



Luscher Farm Park Master Plan

Agenda and Summary for Meeting #1

- Welcome and Introductions (10 minutes)
 - Luscher Farm Park Master Plan adopted in 2013.
 - Agricultural Plan of 2017 referenced in Master Plan was a refinement the identified and clarified the future development of urban agriculture on the Luscher Farm property
 - Task Force Document prioritized the implementation steps from the Agricultural Plan
- Purpose of Adopting Luscher Farm Park Master Plan into the Clackamas County Comprehensive Plan (5 minutes)
 - Clarify allowed uses on the property to help the City as it moves forward and bring the Luscher Farm property into compliance with the current and future planning regulations. The process will clearly identify what can be implemented and what has to wait for UGB expansion.
- Timeframe (15 Minutes)
 - Key Steps
 - Mid-January Final Report 1 – Relationship to OARS and Clackamas County ZDO - EFU Zoning and OSMD Overlay Zoning
 - What can and can't happen currently,
 - What can and can't happen with Park Master Plan
 - What can't happen while in County Jurisdiction outside of the UGB
 - Questions for the County

- February/March Outreach – CPO meetings along with County and City Residents
- March/April Report 2 and Public Notice – Staff report with findings related to ORS/OARs/Statewide Planning Goals, ZDO criteria, what was heard from community, and potential Transportation Impact Analysis. Public Notice for Public Hearings.
- May Outreach 2 – Here is what we heard and here is the plan
- May/June/July Public Hearings - Clackamas County Planning Commission and BCC
- Expectations (15 minutes)
 - Lake Oswego –
 - Draft Report 1,
 - Prepare CPO meeting and any other outreach for round 1,
 - Draft Report 2/Staff Report
 - Prepare materials for outreach
 - Issue any desired public notice for city residents
 - Clackamas County –
 - Review and comment on Report 1,
 - Support/facilitate CPO meeting and other outreach,
 - Review and edit outreach materials
 - Review and revise Report 2,
 - Issue Public Notice per ZDO 1307 requirements,
 - Hold public hearings.
- Discussion and Next Steps (15 minutes)
 - Surprises will be avoided – through communication and clear explanation on the interpretation of the regulations and processes
 - County awaits the draft report #1



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- Welcome and Introductions (10 minutes)
- Purpose of Adopting Luscher Farm Park Master Plan into the Clackamas County Comprehensive Plan (5 minutes)
- Timeframe (15 Minutes)
 - Key Steps
 - Outreach
 - Reports
 - Public Hearings
- Expectations (15 minutes)
 - Lake Oswego
 - Clackamas County
- Discussion and Next Steps (15 minutes)



MEMORANDUM

TO: Ivan Anderholm, Lake Oswego Parks & Recreation Director
CC: Scot Siegel, Lake Oswego Community Development Director; Evan Boone, City Attorney
FROM: Kyra Haggart, Parks & Recreation
SUBJECT: Memo #1: Luscher Area Master Plan Adoption Purpose, Process, and Requirements
DATE: December 6, 2022

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Introduction

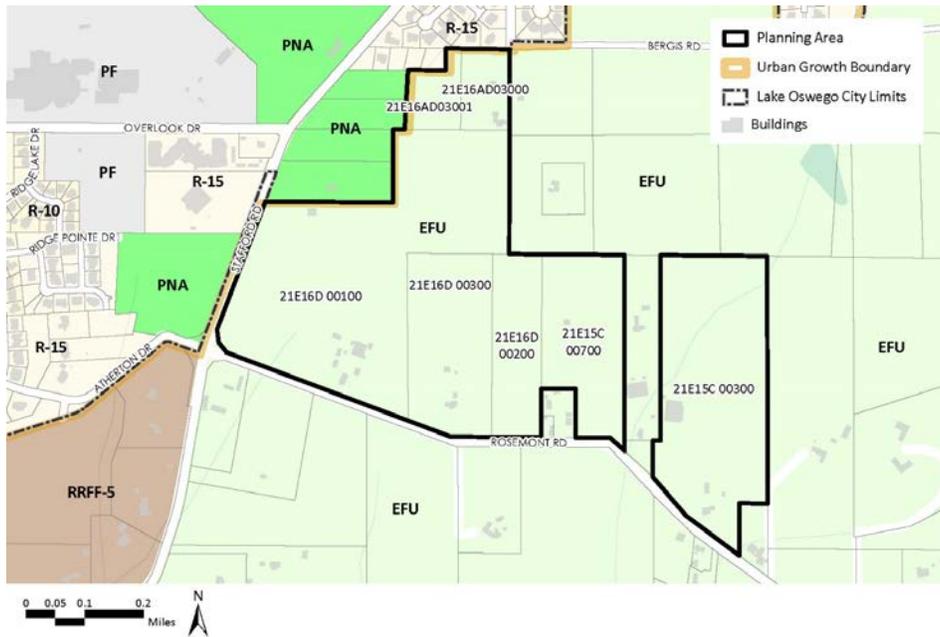
This memorandum outlines the purpose, process, and requirements for adoption of the Luscher Area Master Plan (LAMP)¹ by Clackamas County. The purpose of this project is to clarify allowable uses for the planning area under Exclusive Farm Use (EFU) zoning, and to bring current activities and uses into compliance with County and State planning regulations. The process will require a legislative amendment to the Clackamas County Comprehensive Plan to adopt the LAMP as a County park master plan document. This will allow the City to apply for development of some of the LAMP’s recommendations on land zoned EFU in accordance with the provisions of Oregon Administrative Rules and Oregon Revised Statutes related to state and local park planning.

¹ For the purposes of this memorandum, references to the Luscher Area Master Plan (LAMP) and its recommendations encompass the recommendations found in the 2013 Luscher Area Master Plan document as well as the 2017 Luscher Area Agricultural Plan and the 2021 Luscher Area Task Force documents, unless otherwise specified.

Respect. Excellence. Trust. Service.

Although several of the Luscher Area properties are now inside city limits (Hazelia Field and Rassekh Park), the majority of the area (“planning area”) remains in unincorporated Clackamas County and is zoned EFU (Figure 1). Development in EFU zones is regulated by State rules that are intended to protect Oregon’s farm and forest lands under Statewide Planning Goal 3, and under Clackamas County’s Zoning and Development Ordinance (ZDO) many of the land uses recommended in the LAMP are not allowed outright in EFU.

Figure 1. Planning Area Zoning



At the time the LAMP was adopted in 2013 City staff anticipated being able to implement the document’s recommendations by annexing properties into the Lake Oswego City Limits and applying the City’s Park and Natural Area (PNA) zone. However, concept planning for the area—which is required by the 2017 intergovernmental agreement to occur prior to annexation—is unlikely to happen in the near term. In addition, recent requests made to Metro to amend the Urban Growth Boundary (UGB) and annex portions of the area for park uses were denied. This City is pursuing this process in order to further implement the LAMP’s recommendations prior to being able to annex additional properties into the city.

This process will identify which of the LAMP’s recommended uses can be implemented through the adoption of the LAMP by Clackamas County, and which uses will need to wait until such time as land is annexed into city limits and zoned PNA. The uses proposed on EFU land in the LAMP include:

- Community garden expansion
- Community supported agriculture (CSA) program
- Clematis garden

- Neighborhood park
- Picnic area
- Play area
- Ropes challenge course
- Greenhouse
- Urban agriculture demonstration gardens
- Urban agriculture/environmental education facility
- Trails
- Trailhead facilities
- Athletic fields
- Basketball courts
- Farmhouse museum
- Office space for administrative and programming staff
- Interpretive and directional signage
- Historic structure rehabilitation
- Natural area restoration
- New Rosemont Road entrance road
- Internal road
- Parking lots
- Programming activities: summer camps, field trips, environmental and agricultural education programs, and volunteer opportunities

Luscher Area Land Use History

The properties comprising the LAMP planning area were acquired by the City between 1991 and 2005 using 1990 Parks and Open Space Bond funds, 1998 Open Space & Athletic Field Bond funds, and 2002 Park Development, Open Space & Pathways Bond funds.

In **1998** the City applied to Clackamas County to establish a City park on the Luscher property. The proposed uses included community gardens, on-site composting, demonstration gardens, a farm museum, summer camps, community workshops, walking tours, historical and cultural activities, environmental education and stewardship programs, and picnicking activities. The application was denied by the County Land Use Hearings Officer on March 31, 1999. The Hearings Officer also denied the City request for a rehearing.

In July **2000** the City applied to Clackamas County to establish a community center at Luscher Farm. Section 401.16B (20) of the Clackamas County Zoning Ordinance lists “Community Centers owned by a governmental agency or a nonprofit community organization and operated primarily by and for residents of the local rural community” as a use which may be allowed in the EFU zone, subject to review and approval by the Director. County staff advised that a community center intended for use primarily by residents within the Lake Oswego urban area could not satisfy this standard and the City withdrew the application.

In **2006** the Metro Chief Operating Officer approved a UGB swap through the minor adjustment process involving two City-owned property abutting Stafford Road. This swap removed the Rassekh property on the west side of Stafford Road from the UGB and added four PNA-zoned parcels on the east side of Stafford Road (portions of the Taylor and Farr properties) into the UGB. The PNA properties were developed with an artificial turf athletic field (Hazelia Field), two fenced dog park areas, parking and restroom facilities, and a small playground area, consistent with the 1997 Luscher Farm Master Plan.

Luscher Area Master Plan Adoption Purpose, Process, and Requirements

In August **2011** Lake Oswego's City Attorney met with the Clackamas County Planning Director to review information about the ongoing and future uses being contemplated on the Luscher Farm Property and the City's interest in addressing the land use issues associated with the property. A letter summarizing the status of existing and contemplated uses relative to EFU zoning was provided Mike McCallister, Planning and Zoning Manager for Clackamas County on October 5, 2011.

In **2012** the City submitted a major UGB amendment petition to add the Rassekh property back into the UGB for an indoor tennis center and related neighborhood park amenities. The Metro Council approved the petition on December 6, 2012. However, the tennis center was never constructed and the property was used to store soil for two park construction projects through 2020, when concept planning for a new community park began. The City received land use approval for Rassekh Park in August 2022. The park will include an athletic field, a skatepark, playground areas, picnic areas and shelter, walking trails, a protected natural creek corridor, restrooms, parking, and an on-site maintenance building.

In **2017** Lake Oswego, West Linn, and Tualatin, along with Metro and Clackamas County, came to an agreement on the designation of the Stafford Urban Reserve Area (Five-Party Agreement). The Five-Party Agreement requires the three cities to engage in concept planning prior to annexing a part of the Stafford Urban Reserve. The three cities came to an additional agreement, in the form of the Three-Party Agreement, on concept planning, which provides more certainty around the Stafford Basin generally and Luscher Farm specifically. The Three-Party Agreement specifically authorized Lake Oswego to proceed with a UGB amendment to include Luscher Farm and certain other park and open space properties that the City of Lake Oswego owns or may acquire in the Upper Stafford Basin, provided the request is limited to parks, recreation, open space, or agricultural uses.

In **2019**, the City requested a Director's Interpretation that would have allowed active recreational uses at Luscher Farm, but the request was denied. The County has deferred enforcement of existing recreational uses, which are limited to trails and pathways, with the understanding that the City is pursuing a UGB expansion and that upon annexation to Lake Oswego the City would apply PNA zoning, which would allow for these uses.

In **2020**, the City requested that Metro expand the UGB to include approximately 83 acres of the Luscher Area to accommodate long-term needs for integrated open space, parks and recreational uses. The request was denied and Metro staff determined that the petition did not meet the "cannot wait" component of Metro Code section 3.07.1440(a), and did not meet Metro Code sections related to a demonstrated need consistent with a 20-year population range forecast, a demonstrated need for land suitable to accommodate the need, and a demonstration that the need cannot reasonably be accommodated on land already inside the UGB.

Luscher Area Master Plan Recommendations: Summary of Allowed Uses

The following table summarizes which of the LAMP's recommended uses are allowed in EFU, either outright or subject to a Type II review pursuant to the provisions of Oregon Administrative Rules (OAR) OAR 660-034-0035 and 660-034-0040 and Oregon Revised Statute (ORS) 195.120.

Table 1. LAMP Recommendations Allowed in EFU

PROPOSED USE	ALLOWED IN ZDO 401 (EFU)	COUNTY ADOPTION OF LAMP REQUIRED	NOTES
Community garden expansion	Allowed Outright	No	No specific provisions for community gardens in ZDO 401, but community gardens are considered a "farm use" per previous correspondence from Clackamas County.
Community supported agriculture (CSA) program	Allowed Outright	No	No specific provisions for community supported agriculture in ZDO 401, but community gardens are considered a "farm use" per previous correspondence from Clackamas County.
Clematis demonstration garden	Allowed Outright	No	No specific provisions for demonstration gardens in ZDO 401, but demonstration gardens are considered a "farm use" per previous correspondence from Clackamas County.
Public park	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	Pursuant to ZDO 401.05(H)(2) a public park in an EFU zone can only include the uses specified under OAR 660-034-0035 and 660-034-0040. Pursuant to ZDO 401.05(A)(1), the application would need to demonstrate that the proposed use will not force a significant change in accepted farm and forest practices, or significantly increase the cost of accepted farm and forest practices on surrounding lands devoted to farm or forest use. Pursuant to ZDO 401.05(A)(5) any enclosed structures or group of enclosed structures with a design capacity greater than 100 people must be described in a master plan adopted under the provisions of OAR 660-034.
Picnic area	Type II	Yes	No provisions for picnic areas in ZDO 401.

	Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)		Pursuant to ZDO 401.05(H)(2), picnic areas are considered an allowed public park use under OAR 660-034-0035(2)(b). See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Play area	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for play areas in ZDO 401. Pursuant to ZDO 401.05(H)(2), play areas are considered an allowed public park use under OAR 660-034-0035(2)(b). See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Ropes challenge course	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for this use in ZDO 401. Pursuant to ZDO 401.05(H)(2), open play fields and play structures are considered an allowed public park use under OAR 660-034-0035(2)(b). A ropes course may be considered an allowed use under this provision, <u>subject to Clackamas County interpretation</u> . See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Greenhouse	Allowed Outright	No	Considered to be “other buildings customarily provided in conjunction with farm use.”
Urban agriculture demonstration gardens	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for urban agriculture or demonstration gardens in ZDO 401. However, other types of demonstration gardens (clematis garden) have been considered a “farm use” per previous correspondence from Clackamas County and are allowed outright. Pursuant to ZDO 401.05(H)(2), urban agriculture and/or demonstration gardens may also be considered an allowed public park use as under OAR 660-034-0035(2)(h), <u>subject to Clackamas County interpretation</u> . See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Urban agriculture/environmental education facility	Type II Subject to: 401.05(A)(1)	Yes	No provisions for agricultural or environmental education facilities in ZDO 401.

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	401.05(A)(5) 401.05(H)(2)		Pursuant to ZDO 401.05(H)(2), such facilities may be considered an allowed public park use as under OAR 660-034-0035(2)(h), subject to Clackamas County interpretation. See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Trails	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for trails in ZDO 401. Pursuant to ZDO 401.05(H)(2), trails are an allowed public park use under OAR 660-034-0035(2)(c). See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Trailhead facilities	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for trailheads in ZDO 401. Pursuant to ZDO 401.05(H)(2), trailhead facilities are an allowed public park use under OAR 660-034-0035(2)(c) (“trail staging areas”). See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Athletic fields	Not Allowed	N/A	No provisions for athletic fields in ZDO 401. Open play fields are an allowed public park use under OAR 660-034-0035. However, the definition of “open play fields” is defined in OAR 660-034-0010 as “a large, grassy area with no structural improvements intended for outdoor games and activities by park visitors. The term does not include developed ball fields, golf courses or courts for racquet sports.” Implementation of this recommendation will need to wait until such time as land can be annexed into Lake Oswego city limits and PNA zoning can be applied.
Basketball courts	Not Allowed	N/A	No provisions for basketball courts in ZDO 401. Open play fields are an allowed public park use under OAR 660-034-0035. However, the definition of “open play fields” is defined in OAR 660-034-0010 as “a large, grassy area with no structural improvements intended for outdoor games and activities by park visitors. The term does not include developed ball fields, golf courses or courts for racquet sports.”

			Implementation of this recommendation will need to wait until such time as land can be annexed into Lake Oswego city limits and PNA zoning can be applied.
Farmhouse museum	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(4)	No	Description of this facility in the LAMP is consistent with the provisions for a “living history museum” in ZDO 401. Pursuant to ZDO 401.05(H)(4), a living history museum is a facility that is “designed to depict and interpret everyday life and culture of some specific historic period using authentic buildings, tools, equipment and people to simulate past activities and events.” Such facilities “may include limited commercial activities and facilities that are directly related to the use and enjoyment of the museum and located within authentic buildings of the depicted historic period or the museum administration building.” See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Office space for administrative and programming staff	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for administrative office space in ZDO 401, except in the context of a living history museum. Pursuant to ZDO 401.05(H)(2), administrative office space is considered an allowed public park use under OAR 660-034-0035(2)(g). See notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above.
Interpretive and directional signage	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2)	Yes	No provisions for interpretive or directional signage in ZDO 401. Pursuant to ZDO 401.05(H)(2), interpretive signage may be considered an allowed public park use under OAR 660-034-0035(2)(h), subject to Clackamas County interpretation. Directional signage also may be considered an allowed public park use under OAR 660-034-0035. See notes regarding ZDO 401.05(A)(1) under “public park” use above; ZDO 401.05(A)(5) is not applicable to signage.
Historic structure rehabilitation	Allowed Outright (Residential Structures)	No	Pursuant to ZDO 401 restoration of residential buildings is allowed outright under “alteration or restoration of a lawfully established dwelling.” Restoration of barns and other historic buildings may also be allowed, subject to Clackamas County interpretation.

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	Subject to: 401.05(C)(1)		
Natural area restoration	Allowed Outright	No	Provisions for the restoration and enhancements of wetlands are set forth in ZDO 401. The restoration of other natural areas likely allowed as well, subject to Clackamas County interpretation.
Rosemont Road entrance road realignment	Conditional Use or Type II Subject to: 401.05(F)(1)	No	Pursuant to ZDO 401.05(F)(1), a new road may be permitted conditionally under ZDO 401, subject to the adoption of an exception to Statewide Planning Goal 3 or pursuant to OAR 660-012-0065, likely under the provision (3)(d) or (g). Roads are also an allowed use under OAR 660-034-0035(2)(f), and may be permitted through a Type II review as part of an application for a public park pursuant to ZDO 401.05(H)(2).
Internal road	Conditional Use or Type II Subject to: 401.05(F)(1)	No	Pursuant to ZDO 401.05(F)(1), a new road may be permitted conditionally under ZDO 401, subject to the adoption of an exception to Statewide Planning Goal 3 or pursuant to OAR 660-012-0065, likely under the provision (3)(d) or (g). Roads are also an allowed use under OAR 660-034-0035(2)(f), and may be permitted through a Type II review as part of an application for a public park pursuant to ZDO 401.05(H)(2).
Parking lots	Type II Subject to: 401.05(A)(1) 401.05(A)(5) 401.05(H)(2) 401.05(H)(4)	Yes <i>except in conjunction with a living history museum</i>	There are no provisions for parking as a standalone use in ZDO 401, except as it relates to parking for log trucks. However, parking is discussed as a site amenity in conjunction with a living history museum pursuant to ZDO 401.05(H)(4), and may be permitted through a Type II review. In addition, parking is an allowed use as part of a public park under OAR 660-034-0035(2)(f), pursuant to ZDO 401.05(H)(2), and may be permitted through a Type II review. If permitted as part of a public park application, the notes regarding ZDO 401.05(A)(1) and (5) under “public park” use above also apply.
Programming activities (summer camps, field trips, environmental and	Type II Subject to: 401.05(A)(1)	Yes	No provisions address programming activities in ZDO 401. These activities are consistent with uses and programming at other public parks by park and recreation departments in cities throughout the Metro

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agricultural education programs, and volunteer opportunities)	401.05(A)(5) 401.05(H)(2)		area. As such, they may be considered a public park use under OAR 660-034-0035, subject to Clackamas County interpretation. Previous communications from the County suggested that many of these programs would be allowed through the establishment of a public park on the planning area.
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Applicable County and State Rules and Regulations

Clackamas County Exclusive Farm Use District

[Section 401](#) of the Clackamas County Zoning and Development Ordinance regulates the use of land in the EFU District. Table 401-1 lists permitted uses in the EFU zone. As described in Table 1, some of the LAMP's proposed uses are allowed outright in the EFU zone, including community gardens, demonstration gardens, and greenhouses. Some other uses, such as the farmhouse museum, would likely be considered through a Type II review without requiring Clackamas County to first adopt the LAMP as a County park master plan. However, the majority of recommendations in the LAMP are uses for which there are not specific provisions in ZDO 401 but which may be considered as part of a public park use. ZDO 401-1 identifies "public parks and playgrounds" as a use that requires a Type II review, and that is subject to the approval criteria identified in ZDO 401.05(A)(1), 401.05(A)(5), and 401.05(H)(2).

Pursuant to ZDO 401.05(A)(1), uses may only be approved in EFU zones where they will not force a "significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use" and will not "significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use."

ZDO 401.05(A)(5) limits the capacity of enclosed structures or groups of enclosed structures to 100 people unless an exception is approved or the structure is described in a master plan adopted under the provisions of OAR Chapter 660, Division 34. The provision also requires that any enclosed structures within a single tract are separated by at least one-half mile.

ZDO 401.05(H)(2) applies to public parks and states that they may include "only the uses specified under OAR 660-034-0035 or 660-034-0040, whichever is applicable." The provision also states that "a public park may be established consistent with the provisions of ORS 195.120."

Clackamas County Open Space Management District

The intent of Clackamas County's [Open Space Management \(OSM\) District](#) (ZDO 702) is a special district developed with the intent to preserve and manage the County's committed open space resources for the benefit, health, and welfare of the people. The OSM District is applied to parks and natural areas in Metro's Urban Reserves, including the properties in the LAMP planning area, which are part of the Stafford Urban Reserve Area. ZDO 701, which establishes general provisions related to the County's special districts, states that "with the exception of the Open Space Management District and the Government Camp Open Space Management District, all of the districts in Section 700 are overlay zones which modify or limit the development permitted in the underlying zoning district."

ZDO 702.03 establishes primary uses for the OSM District. These uses include public or private outdoor recreation facilities such as ball fields, swimming pools, play equipment, driving ranges, tennis courts, community gardens, fountain courts, and plazas. These uses are allowed in the urban area and urban services areas, and may be allowed conditionally outside the urban areas. Other primary uses allowed in all parts of the OSM District include nature trails, bird sanctuaries, nature conservancies, and other similar natural areas; cemeteries; and a variety of public utility uses related to water detention and wetland mitigation. Accessory uses may also be allowed pursuant to ZDO 702.04. These uses include restrooms, information and interpretive centers, maintenance facilities, parking and loading facilities, transit facilities, clubhouses and lodges, security facilities, and small incidental concession sales facilities.

Pursuant to ZDO 702.05, some uses may also be allowed conditionally, including indoor recreation facilities, meeting rooms, interpretive centers, or other similar uses; fire stations, public schools, and

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libraries when associated with open space or recreational facilities; larger pro shops or concession sales; and larger public utility facilities such as water treatment facilities. This subsection also conditionally allows “any use customarily provided in public or private recreation areas.”

[OAR Chapter 660 Division 34: State and Local Park Planning](#)

[Chapter 660 Division 34](#) of the Oregon Administrative Rules establishes policies and procedures for the planning and zoning of state and local parks. Division 34 is intended to interpret and carry out the requirements of Statewide Planning Goal 8 and [ORS 195.120](#). Pursuant to OAR 660-034-0010, a local park is defined as “a public area intended for open space and outdoor recreation use that is owned and managed by a city, county, regional government, or park district and that is designated as a public park in the applicable comprehensive plan and zoning ordinance.”

Within this division, OAR 660-034-0035 specifically applies to park uses on agricultural and forest land, including in EFU zones. Subsection 660-034-0035(2) lists uses that are allowed in state parks in EFU zones without requiring an exception to Statewide Planning Goals 3 or 4. Those uses include:

- a. Campground areas: recreational vehicle sites; tent sites; camper cabins; yurts; teepees; covered wagons; group shelters; campfire program areas; camp stores;
- b. Day use areas: picnic shelters, barbecue areas, swimming areas (not swimming pools), open play fields, play structures;
- c. Recreational trails: walking, hiking, biking, horse, or motorized off-road vehicle trails; trail staging areas;
- d. Boating and fishing facilities: launch ramps and landings, docks, moorage facilities, small boat storage, boating fuel stations, fish cleaning stations, boat sewage pump out stations;
- e. Amenities related to park use intended only for park visitors and employees: laundry facilities; recreation shops; snack shops not exceeding 1500 square feet of floor area;
- f. Support facilities serving only the park lands wherein the facility is located: water supply facilities, sewage collection and treatment facilities, storm water management facilities, electrical and communication facilities, restrooms and showers, recycling and trash collection facilities, registration buildings, roads and bridges, parking areas and walkways; and
- g. Park Maintenance and Management Facilities located within a park: maintenance shops and yards, fuel stations for park vehicles, storage for park equipment and supplies, administrative offices, staff lodging.
- h. Natural and cultural resource interpretative, educational and informational facilities in state parks: interpretative centers, information/orientation centers, self-supporting interpretative and informational kiosks, natural history or cultural resource museums, natural history or cultural educational facilities, reconstructed historic structures for cultural resource interpretation, retail stores not exceeding 1500 square feet for sale of books and other materials that support park resource interpretation and education;
- i. Visitor lodging and retreat facilities in state parks: historic lodges, houses or inns and the following associated uses in a state park retreat area only:
 - (A) Meeting halls not exceeding 2000 square feet of floor area;
 - (B) Dining halls (not restaurants).

OAR 660-034-0040 includes provisions specific to local parks. Subsection 4 of this rule states that a local government is not required to take an exception to Goals 3 or 4 to allow uses such as those listed in OAR 660-034-0035(2)(a) through (g) on agricultural or forest land provided that all other statewide goals are met; that the uses are described in a local park master plan that is adopted as part of the local governing body's comprehensive plan and was prepared and adopted applying criteria comparable to those required for uses in state parks ([OAR 736-018](#)); and that findings are prepared demonstrating compliance with [ORS 215.296](#) for all uses and activities proposed on or adjacent to land zoned for farm or forest use.

If a local government decides to adopt a park master plan as part of the local comprehensive plan, the adoption must include a plan map indicating the local park's location and boundaries, and appropriate zoning categories and map designations, including objective land use and siting review criteria, in order to authorize the existing and planned park uses described in local park master plan. These criteria would apply to Clackamas County's adoption of the LAMP as a County planning document.

[OAR Chapter 736 Division 18: State Park Master Planning](#)

[Chapter 736 Division 18](#) of the Oregon Administrative Rules establishes a process for the development of a master plan for state parks, including public participation and coordination with affected local governments. Pursuant to OAR 660-034-0040(4), local park master plans that allow local governments to allow public park uses in EFU zones without an exception to Statewide Goals 3 or 4 must be prepared and adopted applying criteria comparable to those in OAR 736-018. The State Park Master Planning Criteria set forth in OAR 736-018-0020 state that master plans shall:

- Provide for park uses, facilities, and activities that protect areas of important natural and cultural resources from inappropriate park use and development;
- Provide public recreation opportunities and facilities, including interpretive opportunities and facilities;
- Manage the natural, cultural, and scenic resources in the park;
- Interpret natural and cultural resources in the park and provide information on recreational opportunities;
- Avoid or mitigate significant impacts from adjacent land uses;
- Avoid or mitigate significant impacts from park uses and facilities on local public services and local and state transportation systems;
- Avoid or mitigate significant impacts from park uses on adjacent land uses;
- Comply with the state land use goals and include findings that address compliance of master plan proposals with the statewide goals; and
- Achieve compatibility with the comprehensive plans of affected local governments, including findings that describe the compatibility of the master plan with applicable local plans and actions needed to achieve compatibility.

[ORS 195.120: Rules and planning goal amendments for parks required](#)

[Chapter 195 Section 120](#) of the Oregon Revised Statutes addresses rules and planning goal amendments for parks, including allowed uses. Pursuant to Clackamas County [ZDO 401.05\(H\)\(2\)](#) public parks "may be established consistent with the provisions of ORS 195.120." ORS 195.120(2) states that the Land Conservation and Development Commission (LCDC) shall adopt rules and goal amendments to provide

for allowed uses in state and local parks that have adopted master plans. The rules set forth in [OAR 660-034](#) implement the requirements of ORS 195.120.

ORS 195.120(3) lists the park uses that shall be allowed in state parks through the rules of OAR 660-034. These uses include campgrounds, day use areas and supporting infrastructure, amenities and accessory visitor service facilities designed to meet the needs of park visitors; recreational trails and boating facilities; facilities supporting resource-interpretive and educational activities for park visitors; park maintenance workshops, staff support facilities and administrative offices; uses that directly support resource-based outdoor recreation; and other park uses adopted by the Land Conservation and Development Commission. While subsection 3 references state parks specifically, the following subsection (4) states that a local government shall not be required to adopt an exception to planning goals protecting agricultural or forestry resources in order to authorize a use identified under this section in a state or local park.