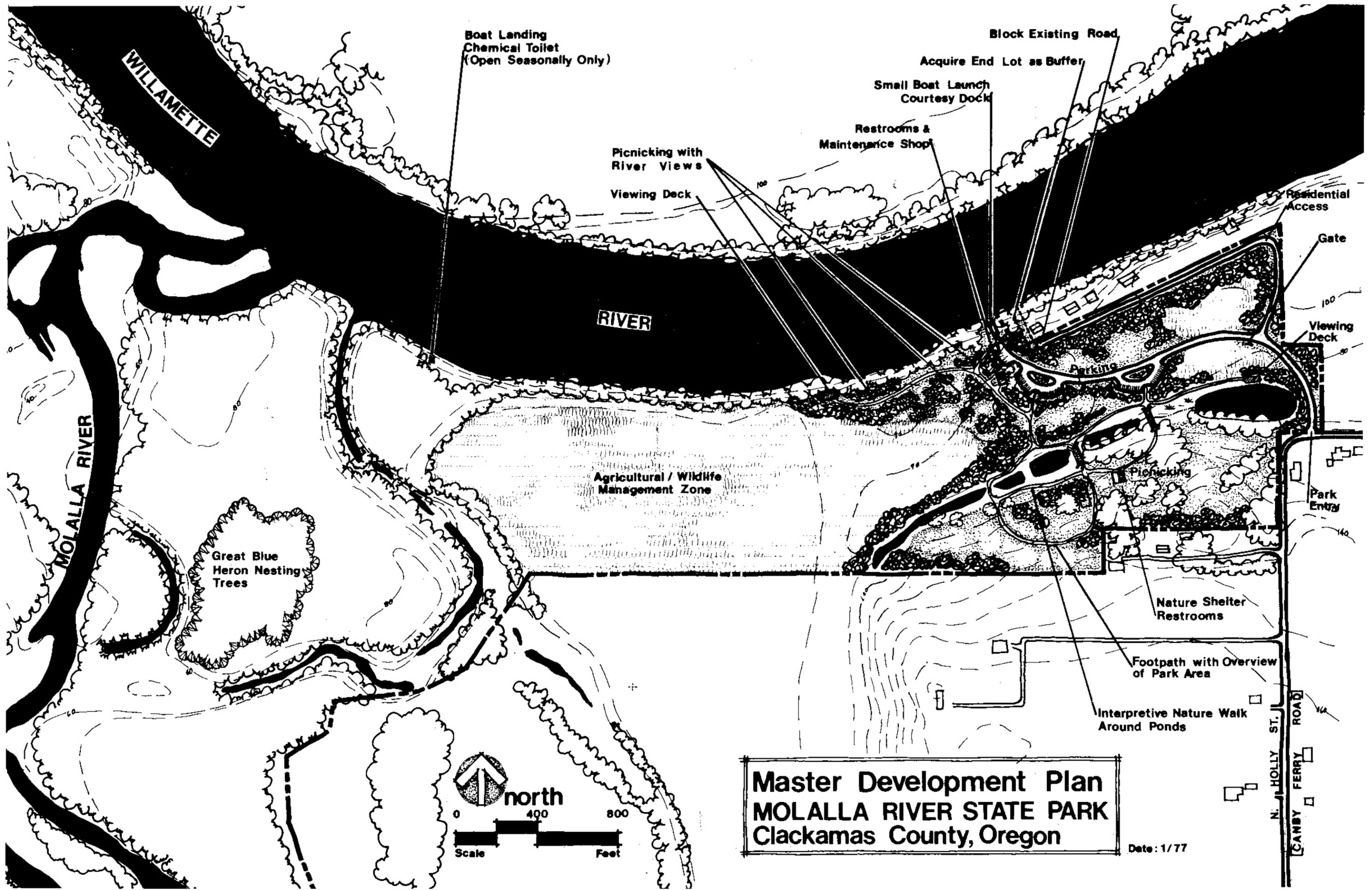
Toilet building wastewater treatment will be handled by a septic tank-drainfield system, with no discharge into surrounding waters.

Solid Waste Management

Solid wastes produced at the project facilities will be picnic garbage; food, containers, paper, etc. Since there will be limited picnic area development, quantities will not be extensive. Park personnel pick up garbage regularly and dispose of it in the proper, approved sanitary landfills available.

Transportation

Northbound auto traffic on N. Holly Street is expected to increase somewhat, with a lesser increase on southbound Holly, from the Canby Ferry. Increased traffic is expected to have a minor additional impact on surrounding residential areas. Some traffic congestion already exists with cars waiting to take the nearby ferry across the river on busy days. Traffic conflicts between park users and homeowners between the project area and the Willamette will be minimized by providing separate roadways and a gate. Holly Street is designed for a capacity



Boat Landing
Chemical Toilet
(Open Seasonally Only)

Block Existing Road

Acquire End Lot as Buffer

Small Boat Launch
Courtesy Dock

Restrooms &
Maintenance Shop

Picnicking with
River Views

Viewing Deck

Residential
Access

Gate

Viewing
Deck

RIVER

Agricultural / Wildlife
Management Zone

Picnicking

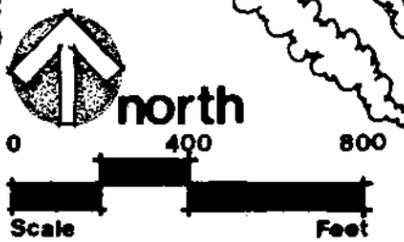
Park
Entry

Great Blue
Heron Nesting
Trees

Nature Shelter
Restrooms

Footpath with Overview
of Park Area

Interpretive Nature Walk
Around Ponds



Master Development Plan
MOLALLA RIVER STATE PARK
Clackamas County, Oregon

Date: 1/77

N. HOLLY ST.

CANBY FERRY ROAD

PROJECT PHASING AND COSTS

	PHASE ONE		PHASE TWO		PHASE THREE	
	ACTION	RESPONSIBILITY	ACTION	RESPONSIBILITY	ACTION	RESPONSIBILITY
MANAGEMENT	<ol style="list-style-type: none"> State Parks Advisory Committee Project Approval. State Forestry Contact for fire protection and hazard reduction. Confer with local law enforcement agencies, establish regular patrols. Obtain any necessary land use permits, zoning changes, etc., from the county, allowing park uses and development. Obtain necessary building permits for proposed developments. Consult with Fish & Wildlife Division biologists, setting up new habitat management plan for Phase One developments. Recommend and adopt official hunting and closure policies for the park areas, consulting State Fish & Wildlife, area naturalists, Parks. Coordinate Barlow Road area traffic with local adjacent property owners, Co. Rd. Dept. Coordinate initial interpretive program with State Fish & Wildlife, area naturalists, Parks. Coordinate development and operations information with local agencies and citizen groups. 	Parks Administration, Master Planning Unit Region 1 Park Manager Region 1 Park Manager Region 1 Design & Engineering Section Park Manager Region 1 Master Plan Unit Park Manager Region 1 Master Plan Unit Parks Administration Region 1 Coordinator, Park Manager	<ol style="list-style-type: none"> Develop trails information and/or brochure. Develop comprehensive interpretive program for floodplain area. Reassess agricultural/wildlife management zone lease for changes in habitat improvement program. Coordinate with State Fish & Wildlife. Provide ongoing information to local agencies and citizens on park developments and programs. 	State Recreation Trails Coordinator Parks Interpretive Staff, Park Manager Region 1 Park Manager Region 1 Planning Coordinator Park Manager	<ol style="list-style-type: none"> Continue ongoing public citizen and agency information on park developments and programs. Update agricultural/wildlife management zone leases, coordinating with State Fish and Wildlife. 	Region 1 Planning Coordinator Park Manager Region 1 Park Manager
DEVELOPMENT	<ol style="list-style-type: none"> Entrance Road & parking lots Relocate residential access road Traffic control, park gate, signs Entrance sign Boat ramp safety improvements Barn demolition Portable toilet @ Boater's Beach Type 4 toilet & storage bldg. w/sewage disposal field & utilities Water supply, pump station Underground utility system Walkways Footbridge Interpretive signs Picnic tables Fire grilles Landscaping (trees, finish grading & seed) Irrigation system for 5 ac. <p>Subtotal \$175,000 Engineering & Contingencies 25,000 Phase One Total \$200,000</p>	\$ 50,000 9,000 2,800 2,000 2,500 2,000 1,700 53,000 8,700 8,700 5,000 2,000 600 1,300 700 20,000 5,000	<ol style="list-style-type: none"> Barlow Road, entry and parking Traffic signing, control gate Day-use parking lot Courtesy dock @ boat ramp Portable toilet at Barlow Road Trail improvements - 3 miles Interpretive signing Picnic tables Walkways Footbridge Viewing decks Landscaping (grading, seeding, trees) Irrigation system (15 ac.) <p>Subtotal \$124,700 Engineering & Contingencies 17,300 Phase Two Total \$142,000</p>	\$ 6,400 1,500 8,800 5,000 1,700 13,000 1,500 1,300 1,000 2,000 17,500 50,000 15,000	<ol style="list-style-type: none"> Nature center, restrooms, incl. sewage disposal & utilities Water supply Interpretive signing Walkways Landscaping (grading, seeding, trees) Irrigation system (5 ac.) <p>Subtotal \$73,000 Engineering & Contingencies 10,500 Phase Three Total \$83,500</p>	\$53,000 2,000 2,000 1,000 10,000 5,000
MAINTENANCE	<ol style="list-style-type: none"> Tree trimming & maintenance (safety and views). Debris removal from floodplain. Noxious weed control program. Maintain residential road - repave as necessary. Repair or replace existing fencing. <p>Salaries for park labor (1 1/2 full-time) \$39,000 Materials & supplies 12,000 Equipment 9,000 Total Cost \$60,000</p>	<ol style="list-style-type: none"> Drainage maintenance in floodplain area. Trail maintenance. Debris removal from floodplain area. Tree trimming & maintenance for safety. Noxious weed control program. Repair existing fencing. Negotiate road maintenance agreement with residential users. <p>Salaries for park labor \$42,250 Materials and supplies 13,000 Equipment 9,750 Total Cost \$65,000</p>	<ol style="list-style-type: none"> Drainage maintenance in floodplain area. Trail maintenance. Debris removal from floodplain area. Tree trimming & maintenance for safety. Noxious weed control program. Repair existing fencing. <p>Salaries for parks labor \$48,750 Materials and supplies 15,000 Equipment 11,250 Total Cost \$75,000</p>	<ol style="list-style-type: none"> 1. Drainage maintenance in floodplain area. 2. Trail maintenance. 3. Debris removal from floodplain area. 4. Tree trimming & maintenance for safety. 5. Noxious weed control program. 6. Repair existing fencing. 	<ol style="list-style-type: none"> 1. Drainage maintenance in floodplain area. 2. Trail maintenance. 3. Debris removal from floodplain area. 4. Tree trimming & maintenance for safety. 5. Noxious weed control program. 6. Repair existing fencing. 	<ol style="list-style-type: none"> 1. Drainage maintenance in floodplain area. 2. Trail maintenance. 3. Debris removal from floodplain area. 4. Tree trimming & maintenance for safety. 5. Noxious weed control program. 6. Repair existing fencing.

PROJECT COST SUMMARY

	ACREAGE	ACQUISITION COSTS	DEVELOPMENT COSTS	ACQUISITION & DEVELOPMENT	MAINTENANCE & OPERATION COSTS
Original Legislative Authorization Existing as of OCT. 1977	439 Ac.	\$ —	\$ —	\$ —	\$ —
Proposed for PHASE ONE	—	687,500	—	687,500	—
Proposed for PHASE TWO	1 Ac.	15,000	200,000	200,000	60,000
Proposed for PHASE THREE	—	—	142,000	157,000	65,000
PROJECTED TOTAL	567 Ac.	\$702,500	\$425,500	\$1,128,000	\$200,000

of 6000 V.P.D. Recent traffic counts on the order of 1,500 - 2,000 V.P.D. indicate any increased load will not affect the roadway or established traffic patterns.

Noise

Noise associated with the project includes play noise from games, children, etc., and noise associated with hand-boat launching and auto traffic. Increased noise may have some moderate impact on adjacent residential landowners. This noise eventually should be buffered by large vegetative screen plantings as a sound barrier.

Wildlife

Wading birds, waterfowl, deer, small mammals, reptiles and amphibians are abundant throughout the park. Some loss of upland feeding areas will result because of development, but extensive *Agricultural/Wildlife Management Zones* within the park will improve the area for wildlife use. Wildlife habitats will be used as a park interpretive resource and for many visitors, will be a major park attraction. No endangered or threatened species have been identified in the project area or its immediate vicinity. The nesting trees of the Great Blue Heron, near the mouth of Molalla River, need protection from disturbance during the nesting season to insure a successful population of new birds.

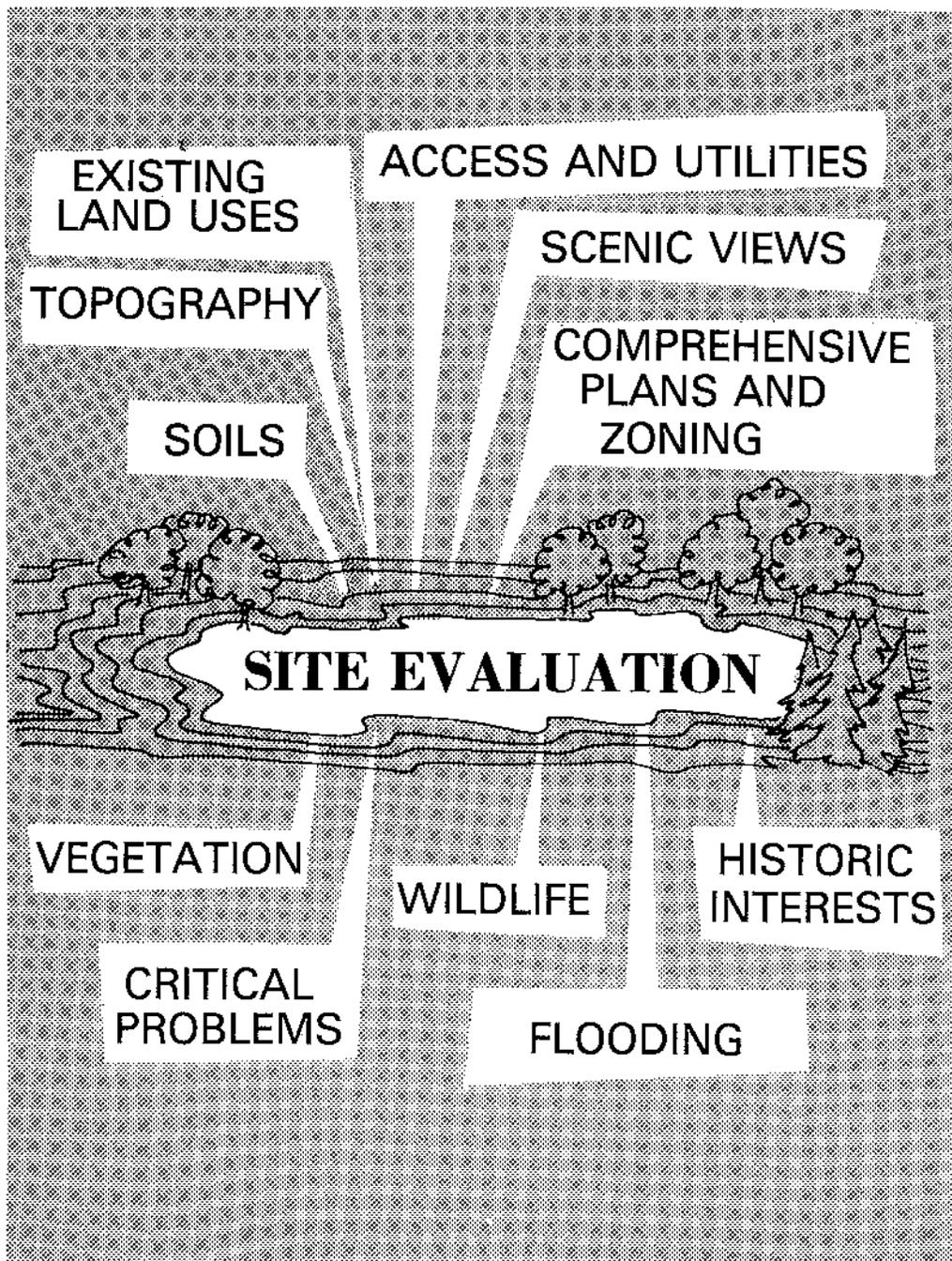
Construction

Construction will occur primarily during the spring and summer seasons, and some dust will probably be evident during road construction. Because the site is relatively flat, soil erosion and siltation should not be a problem. Since this is an entirely new development, no park patrons should be inconvenienced by construction. A small inconvenience for adjacent homeowners will result during the relocation of the residential access road. However, this will be of significant long-range benefit to the homeowners by routing the public away from their residential area.



A boater's beach will be developed downstream of the mouth of the Molalla River with chemical toilets and trash barrels.

SITE EVALUATION



SITE EVALUATION

In order to make land-use and development plan decisions, an intensive site analysis is undertaken. This survey gathers together all the possible factors which may have a bearing on land-use and park development. Two basic categories are noted; Protection Needs, and Development Restrictions. Each category has several factors which are individually researched and mapped. Data is also gathered on existing land use, city and county comprehensive land use plans, and zoning. All of this is used to determine the site's suitability for recreation uses, and which existing values are important to protect for the future.

Protection Needs

Wildlife
Vegetation
Scenic
Historic

Development Restrictions

Topography (Slopes)
Flooding (Wet Zones)
Access and Utilities
Soils
Critical Problems

The following maps and text outline the Site Evaluation for Molalla River State Park.



Doe (Rt. Center) near the mouth of Molalla River. Wildlife and habitat protection are important aspects of the site evaluation.

Protection Needs

VEGETATION

There are two basic vegetative zones at Molalla River State Park: the wet flood plain forest, and the dry upland areas. These two diverse ecosystems provide visitors an interesting contrast in plant communities.

Flood Plain Forest

This wetland forest area is located on the low ground within the 10-20 year floodplain (see Development Restrictions: FLOODING). The major tree species are cottonwood, ash, alder and some maples. Minor trees and large shrubs include willow, dogwood, blackberry and snowberry. Canary grass is the understory in extremely wet areas, while ferns and various herbs and forbs are found throughout the rest of the floodplain.

Important protection areas in the floodplain forest include the riparian vegetation at the confluence of Pudding and Molalla Rivers, and especially the large cottonwood trees near the mouth of the Molalla River used as a heron nesting area.

Upland Areas

The northwest park corner has a large stand of fir along the west boundary, and a strip of fir trees along the Willamette bank. The dry area on the bluff overlooking the mouth of Molalla River is devoid of trees, but has a thicket of Scotch broom and tall grasses. Blackberries predominate in the powerline right-of-way.

The upland areas north of the Pudding River in the park's southwest corner had many coniferous trees; most notably Douglas fir and a few Western Red cedar.

The large open field of the northeastern park area is fringed on the Willamette riverbank by a mixed stand of Douglas fir, Bigleaf and Vine maple, Oregon White oak, and a dense understory of blackberry shrubs. Some ornamental trees have been planted near the existing boat ramp area. There are many different native and ornamental trees and shrubs growing on the park's highest ground, just above the ponds southeast of the boat ramp area. Douglas fir overstory with a grassy carpet and plantings of locust, holly and large dogwood trees make this a very attractive area. Wetland shrubs, cattails and waterlilies are found in and around the park's upland ponds.

The large open fields leased for agricultural use and wildlife feeding area cover about 10% of the park and are found in the northeast park panhandle.

The most important upland vegetation areas to protect are the fir stands and riverbank trees in the north, and the fir-cedar grove on the north bank of Pudding River. Of secondary importance are the plants surrounding the upland pond areas.

DOUGLAS FIR STAND
PROVIDES
SHELTER FOR
BIRDS & ANIMALS

WILLAMETTE
RIVER

GREAT BLUE HERON
ROOKERY
NESTING SEASON FROM
FEBRUARY TO JULY

POND/MARSH AREA
IMPORTANT HABITAT
FOR MARSH ANIMALS,
WATERFOWL & FUR-
BEARERS.

STREAMBANK AREAS
THROUGHOUT PARK ARE
IMPORTANT FOR PROTECTION
OF FISH, WATERFOWL & FURBEARERS.

MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



0 1000 2000



SCALE IN FEET

PROTECTION NEEDS: WILDLIFE

SCENIC

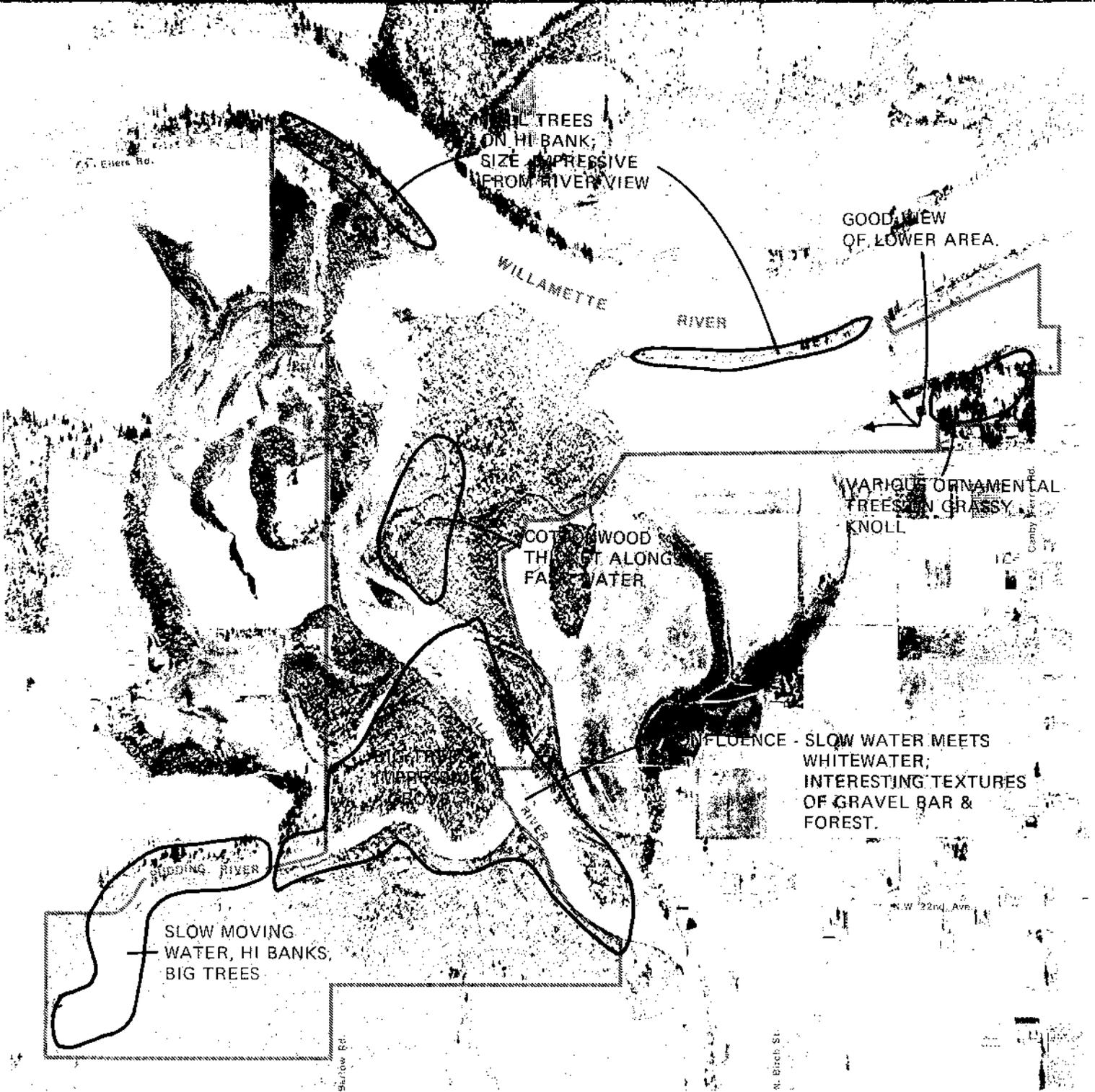
The most scenic areas in the park are generally associated with areas of important vegetation or topographic relief. Water features also make attractive scenic areas. Changing seasons and the park's deciduous trees make spring and fall attractive times to visit.

The high ground above the ponds in the park's northeast corner affords a good view of the upper park area. During the winter season the heron nests are visible high in the large cottonwood trees to the west. The Douglas fir grove in this area is also appealing because of the open understory, ornamental broadleaf trees and view toward the ponds.

Riverside vegetation offers the park visitor a natural background and a chance to perhaps see some wildlife. Impressive tall trees line the Willamette shore on high banks. The slow moving Pudding has a treeline which overhangs its winding shore. A large impressive grove of trees at the confluence of Molalla and Pudding Rivers offers an interesting contrast between the rushing waters, cobbly gravel bar and forest. Downstream a way, young cottonwoods and willows alongside the swift Molalla River frame a long view of the forested French Prairie escarpment. This area is a good waterfowl viewing area as several sloughs and streams here offer them protection and feeding areas.

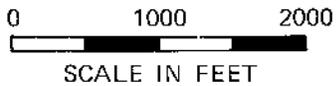


Tall trees lining the Willamette shore should receive scenic protection status, insuring pleasant river scenery in addition to bank protection.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



PROTECTION NEEDS: SCENIC

Protection Needs

HISTORIC

In 1896, 420 acres of river bottom land owned by Willamette Pulp and Paper and Crown Paper Companies were plantationed in cottonwood trees for pulp production. The two companies eventually merged to form the Crown-Zellerbach Corporation, and the site was thinned several times before larger portions were clearcut in 1964. The seven-acre Great Blue Heron Rookery was protected from logging and remains today. This site was one of the first private reforestation projects in the United States, and was acquired by the State Parks Branch in 1971.

1906 marked the year that the Canby Ferry started operation. About $\frac{1}{4}$ mile downstream on the Willamette, Canby Ferry is one of only three still in operation on the river. Crossing the river by ferry has become an important part of pleasure driving in the Willamette Valley.

A preliminary cultural resource survey was conducted by the State Historic Preservation Archeologist in September, 1977. Areas of possible Indian habitation, and two Euro-American building sites were noted. Because of their unknown significance, a more intensive survey is recommended once exact project locations are staked out.



The Canby Ferry, just downstream of the park, is one of only three operating ferries on the Willamette River.

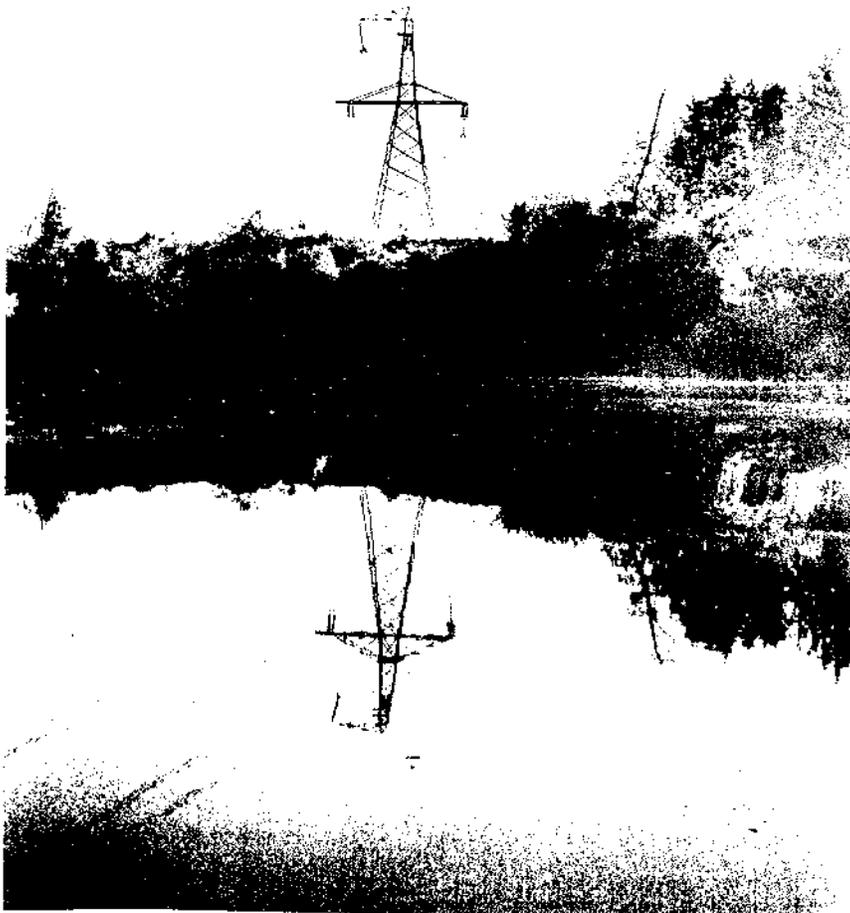
TOPOGRAPHY

Most of Molalla River State Park is river bottom land of nearly level elevation. The three rivers which join within the park area have created broad flood plains with many sloughs and old channels.

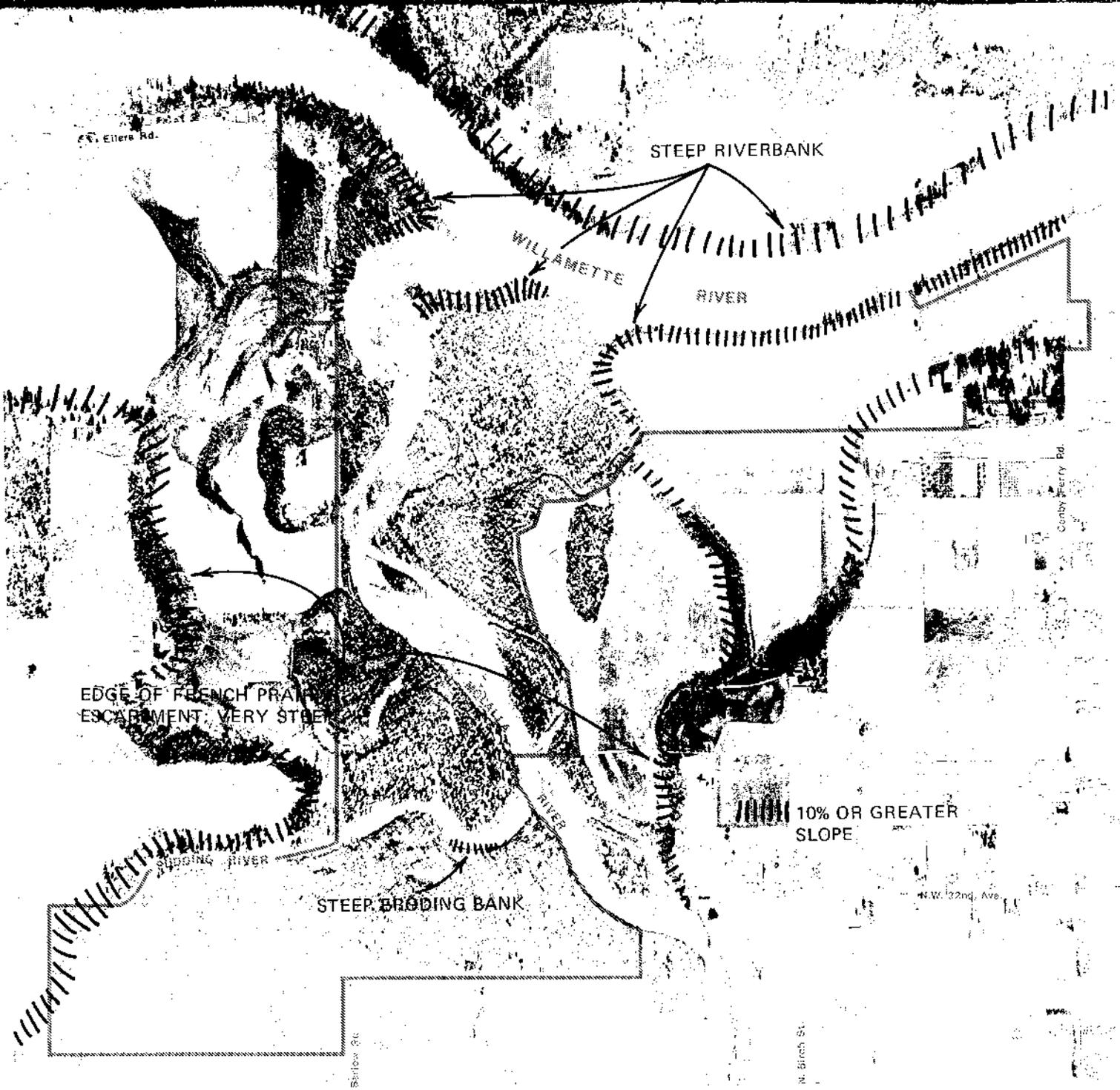
Steep banks of 10%+ slopes characterize the Willamette shores and also the mouth of Molalla River. The meandering waterways have also carved steep banks which lead up to a major Willamette Valley landform, French Prairie. This escarpment of approximately 60 ft. marks the wanderings of the three rivers along the east and west park boundaries.

The upper benches, especially to the northeast, are characterized by fairly level to rolling terrain, with some areas of moderate (10% or less) topographic relief.

In general, slopes are in the 0% - 3% category, with those in excess of 10% restricted to the riverbanks and the French Prairie escarpment. Topography within the park does not present a serious barrier to development.



Steep, high riverbanks are evident along the Willamette shore. This photo shows the B.P.A power line crossing at the park's northwest corner.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



0 1000 2000



SCALE IN FEET

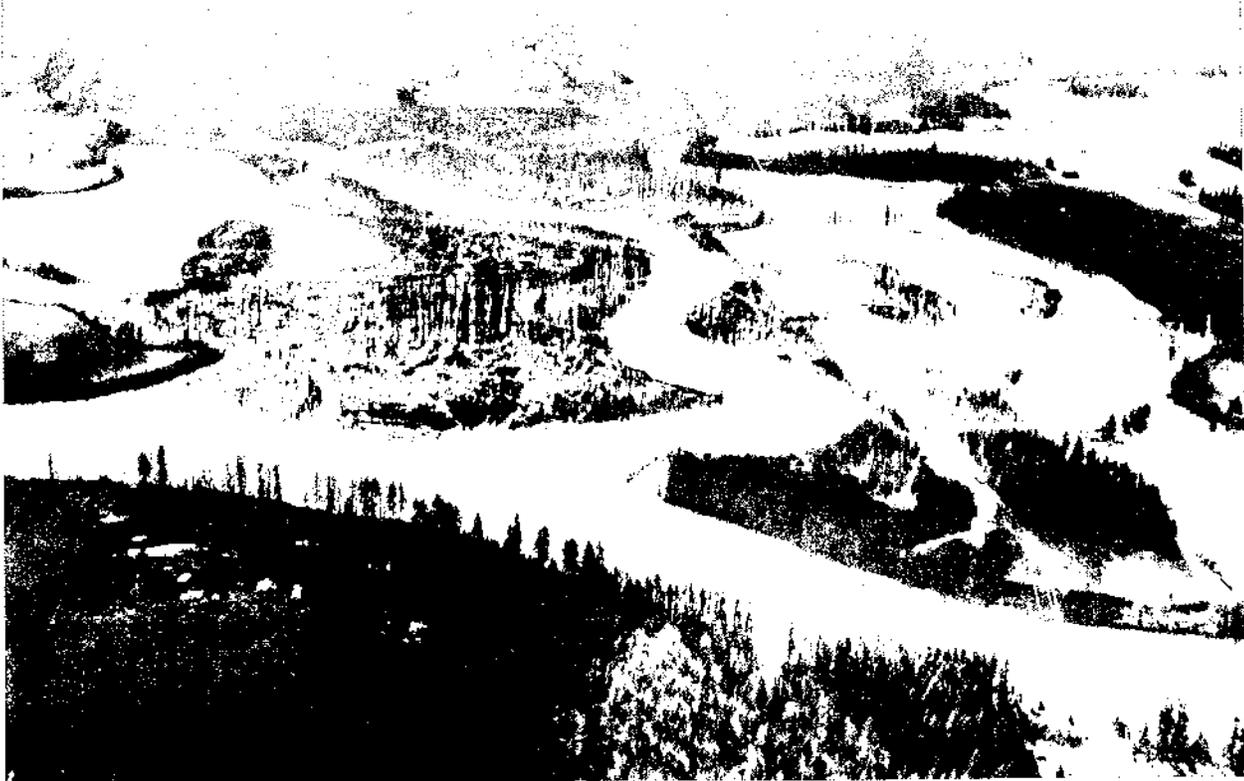
DEVELOPMENT RESTRICTIONS:
TOPOGRAPHY

Development Restrictions

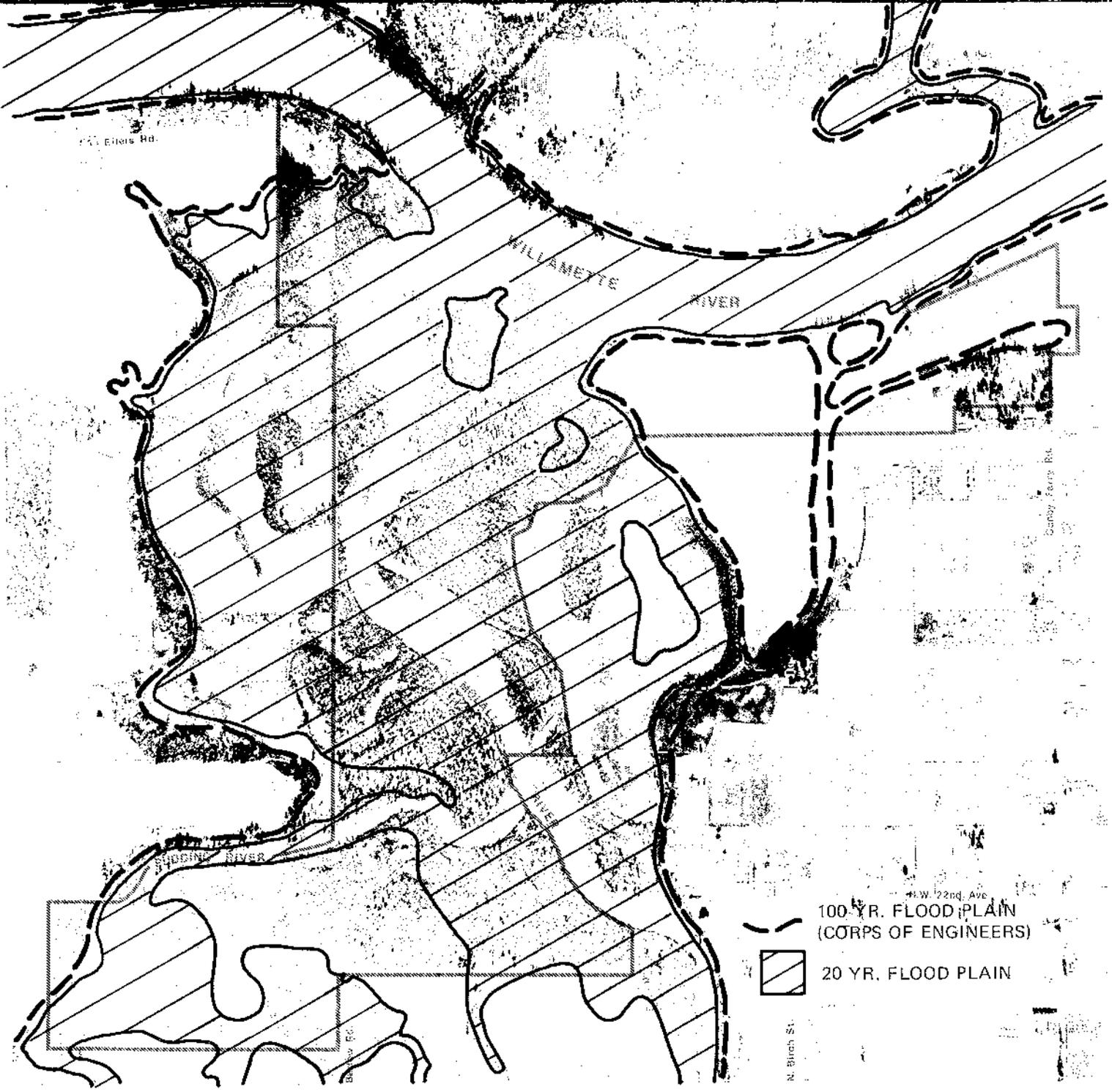
FLOODING

Flooding is a severe problem at Molalla River State Park. Most of the park (80%) is within the 100 year frequency flood plain, with over half the park (64%) covered by a 20 year frequency flood. Most of the floodwater is backwater from Willamette River.

Because all but the park's highest ground is covered during flooding, development is severely limited in most locations.



Development in the park is severely limited by annual flooding. Over half of the park is inundated by a twenty year frequency flood.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY

DEVELOPMENT RESTRICTIONS:
FLOODING

Development Restrictions

SOIL CONDITIONS

Since most of the park is subject to seasonal flooding, high water tables and poorly drained soils are abundant. This condition limits the types of development that can be provided. For example, septic tanks and drainfields are generally not allowed in floodable soils, and are expensive to construct or maintain in poorly drained soils.

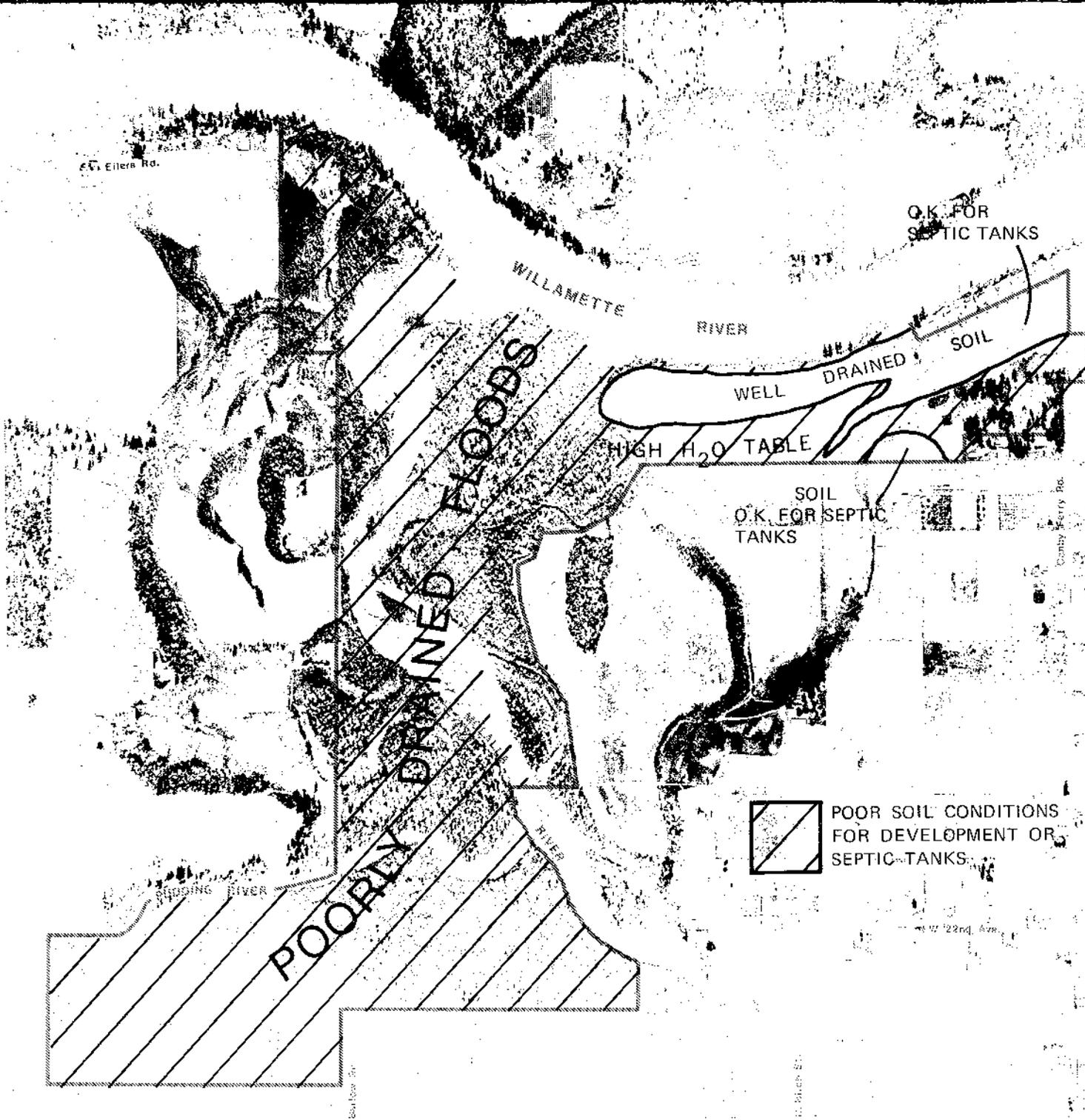
There is a small area suitable for development on the higher ground of the park's northeast area. The soils here are acceptable for sewage disposal lines and are fairly well drained.

Bearing capacities of all soils will need thorough examination before any structures are built. It is anticipated that development within any floodable area will be severely limited by poor soil conditions, with trails and other non-intensive uses being acceptable.

All of the soils in the park area, with the exception of those along the river terrace escarpments, fall within the Fertile Class I - IV soils category.



Soils subject to flooding have severe limitations for development. The heron nesting trees are in the photo center.



**MOLALLA RIVER
STATE PARK**
CLACKAMAS COUNTY

0 1000 2000
SCALE IN FEET



DEVELOPMENT RESTRICTIONS:
SOIL CONDITIONS

Development Restrictions

ACCESS & UTILITIES

Access

There are three access points at Molalla River State Park; one each from the west, south, and east.

To the west, Eilers Road follows a narrow county right-of-way to the northwest corner of the park. Along this road, expensive homes line the Willamette's south shore. Obvious traffic congestion and conflicts with adjacent homeowners preclude using this road for park access.

Barlow Road is a narrow dirt and cobble county way which provides access to the south end of the park. The road stops at the park boundary, but the right-of-way continues to the Pudding River. The last quarter mile lies within the 20-year floodplain, and all of the road is within the 100-year floodplain. Potential conflicts could arise with adjacent farm operations, and a limited access to the park's southern end is recommended. Seasonal closure of the road to avoid use conflicts and control access is a possibility. There are no residences along this stretch of Barlow Road.

The east access, N. Holly Street, is a county road extending from Canby northward to the ferry. Park access is provided by a narrow paved road (Thompson's subdivision road) which skirts the north and east property lines, and connects Holly Street and the old boat ramp area. The residences along the northerly stretch of this road hold use easements that require access to be maintained by the state. Although sight distance along Holly Street is a problem here due to topography and proximity to a curve, this roadway is favored as the park's primary access.

The Willamette River is reached by entering the subdivision road and following it to its end at 'Thompson's landing'; an old boat landing in need of safety improvements and repair work. Better river access for trailer boat launching exists at Wilsonville and also Hebb County Park. Only very limited use of 'Thompson's landing' as a small boat landing area is recommended.

Utilities

Most utilities are available on the park property.

Portland General Electric provides electric service to both the northwest and northeast park areas. A large Bonneville Power Administration high voltage transmission line runs through and adjacent to the western park areas. Canby Telephone Association offers phone service to the same areas P.G.E. services.

Potable water can be provided in part by an existing well, with additional wells to be drilled as needed.

Since no regional sewer district is currently operating in the area, subsurface sewage disposal will occur in the park grounds. Septic tanks and drainfields cannot be built within the designated floodplain, and will be restricted to higher ground with good soil properties. Self-contained chemical toilets could be utilized on a restricted basis in the floodplain areas, with proper precautions and approval.

POWER & PHONE

EILERS ROAD (CO.)
NARROW, PAVED RD.
ONLY ACCESS TO
WEST PARK AREA.
POTENTIAL CONFLICT
WITH HOMEOWNERS.

THOMPSON SUBDIVISION RD.
(ST. PARKS)

HOMEOWNERS HAVE EASE-
MENT. RD. OWNED BY
STATE PARKS; ONLY
ACCESS TO BOAT RAMP.

WILLAMETTE RIVER

OLD WELL

P.G.E.
LINE

N. HOLLY ST.
NARROW; 2-LANE
PAVED ROAD. BEST
ACCESS TO PARK.

NOTE: THERE ARE NO REGIONAL
SEWER OR WATER SYSTEMS
AVAILABLE TO SERVE THE
PARK AT THIS TIME.

SIDDING RIVER

RIVER

BONNEVILLE

BARLOW ROAD (CO.)
ROUGH, COBBLY RD.
FLOODS, NARROW R/W
ONLY ACCESS TO S.
PARK AREA. POTENTIAL
CONFLICTS WITH FARM USE

MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



0 1000 2000



SCALE IN FEET

DEVELOPMENT RESTRICTIONS:

ACCESS & UTILITIES

Development Restrictions

CRITICAL PROBLEMS

The most severe restrictions to development in this category are streambank erosion, marshy areas and park buffer zones.

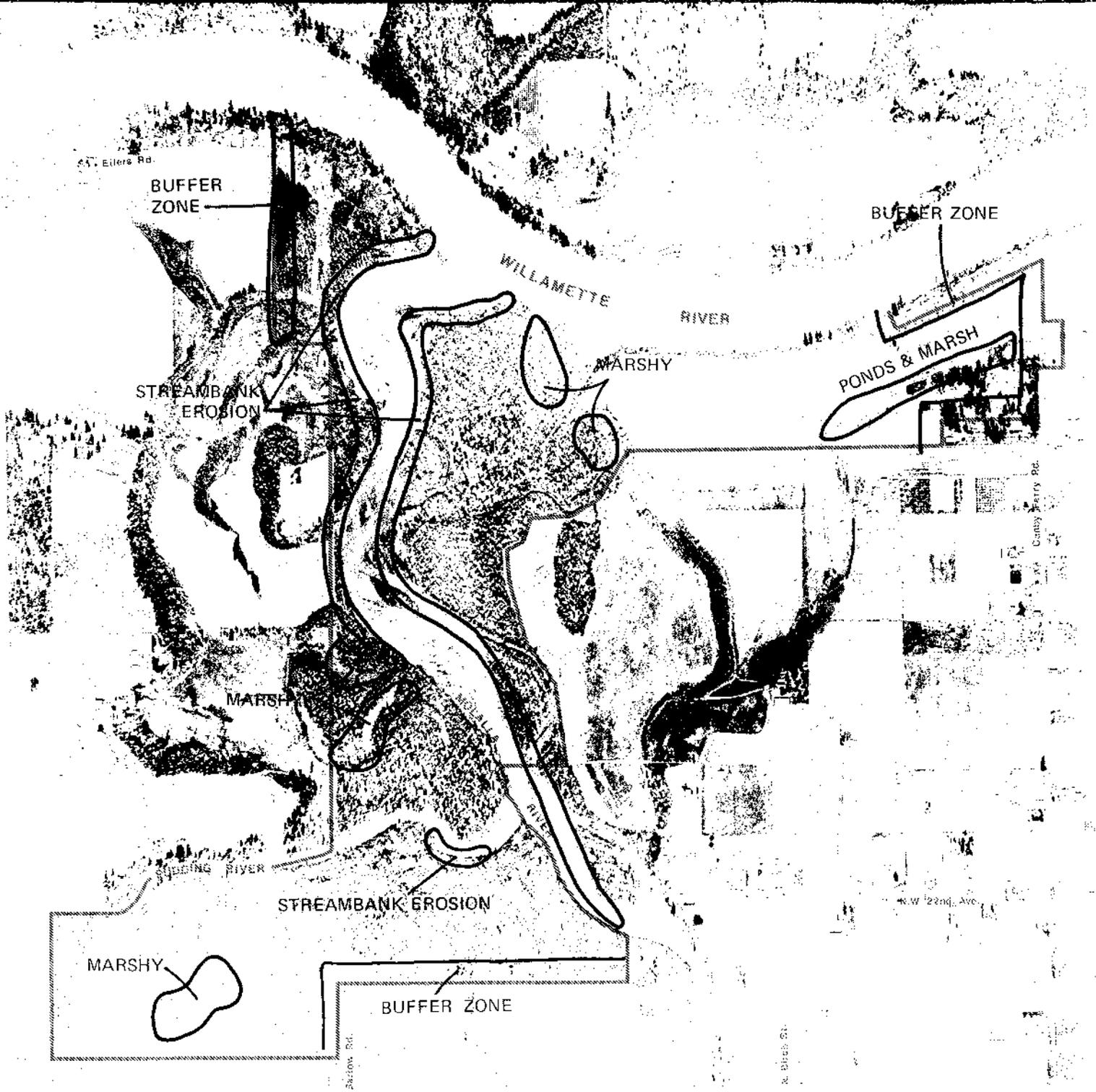
Severe streambank erosion is occurring along both banks of the lower Molalla River, near its mouth.

Marshy areas exist along the old river channels, sloughs and around the pond area.

Park buffer zones are designated along the park boundary where park uses need to be separated from adjacent agricultural and residential areas, avoiding any adverse impacts. Such zones are necessary near the old boat ramp, along N. Holly Street, along a portion of the south boundary, and also along the east boundary. Planned residential growth in these areas make buffer zones priority concerns.

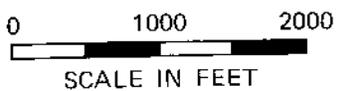


Streambank erosion is evident along the lower Molalla, also note the young, even age cottonwood grove.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



DEVELOPMENT RESTRICTIONS: CRITICAL PROBLEMS

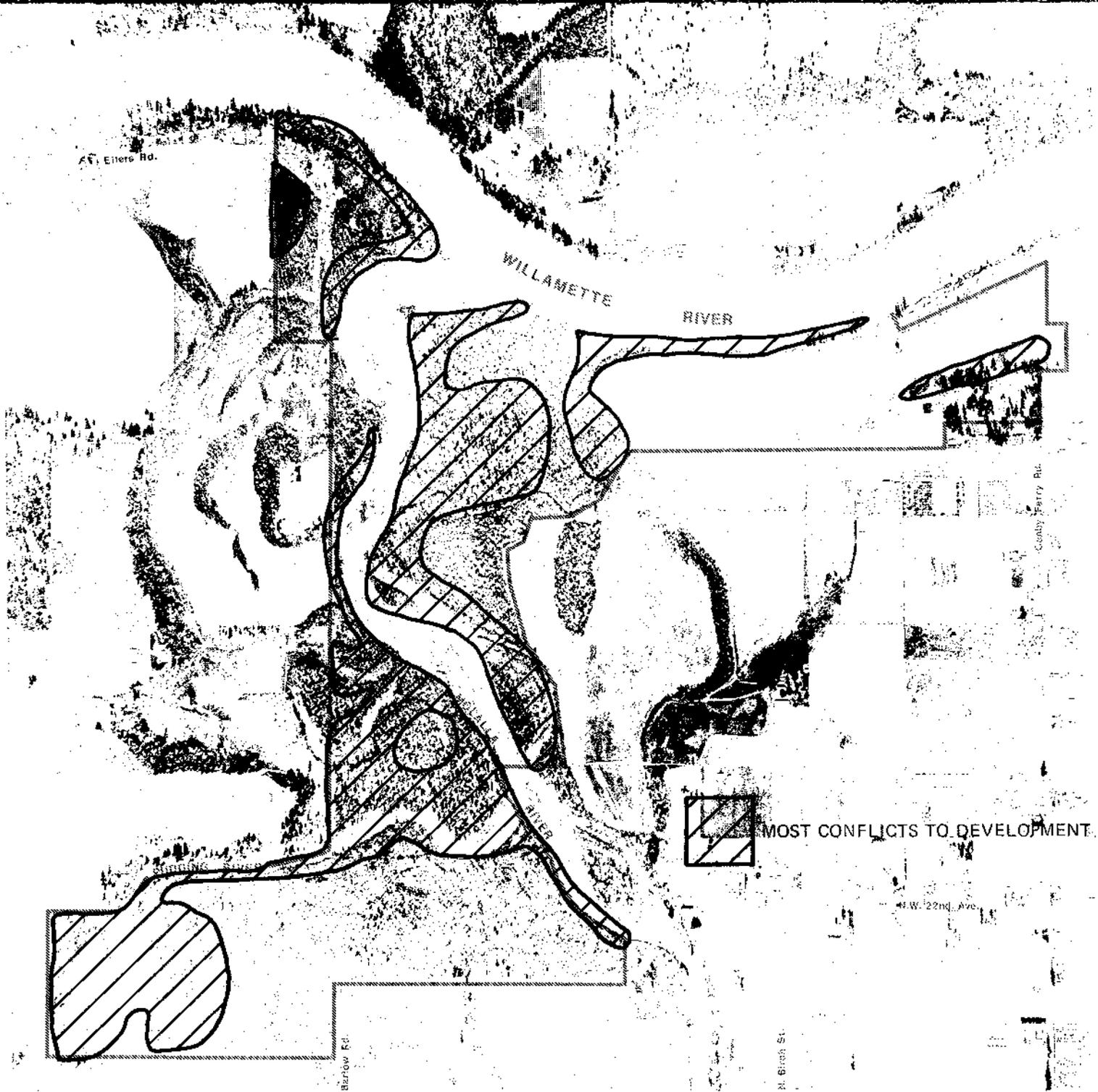
[STREAMBANK EROSION
MARSH AREAS
PARK BDY. BUFFER]

Protection Needs - Development Restrictions

COMPOSITE

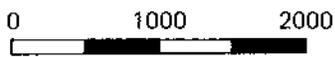
The preceding resource maps each have their own value as planning tools showing specific protection needs or development restrictions in the park area. Taken as a whole, a composite picture can be drawn which combines all these aspects.

A transparent overlay was prepared for each of the resource maps. These were, in turn, layed one upon the other, and the overlapping areas were traced. In this way, all the combined aspects of protection needs and development restrictions can be shown on one map. The result is shown at the right, in the COMPOSITE map. This map illustrates the areas least suitable for development.



**MOLALLA RIVER
STATE PARK**

CLACKAMAS COUNTY



SCALE IN FEET

COMPOSITE:
PROTECTION NEEDS
DEVELOPMENT RESTRICTIONS

RECREATION ACTIVITIES

Present recreation activities at Molalla River State Park are generally resource oriented. Boating, fishing and waterfowl hunting are common uses, with swimming, hiking, horseback riding and outdoor education as secondary uses.

Boating

The most popular activity at the park is boating. The summer months find the Willamette River crowded with power boaters, water skiers and houseboats. The small sandy beach just downstream of the Molalla's mouth is used by boaters and water skiers as a rest stop and picnic spot. Some swimming occurs here and it is commonly crowded on a hot summer's day. A substandard boat ramp ("Thompson's Landing") in need of safety improvements provides very limited access to the Willamette in the park's northeast corner.

Boating on Molalla and Pudding Rivers is generally restricted to non-motorized craft (except during periods of high water) and occurs in conjunction with waterfowl hunting and fishing. Some recreational boating by raft or canoe also takes place here. Proposed canoe and raft launching facilities at the Canby City Park two miles upstream from the state park on Molalla River would significantly improve boating opportunities.

Boating use on these two rivers is light, but has the potential to increase as the public becomes more aware of the area.

Picnicking & Swimming

There is little picnic use in the park now. Some picnicking occurs at the boater's beach, and occasionally someone may be seen picnicking at the gravel bar confluence of the Pudding and Molalla. Access to both of these sites is very limited.

Swimming is limited to the boater's beach area and the confluence of the Pudding and Molalla Rivers. Again, access is very limited, and no better swimming areas are available to park visitors.

Hiking & Trails

There are no developed trails in the park now, but existing logging roads in the park's southern area are used to gain access for fishing and hunting. Off-road vehicles, especially motorcyclists, have been banned from the park's interior because of soil erosion and impacts on wildlife areas. The logging roads and powerline right-of-way are used by hikers and horsemen.

Fishing

The majority of fishing use is by boat on the Willamette. Fishing pressure there is light to moderate, depending on the time of year. The Pudding and Molalla Rivers receive light fishing use, and lack both public bank and boat access points.

Hunting

Local hunters have used this area for many years to hunt deer, waterfowl, doves and upland birds. Waterfowl hunting takes place mostly along the rivers, ox-bows and high water channels. Deer and dove hunters use the area south of the Pudding, and upland bird hunters stalk the higher park grounds.

There is a great deal of opposition to hunting from adjacent property owners as well as other interested local citizens.

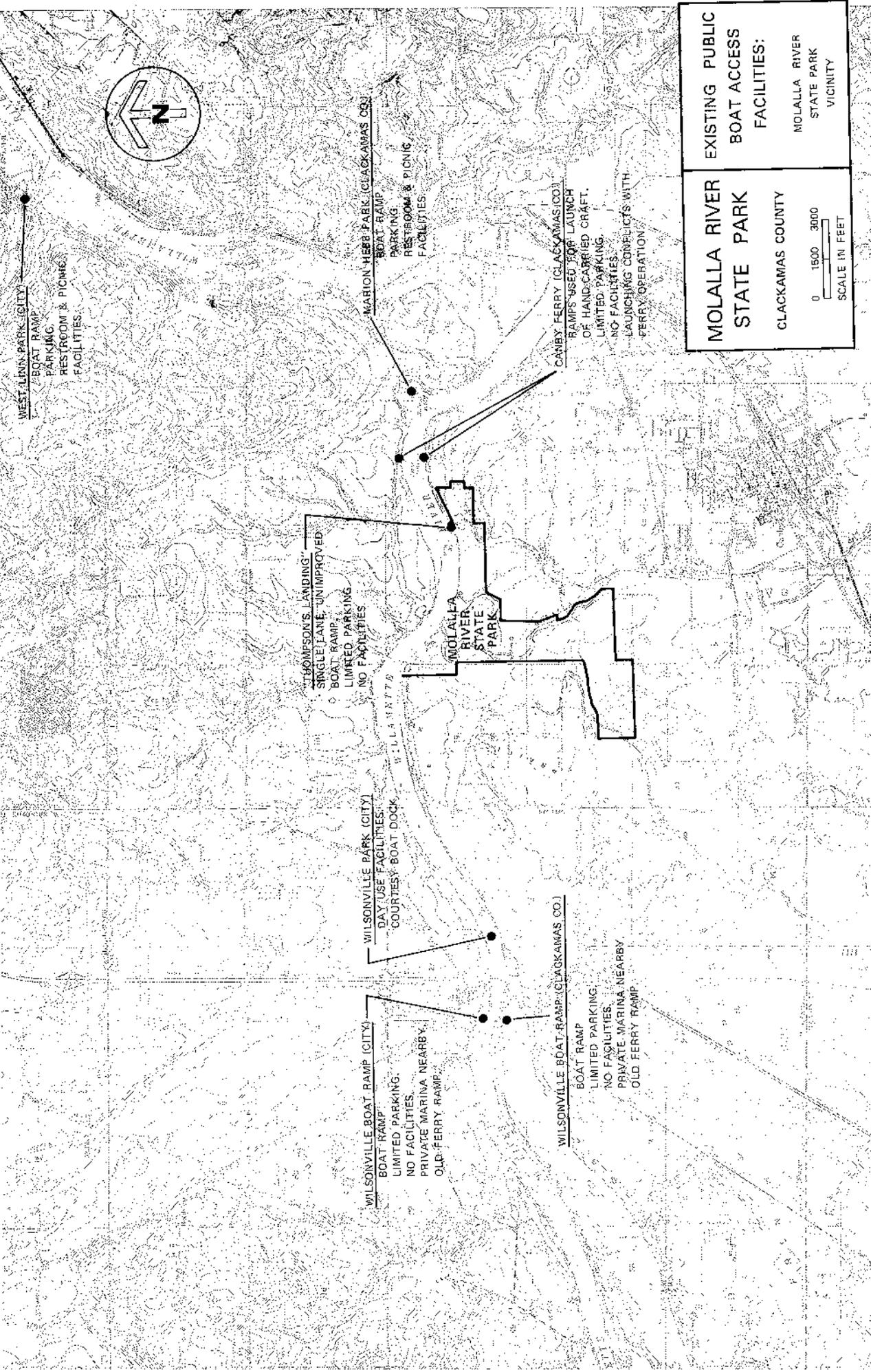
Nature Study

The unique natural resources available for study at the park have drawn many to this area; potentially, it could attract many more.

The Canby Outdoor School and the Multnomah County Intermediate Education District have utilized this area for many years to view the nesting herons. An agreement was written between the schools and Crown-Zellerbach, the former owner, and it's expected this use will continue.



Canoeing the park's three rivers is an activity which will be encouraged and enhanced by development plans.



WEST LYNN PARK (CITY)
BOAT RAMP
PARKING
RESTROOM & PICNIC
FACILITIES

THOMPSON'S LANDING
SINGLE LANE UNIMPROVED
BOAT RAMP
LIMITED PARKING
NO FACILITIES

WILSONVILLE PARK (CITY)
DAY USE FACILITIES
COURTESY BOAT DOCK

WILSONVILLE BOAT RAMP (CITY)
BOAT RAMP
LIMITED PARKING
NO FACILITIES
PRIVATE MARINA NEARBY
OLD FERRY RAMP

MARION HERB PARK (CLACKAMAS CO.)
BOAT RAMP
PARKING
RESTROOM & PICNIC
FACILITIES

CANBY FERRY (CLACKAMAS CO.)
RAMPS USED FOR LAUNCH
OF HAND-CARRIED CRAFT.
LIMITED PARKING
NO FACILITIES
LAUNCHING CONFLICTS WITH
FERRY OPERATION

WILSONVILLE BOAT RAMP (CLACKAMAS CO.)
BOAT RAMP
LIMITED PARKING
NO FACILITIES
PRIVATE MARINA NEARBY
OLD FERRY RAMP

MOLALLA
RIVER
STATE
PARK

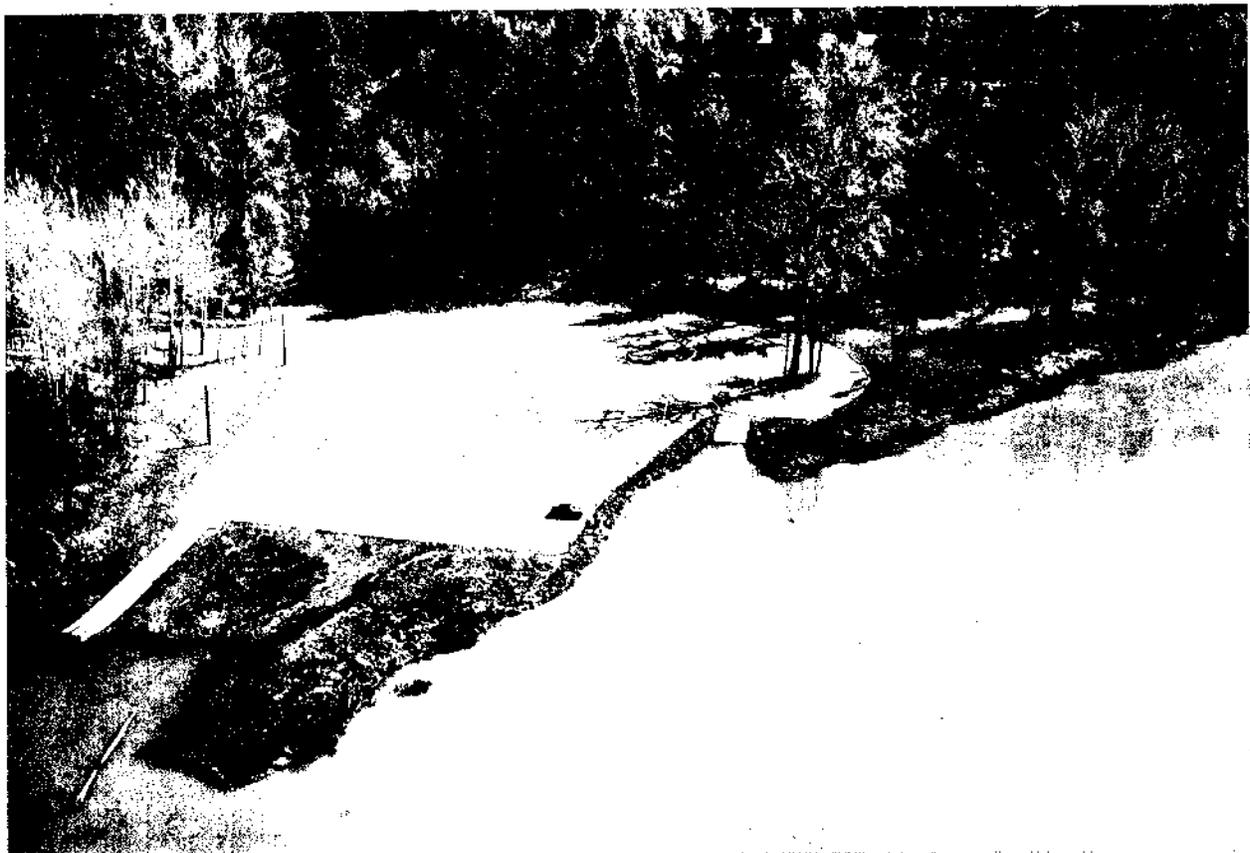
MOLALLA RIVER STATE PARK CLACKAMAS COUNTY	EXISTING PUBLIC BOAT ACCESS FACILITIES: MOLALLA RIVER STATE PARK VICINITY
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0 1500 3000
 SCALE IN FEET

OTHER AREA PARKS

Public parks within a 15-mile radius of Molalla River State Park serving regional recreation needs:

PARK	ACREAGE	LOCATION	PRIMARY USE
Champoeg State Park	586 acres	Off U.S. 99 W 7 mi. E. Newberg	Picnicking, Camping, Bicycling, Hiking, Visitor Center, Historic Features
Mary S. Young State Park	133 acres	Ore. 43, 3 mi. S. Lake Oswego	Picnicking, Trails
North Clackamas County Park	60 acres	Near Milwaukie	Developed Play Areas, Trails, Picnicking
Wagon Wheel County Park	35 acres	3 mi. E. of Molalla on Molalla River	Undeveloped River Access
Freyer Memorial County Park	17 acres	2 mi. E. of Molalla on Molalla River	Picnicking, Camping, River Access
Riverside County Park	14 acres	3 mi. NE of Oregon City on Clackamas R.	Undeveloped River Access
Marion Hebb County Park	13 acres	2 mi. N. of Canby	Boat Launching, Picnicking
Risley County Park	10 acres	2 mi. N. of Gladstone	Developed Play Areas, Picnicking



Hebb County Park, just downstream from the Canby Ferry, offers boat ramps and picnic areas to users.

On Thursday, November 4, 1976 the Master Planning Unit of the Oregon State Parks and Recreation Branch conducted a public workshop in Canby, Oregon. The purpose of this workshop was to gather information from the public regarding the development of Molalla River State Park.

Workshop participants were asked to respond to four topic areas:

1. Recreation use preferences
2. Recreation development impacts
3. Recreation potentials of park sub-areas
4. Alternative levels of development

The majority of the participants indicated that the degree of recreation use development should be at the limited-to-moderate level at the park.

Preservation of the park's exceptionally large heron rookery was a primary concern of many workshop participants. Use of the park for off-road vehicles, improved campgrounds, hunting, and speed boating was generally opposed.

1. Recreation Preferences

Under this category 89% of the workshop participants indicated a high preference for a Nature Preserve at Molalla River State Park. Other park uses receiving a high preference response included: wildlife habitat improvement (86%), hiking (77%), nature trails (75%), and canoeing and rafting (67%).

Recreation uses listed most often in the low preference category included: improved camping (80%), off-road vehicles (77%), speed boating (70%), water skiing (67%), and hunting (66%).

*Recreation Use Preferences - Top 10

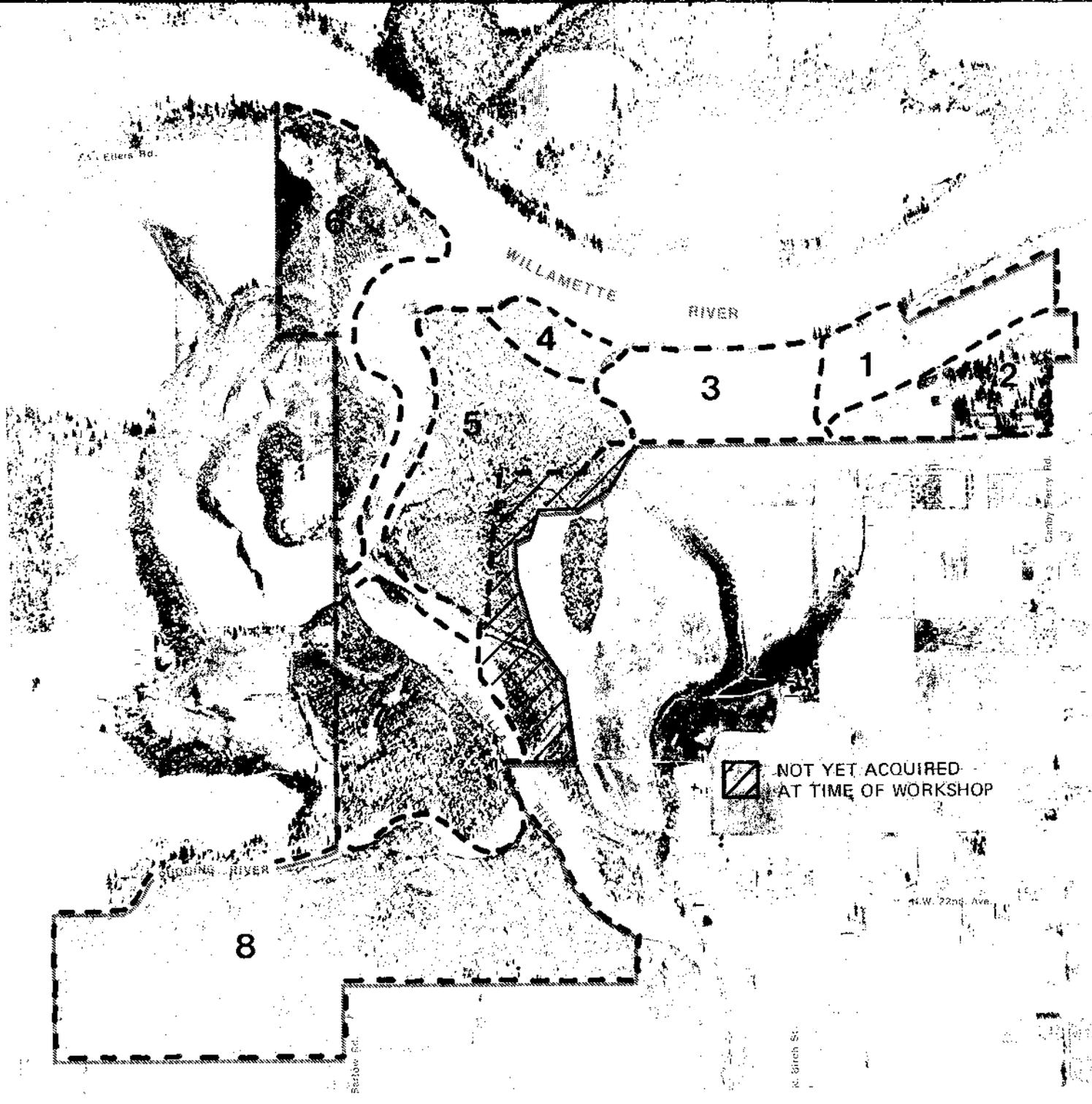
- | | |
|---------------------------------|------------------------|
| 1. Nature Preserve | 6. Picnicking |
| 2. Wildlife Habitat Improvement | 7. Bank Fishing |
| 3. Hiking | 8. Boat Fishing |
| 4. Nature Trails | 9. Hand Boat Launching |
| 5. Canoeing and Rafting | 10. Group Picnicking |

2. Recreation Development Impacts

Seventy-nine percent of the workshop participants indicated that use of the park for Nature Preserve and Wildlife Habitat Improvement purposes would have a favorable impact on surrounding properties. Other potential uses deemed to have favorable impacts included nature trails (60%), and hiking (58%). A no hunting policy would have a positive impact on surrounding properties according to 56% of the respondents.

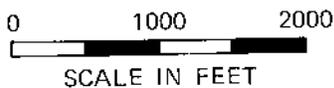
Activities considered to have the greatest negative impact on surrounding lands included off-road vehicles (89%), improved camping (83%), hunting (77%), speed boating (75%), and water skiing (70%).

*With the exception of group picnicking (49%), all of the above use preferences received high preference ratings from 50% or more of the workshop respondents.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



WORKSHOP STUDY AREAS

3. Recreation Potentials of Park Sub-Areas

In this subject area participants were asked to consider potential recreation uses within eight park sub-areas (see Workshop Study Areas Map).

In general, Areas 1 and 4 received moderate support for recreation use and development. Area 5 containing the heron rookery was noted by 67% of participants as the most critical area for nature preserve without development. Areas 2, 3, 6, 7 and 8 were also rated high on nature preserve and wildlife values and marginal for development.

The greatest interest in water oriented activities was in Areas 1, 4, and 6. Picnic use received moderate support in Areas 1, 2, 3, 4, but group picnic use was not favorable anywhere. Such activities as hiking, nature study, fishing, and canoeing were given general support.

Off-road vehicle trails were rejected in all areas by 60 to 70 percent. Hunting was opposed by 54 to 68 percent in all areas. Improved camping, water skiing, and speed boating were also indicated by the workshop participants as unfavorable at this park. See Workshop Study Area Map, Figure 1.

4. Alternative Levels of Development

In general, workshop participants favored a limited to moderate level of recreation use development in all six categories: access and parking, day use, water related development, trails, camping, and management/maintenance. Average responses for the six development categories were 48% for limited development, 34% for moderate development, 9% for intensive development, and 9% no response.

5. Participant Representation

Total participants	68	100%
Participants that turned in workbooks	57	84%
Participants from Canby, Aurora, Wilsonville	38	56%
Participants from Portland Metro. Area	13	19%
Other area participants	2	3%

MOLALLA RIVER STATE PARK PLANNING AREA*

1. Percentage of Recreation Trips to State or Federal Parks from
 - A. Clackamas County 16%
 - B. Multnomah County 10%
 - C. Washington County 15%
2. Percentage of Recreation Trips that Stay Within the County
 - A. Clackamas 43%
3. Percentage of Recreation Trips Destined for Clackamas County from
 - A. Multnomah County 17%
 - B. Washington County 12%
4. Percentage of Trips by Oregonians to Clackamas County
 - A. Clackamas County 9% (3rd largest in state)
5. Favorite Activity by Median Income in Each County

A. Clackamas County	\$10,680	1. Pleasure Driving
B. Multnomah County	\$10,138	2. Bicycling
C. Washington County	\$11,476	3. Outdoor Games
		4. Swimming
		5. Walking
		6. Picnicking
		7. Fishing
6. Recreation Activity Preference by Age 25-34 (Median Age of CRAG Residents) According to Number of Days of Participation

1. Pleasure Driving	7. Beach Activities
2. Walking	8. Camping
3. Outdoor Games & Hunting	9. Sporting Events & Boating
4. Picnicking	10. Golfing
5. Sailing	11. Hunting
6. Bicycling	12. Horseback Riding
7. Favorite Destinations (By County) for Clackamas County Residents
 1. Clackamas County
 2. Tillamook County
 3. Lincoln County
 4. Multnomah County
 5. Clatsop County

STATEWIDE RECREATION NEEDS AND THE SYSTEM PLAN

SCORP

According to SCORP--The Statewide Comprehensive Outdoor Recreation Plan -- (*Oregon Outdoor Recreation*, 1972), by 1990 there will be a large demand for recreation lands of all types in Oregon. Important shortages will occur in generally developed recreation areas 26-60 miles from major population centers and recreation areas in outstanding natural areas with little development. Both of these shortages could be filled with the Molalla River State Park site.

As of this writing, the SCORP is being reviewed and rewritten, with new data and new findings. According to the Parks' Program and Planning staff, one of the highest recreation priorities for the future are natural resource parks. These parks would be used for sightseeing and nature study and would have little development. Large portions of the Molalla Park site lend themselves easily to this category.

System Plan

The *Oregon State Parks System Plan Amendment 1977-1983* (Fall, 1976), serves as a policy document outlining agency goals, objectives and activities for the next six years. Among the long-range goals listed in the plan are two of particular significance to the Molalla site:

- Acquire, develop and manage lands along the Willamette River and Scenic Waterways to protect natural, recreational and scenic values; specifically, emphasize provision for diverse recreation opportunities for the Willamette Valley population.
- Acquire natural areas having statewide interest to preserve unique lands and habitats.

Acquisition and development objectives are also listed in the system plan. Primary development objectives include:

- Construct three regional day-use parks along the Willamette River at Dexter in Lane County, Lone Tree Bar in Marion and Yamhill Counties, and *Molalla River in Clackamas County*. (Emphasis added)

Primary land acquisition programs include to:

- Acquire lands adjacent to existing parks for resource protection and/or development including sites at...*Molalla River*...(Emphasis added)

Both the SCORP and the system plan emphasize developing day-use facilities near rapidly expanding urban areas, especially along the Willamette River. A considerable emphasis on acquisition and development has been placed in Clackamas, Washington and Multnomah Counties. Diversity in recreation opportunity is also a goal, with emphasis on preservation of unique habitats and natural resource areas.

REGIONAL RECREATION NEEDS

The Columbia Region Association of Governments (CRAG) in its park and open space plan *The Urban Outdoors* (1971) states:

Parks and recreation facilities in the region fall short of what's needed. Population growth, increasing leisure time, greater affluence, and increasing recreation participation will intensify deficiencies.

The CRAG plan, which studied the Portland-Vancouver Metropolitan Area, states that there is a long-term need for 20 new regional parks, and a short-term need for development of 15 already acquired regional sites, including Molalla River State Park. Molalla River Park is valued for its potential for development of its water-oriented activities. The plan also states that "as much of this (*parks*) natural area as possible should be preserved."

The county recreation needs are covered in the 1974 *Clackamas County Comprehensive Plan*. It states that there is a county-wide need for a "park program to provide needed relief from dense development with flexibility in arrangement of areas and facilities to accommodate changing recreational needs."

According to the county plan's priority of park development, the northwestern part of the county has a high demand for recreation areas. Priority Area I states that "Several sites should be left in a natural state. This area needs general outdoor recreational areas along the Sandy and Willamette Rivers... Floodplain areas should be utilized for recreation." Canby and Wilsonville are included in Priority Area I. Molalla River State Park is found in Priority Area IV, which states "The recreational needs of this area include limited development of natural areas on both public and private lands."

Once general park development areas were prioritized, each general park area was classified as to development type. Most of the Molalla River Park site falls in Class II/General Outdoor Recreational. The report states: "This classification provides for a wider range of recreational opportunities, but less intense development." Some of the park area also falls in Class III/Natural Environment, which "includes land that should be left generally in its natural state with limited development..."

Regional recreation needs closely match statewide needs and the goals of the State Parks Branch. Moderate intensity day-use developments and natural area protection near urban areas are the key points of each plan. Molalla River State Park has the potential of satisfying many of these needs.

ACQUISITION HISTORY

Local interest in developing a Molalla River State Park site dates back to 1962, when the State Parks staff conducted several site investigations. Acquisition of any land, however, was delayed until 1971. During that year the major floodplain area (formerly owned by Crown-Zellerbach Corporation, and subsequently sold) measuring 440 acres was acquired for \$260,000. Acquisitions in 1972 and 1973 brought the park holdings to almost 535 acres at a total cost of \$665,000. Acquisition of the higher grounds formerly used for agricultural production came at a higher cost than did the floodplain area.

The 1973 State Legislature created the Willamette River Greenway Program to "...protect and preserve the natural, scenic and recreational qualities of lands along the Willamette River..." and authorized the 440-acre park site as one of the five "regional" Greenway parks. These parks are to serve the recreation needs of Willamette Valley residents. The 1972 and 1973 acquisitions were carried on Willamette River Corridor statistics until December 1973 when these two parcels were officially transferred to the Molalla River State Park holdings.

The most recent acquisition was in May of 1977, when about 31.5 acres of floodplain was bought for \$22,500, providing shoreline protection along the Molalla east bank, and buffering the heron nesting area from adjacent agricultural uses.

Approximately one acre is proposed for acquisition in the 1979-83 budget period. This parcel adjoins the "Thompson's Landing" boat ramp, and would buffer this activity from adjacent homes. Otherwise, the diversity of recreation opportunities at Molalla River State Park should satisfy present and future demands.

<u>Parcel*</u>	<u>Acquired From</u>	<u>Date</u>	<u>Acres</u>	<u>Cost</u>
1	Des Brisay	1971	440.00	\$260,000
2	Thompson	1972	60.00	270,000
3	Des Brisay, et al	1973	34.78	135,000
4	Guaranty Acceptance	1977	31.50	22,500
TOTAL ACQUISITION			566.28	\$687,500

Most of the land acquired for the park was paid for by a combination of 50% State Parks acquisition monies and 50% matching funds from the Bureau of Outdoor Recreation (BOR). The BOR through its Land and Water Conservation Fund grants, aids state and local governments in acquisition and development of open space and recreation areas. The State Parks Branch expects to utilize BOR matching funds for future developments. See the *Land Acquisition* map for BOR funded areas.

*See Land Acquisition Map



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



0 1000 2000



SCALE IN FEET

LAND ACQUISITION

COMPREHENSIVE PLANS AND ZONING

Clackamas County Comprehensive Plan

The county comprehensive plan, adopted in 1974, encourages acquisition of scenic and natural areas. According to the Plan natural area parks in floodplain areas are a high priority need for northwestern Clackamas County.

Molalla River State Park is designated on the comprehensive plan land use map as *Floodplain*, except the northeast portion designated for *Agriculture*.

Clackamas County Zoning

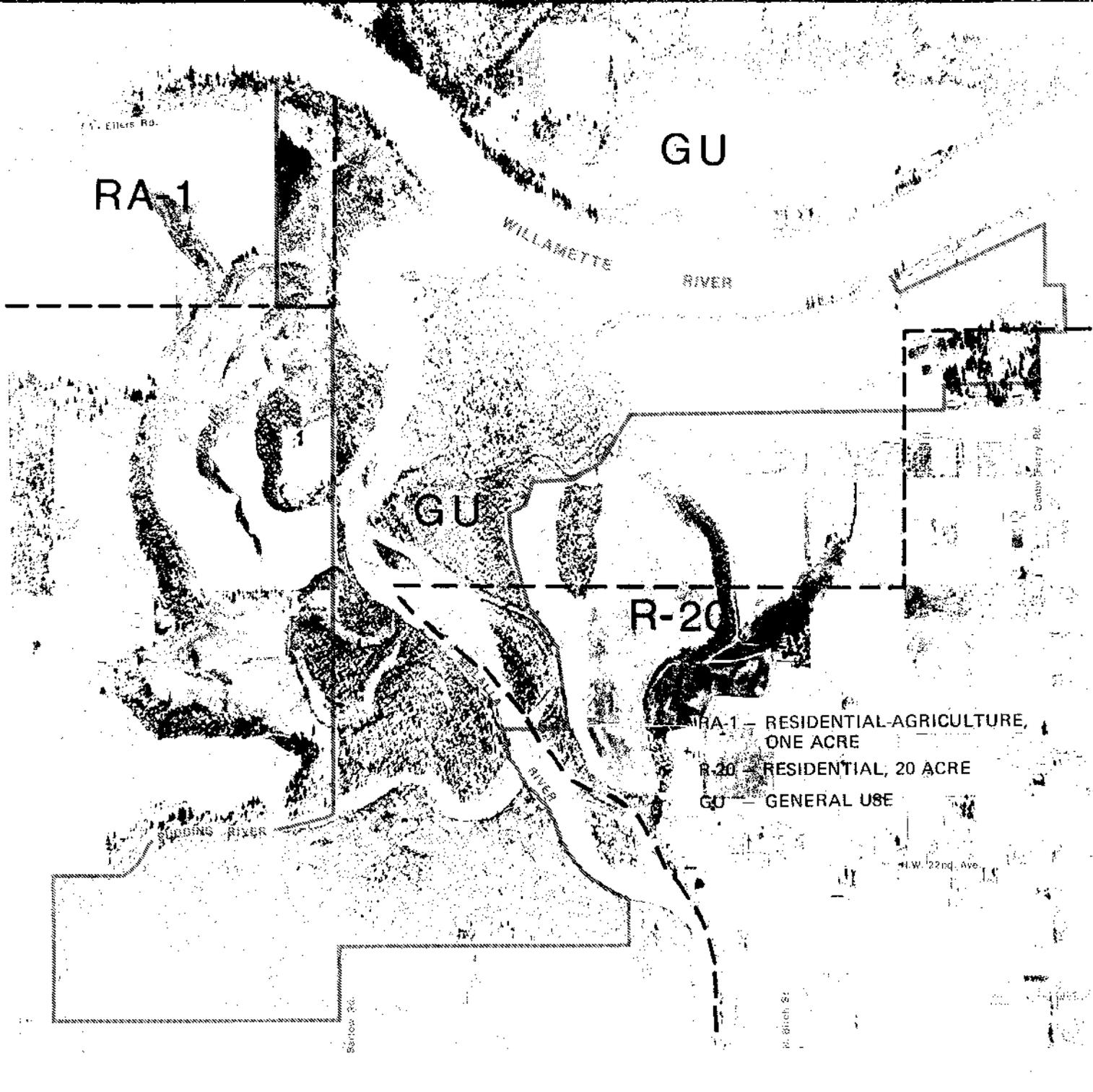
The major portion of the park site is presently zoned *GU, General Use*, which allows park development outright. Small areas along Molalla River's right bank and in the northeast park portion are zoned *R-20, Residential, 20-acre minimum*. Property at the end of Eilers Road is zoned *RA-1, Rural Agriculture, Single Family Residential*. Public parks are also permitted outright in *R-20* and *RA-1* zones.

Future Zoning and LCDC

In 1974, the Oregon Supreme Court heard *Baker vs. Milwaukee*, a landmark case in land use law. The Court ruled that the comprehensive plan is the basic instrument for planning, and that "...it must be given preference over pre-existing and conflicting zoning ordinances."

It is expected that the county will review the zoning ordinances in light of this case, and alter them to conform to land use classifications. The Clackamas County Comprehensive Plan mentions parks, open space and recreation areas as compatible with *Floodplain* designations. No mention of these same uses is made for *Agriculture* areas.

Two LCDC statewide goals influence the future zoning at the park. The LCDC Goal #3, *Agriculture*, states that all agricultural lands with fertile class soils (Classes I - IV USSCS) must be reserved for *Exclusive Farm Use (EFU)*. Also, the LCDC order adopting the Willamette River Greenway Program Preliminary Plan and Statewide Planning Goal #15, adopted in December 1975, influence the agricultural lands at Molalla River State Park. In the Greenway order, Section D - Permitted Uses, states that in general, within the temporary Greenway boundaries, existing uses shall be permitted to continue unless otherwise provided by law. In discussing rural areas, the LCDC order states that intensification, change of use, or development shall not be permitted within 150 feet of the low water line, and may be permitted within the Greenway boundary only by granting a Greenway conditional use. There is, however, an exception to this rule. Paragraph D3 - Intensification, Change of Use or Development Exception states that "Intensification change of use or development in urban and rural areas do not include: ... (d) Activities to Protect, Conserve, Enhance and Maintain Public Recreational, Scenic, Historical, and Natural Uses on Public Lands." This would seem to indicate that in spite of the mandate to continue agricultural use in the park area, park development would be allowed to take place under the intensification, change of use, or development exception without having to apply for a Greenway conditional use from Clackamas County.



MOLALLA RIVER STATE PARK

CLACKAMAS COUNTY



0 1000 2000



SCALE IN FEET

CLACKAMAS COUNTY ZONING

VICINITY OF MOLALLA RIVER STATE PARK

LCDC Statewide Planning Goal 15, under Section C3 states that "the public parks, established by Section 8-A of Chapter 558, 1973 Oregon Laws, shall be set forth on the appropriate comprehensive plans and zoning established which will permit their development, use and maintenance." Under the section on Implementation Measures, the goal states that "Measures for managing uses within the Greenway shall include at least (a) exclusive farm use zoning of all agricultural land within and adjacent to the Greenway, (b) floodplain zoning of all areas subject to flooding, (c) open space zoning of all open space areas, and (d) provisions for the use management considerations and requirements set forth in C3 of this goal." Translated, all of this means that in spite of the goal to establish exclusive farm use zoning of all agricultural lands within the Greenway, the public parks created by the legislature *must* be zoned to permit development, use and maintenance.

Zoning categories which would permit park development outright would be most advantageous to the park and its operations. In Clackamas County, *Floodplain* zoning for the bottomland and *Farm-Forestry-10 Acre (FF-10)* for the higher grounds would allow such uses. Another category used by some zoning bodies in Oregon would be a special *Public Reserve (PR)* zone which sets aside various public uses, including parks, from other zoning categories. These categories would not only satisfy the LCDC goals, but would also avoid the costs and complications of special exceptions and conditional use permits. Appropriate zoning classifications would improve relations between State Parks and local government.

LEASED LANDS AND WILDLIFE MANAGEMENT AREAS

In August, 1975, the State Highway Division entered into a Molalla River State Park wildlife management agreement with the Fish and Wildlife Commission. The land use permit issued allows the Oregon Department of Fish and Wildlife use of 535 acres of park property, with about 30 acres to be planted and left for wildlife food. Hunting of waterfowl, upland game birds, and fishing are the essence of this agreement. The rental is gratis, and the agreement runs year-to-year unless cancelled by either party.

Each year, in turn, the Department of Fish and Wildlife leases to the highest bidder approximately 50 acres of agricultural land. The lease allows the use of cropland in exchange for certain wildlife foods left standing in designated areas. The bidder proposing to leave the most acreage to wildlife use wins the lease for the growing season. The park area is managed by the Fish and Wildlife Division as a regulated hunting area, with hunters being limited to shotguns and archery equipment during authorized seasons.

FOREST MANAGEMENT

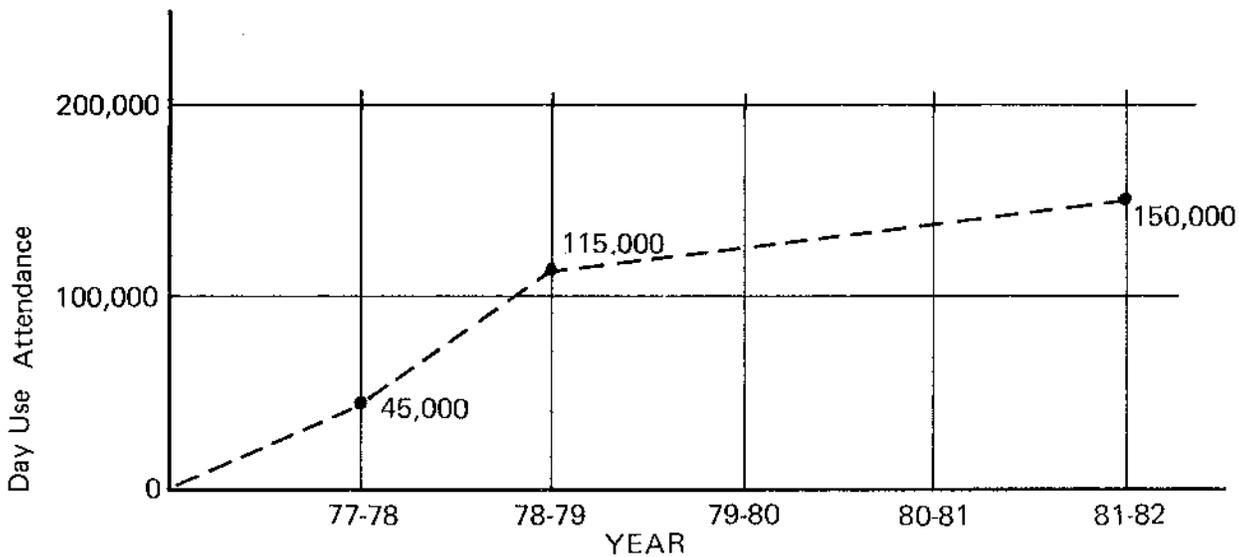
Good forestry practices are essential to the maintenance of the Molalla River State Park floodplain forest. A Parks and Recreation Branch Staff Forester is available to the management staff. The Staff Forester drafts management plans for both use areas and natural areas, using techniques including selective thinning, reforestation, brush control, insect, disease and fire control, hazard tree and limb identification and removal, watershed protection, etc. By relying on the Staff Forester for advice and management techniques the park staff can insure the health and vitality of the natural floodplain forest, heron rookery and upland forested areas.

PROJECTED ATTENDANCE

Projected day use attendance figures for Molalla River State Park are based on:

- 1) Comparisons with other Willamette Valley Parks offering similar recreation opportunities;
- 2) Available parking and day-use facilities, and;
- 3) A standard turnover rate/peak days formula.

At completion of initial developments, first-year attendance should approach 45,000 visitors. By the end of the second year, the park's location and attractions will be better known regionally and visitations will more than double at 115,000. At the end of the fifth year with the park nearing total planned development, annual attendance is expected to reach 150,000 day use visitors.



APPENDIX

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RESOURCE INFORMATION CONTACTS

Oregon Equestrian Trails
Oregon Department of Fish and Wildlife
Oregon Division of State Lands
Oregon Department of Water Resources
Oregon Association of Nurserymen
Clackamas County Road Department
Clackamas County Planning Department
Oregon Marine Board
City of Canby: Mayor, Paul Roth; Public Works Director, Ken Ferguson
Canby Area Neighborhood Development Organization (CANDO)
Far West Clackamas County Association of Neighborhoods
Bonneville Power Administration
Oregon State Land Board
Portland Audubon Society
Salem Audubon Society
Crown Zellerbach Corporation - Portland
Clackamas County Soil and Water Conservation District
United States Army Corps of Engineers
Oregon Department of Environmental Quality
Oregon Department of Land Conservation and Development