

711 GOVERNMENT CAMP OPEN SPACE MANAGEMENT DISTRICT (GCOSM)

711.01 PURPOSE

The intent of the Government Camp Open Space Management District is to preserve and manage the Government Camp open space resources for the benefit, health, and welfare of the people. These resources provide the community with recreation, water quality treatment facilities, natural protection areas, and pedestrian networks. Management of these resources will help protect, enhance, and maintain the quality of living and environmental character of Government Camp.

711.02 AREAS OF APPLICATION

The Government Camp Open Space Management District shall apply to those areas within the Government Camp Village, as described in the Mount Hood Community Plan, and have the following characteristics:

- A. Parks, whether existing, acquired, or dedicated in the future (see Section 1011 for dedication requirements);
- B. Public and private recreation areas, including areas used for skiing, skating, skateboarding, hiking, biking, and other similar activities;
- C. Natural and historic areas that are dedicated to the public or preserved through an easement;
- D. Areas that buffer existing residential development for the purpose of providing privacy and maintaining the natural character and quality of living in the community;
- E. Areas necessary for utility facilities, such as sewage treatment plants, public water facilities, or water quality treatment facilities.

711.03 PRIMARY USES

- A. Public and private outdoor recreation areas, including hiking and biking trails, and ski transportation facilities such as chairlifts and gondolas;
- B. Nature trails, bird sanctuaries, nature conservancies, and other similar natural areas;
- C. Utility ~~carrier~~ cabinets ~~provided that the combined volume of all cabinets located on a single lot does not exceed the applicable maximum established pursuant to Subsection 830.01(A),~~ subject to Section 830, Utility Cabinets; ~~and~~
- D. Utility facilities in road rights-of-way;

E. Utility lines, except as established by Subsection 711.05(A)(5);

~~D.F.~~ _____ Water quality treatment facilities, except those listed as conditional uses in Subsection 711.05.

711.04 ACCESSORY USES

Accessory uses listed below may be allowed provided landscaping in compliance with Section 1009, *Landscaping*, is used to obscure visual impacts:

- A. Restroom and locker room facilities;
- B. Information and interpretive centers, provided they are not enclosed;
- C. Maintenance buildings and support facilities customarily associated with a primary use;
- D. Rainwater collection facilities;
- E. Solar collection systems; ~~and~~
- F. Electric vehicle charging stations; ~~;~~
- G. Stormwater management facilities;
- H. Utility service equipment; and
- I. Utility service lines.

711.05 CONDITIONAL USES

- A. The following are conditional uses in the GCOSM District, approval of which is subject to Section 1203, *Conditional Uses*:
 - 1. Medical clinics, when associated with and incidental to a primary use;
 - 2. Sport shops, restaurants, and other concession sales uses when associated with and incidental to a primary use;
 - 3. Sewage treatment plants; ~~and~~
 - 4. Utility ~~carrier~~ cabinets ~~if the combined volume of all cabinets located on a single lot exceeds the applicable maximum established pursuant to Subsection 830.01(A), subject to that do not comply with~~ Section 830, *Utility Carrier Cabinets*, and are outside a road right-of-way; and
 - 5. Utility lines if:
 - a. They are natural gas or electric lines;

- b. They are located outside of a road right-of-way;
- c. They are located on land not currently owned or controlled, such as through a utility easement or lease, by the utility provider; and
- d. They have not been approved in conjunction with a development approved through another land use permit (e.g., a subdivision or design review).

B. Conditional uses are subject to the following standards and criteria:

1. Approval shall not be granted if the proposed use requires a new access to Highway 26 or additional parking, unless such access and parking receive approval from the Oregon Department of Transportation.
2. The maximum building floor space per commercial use shall be 8,000 square feet.

711.06 PROHIBITED USES

Private outdoor recreation uses that generate vehicular trips, excluding uses for the Summit Ski Area or Multorpor Ski Bowl that do not exceed the United States Forest Service (USFS) Persons at One Time (PAOT) limits. See the table below for the PAOT limits:

US Forest Service Permitted Recreation Facility	US Forest Service Persons at One Time (PAOT) limits
Summit Ski Area	1500
Multorpor Ski Bowl (Ski Bowl West and Ski Bowl Multorpor Combined)	7800

711.07 BUFFER AREAS

Buffer areas shall be maintained in natural vegetation, except for minor developments such as:

- A. Extending and connecting trail systems;
- B. Posting directional, interpretative, and warning signs not exceeding three square feet for trails;
- C. Bridges or constructed walkways;
- D. Lift and tram towers; and
- E. Development of connecting roads to lands within Government Camp shall be minimized to the fullest possible extent.

711.08 DIMENSIONAL STANDARDS

The following dimensional standards apply in the GCOSM District:

- A. Minimum Front Setback: The minimum front setback is 30 feet.
- B. Minimum Rear Setback: The minimum rear setback is 30 feet.
- C. Minimum Side Setback: The minimum side setback is 10 feet.

711.09 DEVELOPMENT STANDARDS

Conditional uses in the GCOSM District are subject to the applicable provisions of Section 1000, *Development Standards*, and the review procedures of Section 1102, *Design Review*. In addition, the following development standards apply:

- A. The subject property shall be landscaped to produce a setting appropriate to the area's character and development's function. Screening and buffering of adjacent residential zoning districts shall occur pursuant to Section 1009, *Landscaping*
- B. An efficient internal circulation system and facilities layout plan shall be provided. In addition, motorized and non-motorized connections to external circulation systems and trails shall be provided.
- C. Access shall be maximized for pedestrians, bicyclists, transit riders, and people with disabilities in active recreation areas.
- D. Park facilities shall comply with the classifications and standards of ~~Policies 1.1 through 1.3 in the Parks and Recreation section of Chapter 9, Open Space, Parks, and Historic Sites, of the~~ Comprehensive Plan Table 9-1.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-248, 10/13/14; Amended by Ord. ZDO-252, 6/1/15; Amended by Ord. ZDO-253, 6/1/15; Amended by Ord. ZDO-268, 10/2/18]