

## APPENDIX 5-8

### WALLOWA LAKE GLACIAL MORAINES

The Moraines of Wallowa Lake are a unique natural occurrence. They have been recognized by geologists nationwide as an example of a nearly perfect glacial moraine development - one which would surely rival any such found in the entire world.

In addition to this area being a natural wonder, the Moraines contain several resources significant under Oregon Statewide Planning Goal V. Many types of birds and other wildlife make the Moraines their home - especially during the winter months which can be quite bitter. Silene Spaulding (better known as Spaulding's Catchfly) is present on parts of the Moraines and is currently recognized by both the Federal and State governments as a threatened plant species. The Moraines also are important as they encompass historical and cultural sites used by local and Native American communities for hundreds of years.

The Moraines are entirely privately owned. These properties have most commonly served to pasture livestock during summer and for the production and harvest of timber. Timber harvesting has been done selectively. While being managed as productive private land, the Moraines remain a wealth of open space, special, even in a County which is full of undeveloped area.

The underlying zones in the Moraine area are important for establishing which uses are conflicting. A change to the underlying zones may result in additional conflicting uses. These potential conflicts will be addressed as part of the Goal V exceptions process.

#### GOAL V RESOURCES

01. SCENIC AREA
02. NATURAL AREA
03. WILDLIFE HABITAT
04. HISTORICAL SIGNIFICANCE

Because of its commitment to development, the Wallowa Lake Unincorporated Community (R-2/CR-2) is specifically excluded from Goal 5 Protection Status for all the inventoried Goal 5

Resources, but is subject to the design standards of the underlying zone.

Because of its commitment to urbanization, the City of Joseph Urban Growth Area (UG-R) is specifically excluded from Protection Status within the Scenic Resource.

Because of its development since the 1960's, the Wahluna Terrace area zoned R-2 (as of 01/01/96, the date the Goal V protections were first adopted) is specifically excluded from Protection Status within the Scenic Resource, but is subject to the design standards of the underlying zone.

Because of their inclusion in various subdivisions, the properties zoned R-2 (as of 01/01/96, the date the Goal V protections were first adopted) on the west side of Wallowa Lake are excluded from Protection Status within the Scenic, Wildlife and Natural Resources but the properties are subject to the design standards of the underlying zone.

Properties within the Goal V Protection area zoned R-1, EFU, T/G, and T/C are **not** excluded from Goal V protection status.



SCENIC AREA, WALLOWA LAKE MORAINES  
Location

Not only are the Moraines a significant geologic feature, they also hold a great deal of value as a Scenic Resource. The Scenic Resource of the Wallowa Lake Moraines includes portions of: Township 2 South, Range 45, Sections 32, 33, 34; and all of Sections 4, 9, 16, 17, 20, 21, 28, 29, 32, and 33; and portions of Township 3 South, Range 45, Sections 3, 5, 6, 8, 10, 15, 22, 27, and 34. Property which is not part of the geologic natural area of the Moraines has been included in the Scenic Area. This property warrants protection under Goal V as it exists in a natural state; it is directly associated with the major portion of the Moraines, and its inclusion is necessary to adequately inventory all of the Goal V significant Scenic Resource as it relates to the Wallowa Lake Moraines. Map G5-1 Scenic Resource Area identifies the Wallowa Lake Moraines Scenic Area which was

adopted by the County Court on June 12, 1995 as the Wallowa Lake Basin Significant Resource Area.

The northern boundary of the Scenic Resource begins with the Silver Lake Ditch from its point of intersection with Prairie Creek Road; it then follows this ditch westerly to where it reaches the Wallowa River. From this point, the boundary crosses the River and follows Coye ditch to its intersection with Ski Run Road. These ditches make an excellent boundary as they are located on the topographic contour of the Moraines. Property which is located farther north of the ditches is not included in the scenic inventory because the land has been significantly altered by development and more intensive agricultural practices.

The western boundary of the Scenic Resource is defined by Ski Run Road from Coye Ditch, then southerly through Section 8 to Section 17. At this point, the boundary follows the northern boundary of Section 17 westerly to its juncture with Section 18. From this point, the western boundary extends south in a straight line to the southwest corner of Section 32.

The Scenic Resource is geographically bounded on its southern end where the Moraines and the mountains merge. At this point, Mount Howard and Chief Joseph Mountain become the dominant geologic features. For mapping purposes, this boundary has been drawn from the southwest corner of Section 32 (where the western boundary ends) easterly to the midpoint of the southern boundary of Section 34.

The eastern boundary of the Scenic Resource of the Wallowa Lake Moraines begins with Silver Lake Ditch from its point of intersection with Prairie Creek Road and follows this road to its entry into section 3. From this point, the boundary continues south in a straight line through the north-south mid-lines of Sections 3, 10, 15, 22, 27, and 34.

Due to its obvious visibility, the entire surface area of Wallowa Lake is considered to be within the Scenic Resource area of the Wallowa Lake Moraines.

The area between the western right-of-way of Highway 351 and the

water line of the Lake is included in the Scenic Resource inventory because of its proximity to the Lake surface and the possibility of its development. The scenic protection of this area shall mirror the protection afforded to the moraine on the east side of Hwy 351. (Upon adoption of this ESEE Map G5-1 will be updated). As this is an additional restriction on this property, the county will allow the property owner to place a dock on the portion of this property zoned Timber/Grazing. This shall be deemed to be a permitted use and upon adoption of this ESEE Article 37 is amended to allow this use. The dock shall meet all applicable criteria of Article 37 and Article 44, including scenic protection at the Moderate level (Partial Retention).

The State highway road surface, shoulders, and very steep and rocky grades within the highway right of way are the result of highway construction and fill and because of their artificial nature are not included. The County Transportation System Plan calls for a bike trail to be located parallel to the State highway. Such a path would likely have minimal impact on the resource and would provided for a safer and more pleasant ride connecting the ends of the lake.

#### Quality - Quantity

Fortunately, the Moraines have been subjected to only minimal amounts of development allowing their aesthetic qualities to remain intact. The diversity of the vegetation from native grasses on the north ends which lead to the timber that dominates the south ends adds to the Moraines visual attractiveness. The open space and scenic potential of the Moraines add a great deal to the desirability that the area holds for the local community and for those who seek to meet their recreational needs at Wallowa Lake.

The Wallowa Lake Moraines, and that area directly associated with them, may be seen from a wide variety of distances and angles. The entire area shown in Map G5-1 contain scenic values. However, some portions of this resource are more valuable than others. The Chief Joseph Cemetery, the Wallowa Lake State Park, Highway 351, and Lakeshore and Edgewater roads are considered the most sensitive viewing areas and are designated primary viewing areas

viewing areas on Map G5-2 Sensitive View Areas.

Those portions of the Moraines which are adjacent to the Lake are considered the most sensitive. The timberless property, which comprises a majority of this area, has an almost nonexistent visual absorption capability. This bare moraine area is considered to exhibit extreme landscape sensitivity.

That area which is located east of the crest (as defined in Article 1, Section 1.065, Definitions [as revised]) and the lakeside skyline (as defined in Article 1, Section 1.065, Definitions [as revised]) of the Eastern Moraine is of a less sensitive visual nature because it is not directly associated with the aesthetic qualities of Wallowa Lake. This area is still quite important because it can be seen in some form from nearly anywhere on the valley floor east and west of Joseph and many places much more distant. The portion of this area lying in Section 32 and 33 of Township 2 South and Sections 4, 9, and the north half of Section 16 of Township 3 South and east of the lakeside skyline of the East Moraine are considered most sensitive. The portion lying in Section 34 of Township 2 South, Range 45, and Sections 3, 10, 15, 21, 22, and the south half of Section 16 of Township South, Range 45 are considered less sensitive and shall not be required to meet visual subordination standards, however, the development shall be on a lot size permitted in the underlying zone. The northern exposure of the Moraines is equally important due to its being directly visible from much of the Joseph City Limits and surrounding area. These northern and eastern views are considered sensitive because a great deal of the terrain offers no visual absorption capability. Portions of this area which contain topography that will hide development may offer some scenic protection to the otherwise bare terrain.

That area which is located west of the crest and lakeside skyline of the Western Moraine is the least visually sensitive because it is well timbered. Area which is currently timbered may be considered to provide an adequate scenic barrier from conflicting uses. The viewshed of this side of the Moraines is much more limited than anywhere else in the inventoried area. The southern boundary of the crest of the Moraines is defined as the midline of sections 20, 21, and 22. Area to the south of this boundary,

this boundary, with the exception of excluded areas, must meet the Exception Level of protection, as defined in Article 44, Section 44.035 within the Scenic Resource Area.

Development in the non-excluded areas shall be consistent with the underlying zones and the Protection Level, as defined in Article 44, associated with the location of the development as determined by Maps G5-1 and G5-3.

**CONFLICTING USES:** The majority of property within the inventoried Scenic Resource area of the Wallowa Lake Moraines is zoned Exclusive Farm Use or Timber Grazing. With the exception of the grazing of livestock, all permitted and conditional uses in these zones may change or alter the scenic quality of the area and constitute a potential conflicting use.

Currently, there are conflicting uses present in this inventoried Scenic Area of the Wallowa Lake Moraines. The dwelling and various outbuildings present on tax lot 3502 (Map 3S 45) have been built into the timbered area of the east side of the Eastern Moraine. The fact that the timber shields this development from view reduces the impact that the development has on the Scenic Resource.

The dwellings and various outbuildings present at 3 South, Range 45, and Tax Lots 700 and 701 in this same area do represent an impact on the Scenic Resource because they are completely visible. But, the large parcel size minimizes their impact on the viewshed area. In this instance, it can be determined that the development represents an acceptable conflicting use.

Several of the tax lots located on the west side of the Western Moraine have dwellings on them. The density of timber located in this area as well as the area's limited viewshed reduce the negative effects these developments have on the Scenic Resource of the Wallowa Lake Moraines. There are also several dwellings built or permitted on the east side of the West Moraine. Those dwellings which have been permitted via the criteria of the underlying zone and can meet visual subordination criteria of Article 44, Section 44.025, are not in conflict.

The existing ski run from the upper terminus of the Wallowa Lake

Tramway near the summit of Mt. Howard to the lower terminus within the Wallowa Lake unincorporated community is currently not a conflicting use. The ski run, originally cleared in the early 1970's, has not been maintained for some time and is not heavily used. However, should the ski run be re-cleared or expanded, it could come in conflict with the scenic resource.

If a dock is requested and approved on the Timber/Grazing portion of the east shore of Wallowa Lake, it will not be in conflict with the scenic resource as it must meet the applicable criteria of Article 37 and Article 44, including scenic protection at the Moderate level (Partial Retention).

Other conflicting uses exist in the form of roads cut into the Moraines, lawns that consist of vegetation that is not native to the immediate area, and parking areas. Roads or portions of roads that exist in relatively flat areas or are hidden by timber or some other natural visual barrier may not constitute a conflicting use. Those roads developed on the steeper portions of the Moraines without such visual barriers are very noticeable from the Moraines' viewshed and are considered to be in conflict. Lawns that do not blend with the natural flora and parking areas that are not screened or recessed are considered to be in conflict.

Examples of potential conflicting uses are as follows:

01. SINGLE-FAMILY DWELLINGS: Dwellings on the Moraines can significantly alter the Scenic Resource. Where the impacts of development are effectively eliminated by applying the visual subordination standard as defined in Article 44 of the Wallowa County Land Development Ordinance, a conflict is not created. Dwellings that meet the requirements of the underlying zone and meet the visual subordination standard required by the location of the development are not in conflict.
02. NONRESIDENTIAL STRUCTURES: As in the case of dwellings, any type of structure which is noticeable from the viewshed of the Moraines could be in conflict with this resource. Structures which fall into the context of the traditional and continued rural use of the Moraines such as pole barns

for hay storage or sheds for use during calving or lambing, are not considered to be in conflict with the resource - especially if visual subordination is achieved. These types of structures are consistent with the arcadian and open character of the Moraines. Other types of structures which are not consistent with the traditional character of the Moraines, such as: schools, churches, playgrounds, airplane hangers, etc. do constitute a substantial conflict with the Scenic Resource.

03. ROADS, DRIVEWAYS AND OTHER MEANS OF ACCESS: Roads, driveways, and other means of access that are noticeable from the viewshed of the Moraines will be considered in conflict with the Scenic Resource. A road which is suitably hidden from view may not be considered to create a conflict.
  
04. WATER/SEWER SYSTEMS: These items, or other similar systems which require the displacement of earth for their installation, could create a conflict with the natural resource where visual subordination is not achieved. If the area disrupted during the system's installation is adequately rehabilitated, meaning put back into its original character, adverse effects may be found to be remedied and not in conflict with the Scenic Resource of the Wallowa Lake Moraines.
  
05. INTENSIVE AGRICULTURAL USES: Agricultural uses other than the grazing of livestock could change the existing natural character of the Scenic Resource area. Within this context any additional agricultural use visible from the viewshed of the Wallowa Lake Moraines may create a conflict. However, much of this area is zoned for the purpose of farm use; therefore, cultivation of crops traditionally grown in the surrounding area, including but not limited to: alfalfa, wheat, irrigated pasture, etc. will not be considered to be a conflicting use. The surrounding area is considered to encompass the valley floor located to the east, west, north, and northwest of the City of Joseph. Other types of crops or agricultural uses - especially those which require a high concentration of livestock feedlots - could create a conflict with the Scenic Resource if visual subordination is not achieved.

06. GOLF COURSES: Golf courses and similar recreational activities would create a substantial conflict to the Scenic Resource. This type of use typically requires a large amount of shaping of the existing ground surface. Such a use would be considered to be in conflict with the Scenic Resource.
07. TIMBER HARVESTING: Heavy logging of the East Moraine would be in conflict with the visual resource. However, the County does not have the ability to regulate timber harvesting without prohibiting it completely, the County recognizes that timber harvesting must be done in compliance with the Forest Practices Act and the Salmon Habitat Recovery Plan with Multi-species Habitat Strategy, and the County is unwilling to disallow this use; therefore limiting this practice will be subject to the discretion of the property owner.
08. COMMERCIAL ACTIVITIES IN CONJUNCTION WITH FARM OR FOREST USE: A highly developed commercial use could create a conflict with the Scenic Resource because it is likely to be associated with other items which have also been identified as conflicting uses, such as: roads, water, and sewer systems and dwellings, etc. If a commercial use is conducted within facilities that were in place prior to January 1, 1996, it will not be considered to be in conflict with the Scenic Resource. Activities of this type which would not be considered to be in conflict with the Scenic Resource would be those which are not highly developed or noticeable due to achieving visually subordination to at least the level required by the Program to Achieve the Goal. A home-based occupation falls into this category.
09. OPERATIONS CONDUCTED FOR THE EXPLORATION, MINING AND PROCESSING OF ANY SUBSURFACE RESOURCES: A mining operation of any type which is not sheltered by suitable visual subordination would create a conflict with the Scenic Resource of the East Moraine. In addition, this type of use would likely require other facilities which are considered to be conflicting, such as: roads, utilities, and buildings.

and buildings. This type of use would also generate increased traffic, noise, and other associated pollutants such as dust.

#### ECONOMIC - SOCIAL - ENVIRONMENTAL - ECOLOGICAL ANALYSIS

**ECONOMIC:** If conflicting uses are not regulated, more intensive land use could lead to undesirable situations. Conflicting uses not monitored can negatively affect this area as a visual resource. A loss of its scenic value and open spaces will make Wallowa Lake a less desirable place for people to visit. Due to the fact this pristine, visually attractive environment is such a significant factor in attracting tourists to the area, its character should be maintained. If it is not, in light of the sharp downturn in the timber industry, a loss of tourism dollars attributable to the decline of the scenic resource could have a significant negative impact on the economy of Wallowa County. On the other hand, the entire Scenic Area of the Wallowa Lake Moraines is privately owned and prohibiting all uses would create an undue economic hardship on property owners. Also, some development could provide economic benefit. Therefore, rather than restricting all uses, the Goal V Scenic Resource protection program specifies where, how, and in what amount conflicting uses may occur. The economic integrity of the area will remain intact by assuring that the potential economic rewards of more intensive land use will still be present while the Scenic Resource is protected.

**SOCIAL:** Conflicting uses on the Wallowa Lake Moraines could result in a loss of its identity as a rural region. It is the visual appearance and open space of the Moraines that defines and maintains its arcadian character and resource culture. A disruption of the Scenic Resource may also weaken the cultural identity of the associated Native American groups who consider this resource sacred.

**ENVIRONMENTAL:** It is possible that allowing conflicting uses in the Scenic Resource of the Moraines will have negative results on the environmental qualities found there. This issue will be discussed further as it relates to wildlife habitat and plant species found on the Wallowa Lake Moraines.

ENERGY: Conflicting uses on the Moraines could cause a need for enhanced services (water, sewer, electricity) some of which are not currently present in the entire particular area. These items, or the ability to produce them, would have to be present for a successful development. Also, intensive land use often creates a higher level of energy consumption. Wind generation towers or transmission lines from wind or hydro electric generators would be in conflict.

CONCLUSION: The portions of the Moraines which directly face Wallowa Lake are the most sensitive. They contain the most important visual characteristics which make the Scenic Area desirable for residents and tourists. If conflicting visual uses were to occur here, serious consequences would result; whereas, the same type of conflicting use within less visually sensitive areas might have little effect. For this reason, it is appropriate to divide the Moraines into two parts when applying a Goal V Scenic Resource Protection Program. That part which borders Wallowa Lake is considered one part while the sides opposite of Wallowa Lake are considered to make up the second part. The lakeside skylines described previously are considered the dividing line between these two Goal V protection areas. Within these two parts, three types of protection status exist and are identified, by area, below. Their degrees of restriction are as follows: 3A (highly restrictive--no conflicting uses allowed), 3C (permitted uses restrictive--uses allowed conditionally not allowed), and 3C (permitted and conditional uses restrictive--uses allowed conditionally may be allowed).

That part of the Scenic Resource Area which is located within sections 4, 5, 9, and the northwest one-fourth of Section 16 which are west of the lakeside skyline of the Eastern Moraine shall receive a 3A protection status. This un-timbered area offers no opportunity for visual subordination. The ease with which tree removal could occur upon the timbered portion of this area place it in jeopardy of supporting visual subordination. No activity that has been identified as a potentially conflicting use can occur here without drastically altering the visual resource found in this particular area. In this area, designated a 3A protection status, there will be no conflicting uses allowed. Land within the Wahluna Terrace Subdivision shall not

not receive the 3A protection status because of its existing development since the 1960's.

The remaining timbered portion of the west side of the Eastern Moraine and the entire east side of the Western Moraine shall be designated a 3C, more restrictive, protection status. The remaining east side of the Eastern Moraine and the west side of the Western Moraine shall receive a 3C, less restrictive, protection status with less restrictions for conflicting uses. These three types of protective status are identified by area on Map G5-3 and by Article 44, Section 44.030.

Design standards of Article 18, Rural Residential, are already in place on property dedicated to residential and commercial use to insure that development occurring here is consistent with the purpose of the Wallowa County Zoning Ordinances. These same standards will also apply to all dwellings sited within the Scenic Resource area after January 1, 1996. The Federally managed lands which exist within this boundary are under Wallowa County jurisdiction and will be subject to Goal V protection status per the County's Memorandum of Understanding with the Wallowa Whitman National Forest. Note that appendix 5-6 of the Wallowa County Land Use Plan delineates additional Goal V scenic resource areas subject to public review for compatibility.

The surface of Wallowa Lake itself is protected by Wallowa County Zoning Article 37, Wallowa Lake Float, Dock, and Surface Area. In addition to these criteria, structures on the surface of the Lake must meet appropriate Visual Subordination standards.

**PROGRAM TO ACHIEVE THE GOAL:** The properties located on the east side of the East Moraine and the west side of the West Moraine are designated a less restrictive 3C status. Except as otherwise provided in Section 28.020(01-08) of the Wallowa County Land Development Ordinance, a dwelling sited on a lot less than 160 acres will be acceptable where acceptable visual subordination can be achieved. In areas where acceptable visual subordination can be achieved as provided for in Article 44 of the Wallowa County Land Development Ordinance, in some areas it may be possible to site dwellings on parcels of less than 160 acres if all other applicable criteria, including other Goal V

protection standards, are met. This policy will help to protect the visual resource while still allowing for dwellings to be present; therefore, there will be less hardship on property owners. In addition, Recreation Residential design standards for dwellings located in this Scenic Resource Area shall be instituted and enforced. These standards include but shall not be limited to: color, landscaping, artificial lighting, structure height, signs, etc.

Nonresidential structures, such as: barns or sheds for use in regular agricultural operation will be subject to less restrictive design standards. If the size, configuration, color and design of the structure is consistent with that of similar structures in the surrounding area, its siting will be processed as a permitted use provided all setback or clustering requirements are met. (For example: the typical pole barn is unpainted and has a metal roof; therefore, a pole barn with a bright orange roof would not be consistent with the norm and the color would not be exempt from Recreation Residential design standards.) If a property owner wishes to paint the structure a color which is not consistent with that of similar structures in the surrounding area, they will have an opportunity to prove to the review authority that acceptable visual subordination can be achieved, and the proposed color and/or structure will not degrade the Scenic Resource. Nonresidential structures, including but not limited to: churches, schools, playgrounds, airplane hangers, etc., will not be allowed in areas where visual subordination cannot be achieved. In areas where visual subordination can be achieved, these structures may be sited if all other applicable criteria, including other Goal V protection standards of Article 44, are met.

All other developments and uses which constitute a potential conflicting use will be allowed only if an acceptable visual subordination can be achieved and all other applicable criteria, including that of other Goal V protection standards, are met.

In addition to the above 3C restrictions, Article 44, Section 44.035 establishes criteria to ensure that no structure impinges on the crest of the Moraines regardless of location. This criteria will insure the visual integrity of the Moraines' most sensitive feature, its uninterrupted skyline.

Structures which interrupt the open skyline on any portion of the Moraines will not be acceptable. Development which violates the currently uninterrupted skyline of the Moraines as viewed from the Imnaha Highway, Hurricane Creek Road/Airport Lane, Tucker Down Road, Highway 351, Lakeshore/Edgewater Roads, and Ski Run Road shall not be allowed. These routes have been chosen because they accurately and quantitatively represent the primary viewshed areas of the Wallowa Lake Moraines in addition to the primary viewing areas located at Chief Joseph Cemetery and Wallowa State Park. Development which does not violate the currently uninterrupted skyline of the Moraines as seen from these routes and viewing areas will not interrupt the skyline as seen from any point. These uninterrupted skyline and elevation setback standards will also reinforce the decision to protect the lakeside skyline of the Moraines. (See: Map G5-2.)

It will not be necessary to create additional standards within the Moraines viewshed area (defined by the roads and sites identified above) for those properties which have been designated for resource use. There are several reasons for this: [1] the resource zoning of the majority of the area within the principal viewshed area does not allow, except where permitted by the underlying zone, development on sub-standard size lots, [2] within the resource zones, all structures are currently required to be setback twenty five feet from roads, and [3] agricultural structures have not been identified as conflicting uses within the resource areas.

The 3C, more restrictive, protection status on the timbered portion of the west side of the Eastern Moraine, and the entire east side of the Western Moraine is more restrictive. Even though this area is timbered, its proximity to Wallowa Lake, the State Highway, and other view areas make siting dwellings or other structures a sensitive procedure. The ability for timber to be removed by wildfire, disease, or harvesting provides the justification for requiring some development to be screened by topography. Conditional uses within this area are not allowed at all. Other aspects of this more restrictive 3C protection status would be identical to those found on the remaining portions of the Moraines.

The existing stands of timber contribute a great deal to the visual aesthetics of the Moraines' Scenic Resource. Aggressively harvesting this timber would be detrimental to this Scenic Resource; however, much of the property within the Scenic Area has been designated for resource use. Although developmental proposals may be conditioned to maintain specific amounts of timber to act as a visual barrier, it is not the intent of this document to prohibit forest practices. Where a dwelling is not involved, the harvesting of timber shall be subject to the discretion of the property owner and the Forest Practices Act. Voluntary practice - such as leaving a specific amount of basal area per acre - will be encouraged but not required. Silvicultural practices which are designed to maintain the health of the present stands of timber will be recognized as being consistent with the decision to protect and enhance the Scenic Resource of the Wallowa Lake Moraines. Activities which are conducted to reduce forest damage from environmental conditions, such as: wind, snow, fire, insects, and disease will be encouraged in timbered areas as well as developed areas. Forest fuel management to prevent, as far as humanly possible, a catastrophic wild fire, is encouraged and will not be in conflict.

That area which is known as the Wahluna Terrace Subdivision has not been rezoned to Existing Lot but remains R-2, and while excluded is subject to the provisions of the Design Standards of Article 18. For that one tax lot (Township 3 South, Range 45, Section 5AB, Tax Lot 100) which extends far above the other lots, any proposed dwelling will be required to be located in the southwest quarter of the property, and the design standards required of the Recreation Residential Zone must still be met.

Roads, driveways and other means of access must meet the criteria of Article 32 as well as the Article 44 visual subordination standard required by the location of the development.

The 3A and 3C protection areas are mapped on Map G5-3, available for viewing in the Wallowa County Planning Department.

GEOLOGIC MORAINES, WALLOWA LAKE: NATURAL AREA  
Location

The Wallowa Lake Moraines, as defined geologically, begin at the northern edge of Mount Howard and Chief Joseph Mountain formations. From these originating areas they sprawl toward the City of Joseph. For mapping purposes, the southern boundary of the geologic area is defined by a horizontal line drawn between the midpoints of Sections 20 and 21 in Township 3 South, Range 45. The boundary of the Western Moraine begins at the midpoint of Section 20 and, following a natural line of topography, runs north through sections 20, 17, 8, and 6. The majority of the western boundary is identified by the location of Ski Run Road. The Eastern Moraines' boundary begins at the midpoint of Section 21 and, following a natural line of topography, meanders through sections 21, 16, 15, 10, and 3 to the Silver Lake Ditch.

The Silver Lake Ditch and Coye Ditch form a natural northern border, following the topographical contours of the Moraine. These ditches meet at the Coye Ditch at the Wallowa River. The Coye Ditch's intersection with Ski Run Road is the northwest starting point of this northern boundary. From this point, the line follows the Coye Ditch in an easterly direction until it meets the Silver Lake Ditch. At this juncture, it continues its easterly direction following the Silver Lake Ditch's course into Section 3. In this section, the Silver Lake Ditch meets the natural topographical line of the western border. These boundaries show the extent to which this unique geologic formation, known as the Moraines, traveled.

Property laying north of the Coye and Silver Lake Ditches, which is technically part of the Moraines, has been either intensely developed or altered from its original state for intensive agricultural purposes and can no longer be considered a part of the natural geologic area. Because of this, only those portions of the Moraines which are within the subscribed boundaries may be considered a significant geologic natural area. The Highway 351 right-of-way is not included as part of this resource - nor is Wallowa Lake. In addition, those areas on the west side of the Lake and at the head of the Lake that have undergone intensive residential development are considered excluded from this natural resource. Map G5-4 shows the portions of the Moraines which are considered to be of Goal V significance due to their natural geologic composition.

In addition to the geologic formation of the Wallowa Lake Moraines, *Silene Spaulding* is also present in this natural area. This is currently a threatened plant species which is located in some areas on the Moraines. The inventoried locations of the plant are in the northwest portion of the Eastern Moraine with one site located closer to the middle of the Eastern Moraine. For a more detailed view of where *Silene Spaulding* is present on the Moraines, see the attached plant species Map G5-5 (Information provided by Marty Stein, United States Forest Service and Jimmy Kagan, Oregon Natural Heritage Program). Additional species present on the Moraines may be added to the Federal and State Sensitive/Threatened/Endangered Species Lists.

#### Quality - Quantity

The Wallowa Lake Moraines exist as one of the finest examples of a glacier formed phenomenon to be found anywhere in the world. The Moraines formation is compound in nature with as many as eight lateral moraines making up its embankment on the east side of Wallowa Lake. These layers are the result of several minor advances and retreats of glacial activity. (Stovel 1929.) Initially two major episodes of glacial activity created the Moraines during the late Pleistocene Age; the ice cut into and heaved up the earth until it reached a height of 1,200 feet from the Lake bottom. The older group of glacial formations has a subdued moraine topography while the younger group is strewn with the granodiorite boulders that characterize this area and give it a pronounced moraine topography. (For a more extensive explanation of the creation of the Moraines see United States Geological Survey Professional Paper 575 Glaciation at Wallowa Lake, Oregon by Dwight R. Crandall 1967.)

Attesting to its significance as a natural resource, the Moraines are listed in many text books and similar materials on glacial geology. People come from near and far on field trips to view and study the area. Letters supporting the geological significance of the Moraines have been received from the Oregon Natural Heritage Program, Geology Professors George D. Stanely Jr., University of Montana; R.J. Carson, Whitman College; Dr.

John D. Winter, Whitman College; Ewart M. Baldwin, University of Oregon; and Geology Ph.D. Ellen Morris Bishop.

In addition to the Moraines' geologic significance, *Silene Spaulding* is currently a threatened plant species found on the Moraines. *Spaulding's Catchfly*, as it is commonly known, is a grassland species found at elevations of 4000 to 5000 feet. This plant is currently on the Federal and State government's threatened species list. Wallowa County is as far west as this threatened species may be found.

The existing ski run from the upper terminus of the Wallowa Lake Tramway near the summit of Mt. Howard to the lower terminus within the Wallowa Lake unincorporated community is currently not a conflicting use in this resource area. Geologically, there is no impact and snow cover should protect plants from the occasional use that currently occurs.

If a dock is requested and approved on the Timber/Grazing portion of the east shore of Wallowa Lake, it will not be in conflict with the natural resource as it must meet the applicable criteria delineated in the Program to Achieve the Goal.

**CONFLICTING USES:** The majority of property within the Natural Geologic Resource Area of the Wallowa Lake Moraines is zoned Exclusive Farm Use or Timber Grazing. With the exception of the grazing of livestock, all permitted and conditional uses in these zones may change or alter the natural geologic quality of the area and constitute a potential conflicting use.

Currently there are conflicting uses present in the natural area of the Moraines. The dwelling and various outbuildings present on Township 3 South, Range 45, Tax Lot 3502 have been built into the timbered area of the east side of the Eastern Moraine. In addition, there are dwellings and various outbuildings present on Township 3 South, Range 45, Tax Lots 700 and 701. These structures do represent an impact on the geologic Moraines. However, they are located on parcels of acceptable size, which minimizes the impacts of these structures and associated excavation. In this instance, it can be determined that said development is an acceptable conflicting use.

Several dwellings and associated outbuildings are present within the area located on the west side of the Western Moraine. The fact that timber shields these developments from view does not reduce the impact the excavation has had on the geologic Moraines. There are also dwellings located on the east side of the West Moraine. These dwellings have been permitted via the underlying zone. At this time, all dwellings sited on the Wallowa Lake Moraines have been located so that only acceptable levels of excavation for their placement has been allowed.

Other conflicting uses exist in the form of roads cut into the Moraines. Roads or portions of roads which exist in relatively flat areas and did not require a substantial amount of excavating or terracing to build have had little effect on the geologic Moraines and do not constitute a conflicting use. Roads which were developed on the steeper portions of the Moraines did require large amounts of earth to be displaced and are in conflict.

No currently conflicting uses exist in the areas identified as containing clusters of Spaulding's Catchfly or other sensitive, threatened or endangered listed plant species.

Examples of potential conflicting uses are as follows:

01. SINGLE-FAMILY DWELLINGS: Dwellings on the Moraines can significantly alter the natural resource. Excavating, landscaping, creating water and sewer disposal systems, parking areas, and providing access in order to site and maintain a dwelling could have an adverse effect on this resource. The greater the incline of the site, the greater the negative impact of a dwelling and its associated accessory structures and uses (lawns, garden, parking) will have on the geologic Moraines. Dwellings occurring on lot sizes allowed by the underlying zone, sited in areas which have a grade of less than 20 percent and do not involve an area containing a sensitive, threatened or endangered listed plant species will not be considered to be in conflict with the resource.
02. NONRESIDENTIAL STRUCTURES: As is the case with dwellings, any type of structure that would require excavation for

placement could be in conflict with this resource. Structures which fall into the context of the traditional and continued use of the Moraines, such as: pole barns for hay storage or sheds for use during calving or lambing may not be considered to be in conflict with the resource - especially if located on land which is primarily level or if no foundation is installed. These types of structures are consistent with the arcadian character of the Moraines. Other types of structures, which may include but not be limited to schools, churches, playgrounds, airplane hangers, etc. are not consistent with the traditional character of the Moraines and would constitute a substantial conflict with the resource, especially if located in an area containing a sensitive, threatened or endangered listed plant species.

03. ROADS, DRIVEWAYS AND OTHER MEANS OF ACCESS: Roads that are physically cut into the Moraines significantly alter the natural resource and constitute a conflicting use. Other types of access fall under this category, such as: bicycle paths, pedestrian paths, driveways, etc. If projects such as these are developed in areas which do not require cutting or filling more than two feet into or terracing parts of the Moraines for their placement or are not located in an area containing a sensitive, threatened or endangered listed plant species, they might not be considered a substantial conflict.
04. WATER/SEWER SYSTEMS: These items, or other similar systems which require the displacement of earth for their installation, could create a conflict with the natural resource. If the area disrupted during the installation is adequately rehabilitated, meaning restored to its original character, adverse effects may be reduced. Depending on restorative measures, such as replanting natural plant species, installation might not create a conflict with the natural resource of the Wallowa Lake Moraines.
05. INTENSIVE AGRICULTURAL USES: Agricultural uses other than the grazing of livestock could change the existing natural character of the Natural Resource area. Under this context any additional agricultural use may create a conflict.

However, much of this area is zoned for the purpose of farm use. Therefore, cultivation of crops traditionally grown in the surrounding area, including but not limited to: alfalfa, wheat, irrigated pasture, etc. will not be considered to be a conflicting use. The surrounding area is considered to be the valley floor located to the east, west, north, and northwest of the City of Joseph. Other types of crops or agricultural uses (especially those which require a high concentration of livestock), including but not limited to feedlots, would create a definite conflict to the natural resource. In those areas where the grade is equal to or exceeding 20 percent, the impact will be magnified.

06. GOLF COURSES: Golf courses and similar recreational activities create a substantial conflict to the natural resource. Typically, this type of use requires a large amount of shaping of the existing ground surface. Alteration of this type definitely conflicts with the natural resource of the Moraines.
07. TIMBER HARVESTING: Heavy logging of the Wallowa Lake Moraines would be in conflict with their natural character. However, the County does not have the ability to regulate timber harvesting without prohibiting it completely. Because the County is unwilling to disallow this use, limiting this practice will be subject to the discretion of the property owner and the Forest Practices Act.
08. COMMERCIAL ACTIVITIES IN CONJUNCTION WITH FARM OR FOREST USE: A highly developed commercial use would create a conflict with the natural resource because it is likely to be associated with other development such as roads and dwellings which have also been identified as conflicting uses. If such a use is conducted with facilities that were in place prior to January 1, 1996, it will not be considered to be in conflict with the natural resource. Other activities of this type which may not be considered to be in conflict with the natural resource are those that do not require cutting, terracing, or excavating of the Moraines or are not located in an area containing a sensitive, threatened or endangered listed plant species, in order to build additional facilities. A home-based occupation falls

occupation falls into this category.

09. OPERATIONS CONDUCTED FOR THE EXPLORATION, MINING, AND PROCESSING OF ANY SUBSURFACE RESOURCES: A mining operation of any type would create a conflict with the natural resource of the Wallowa Lake Moraines. In addition, this type of use would likely require other facilities which are considered to be conflicting, such as: roads, utilities, and buildings. This type of use would also generate increased traffic, noise, and other associated pollutants such as dust.

#### ECONOMIC - SOCIAL - ENVIRONMENTAL - ECOLOGICAL ANALYSIS

ECONOMIC: If this area was to remain unprotected, more intensive land use could lead to very undesirable situations. Development not monitored can negatively affect, perhaps even destroy, this area as a natural resource. A loss of the natural geologic features, sensitive plant species or other natural values (including open spaces) could make the Wallowa Lake area less desirable for people to visit. Due to the fact that this pristine natural environment is a significant factor in attracting field trips, natural studies, and tourism to this area, its character must be maintained. In light of the sharp downturn in the timber industry, a loss of tourism dollars attributable to the decline of this natural resource could have a significant negative impact on the economy of Wallowa County.

On the other hand, the natural area of the Wallowa Lake Moraines is privately owned. Disallowing any development which has been identified as a conflicting use could create an undue hardship on the individual property owners within this area - financial and otherwise. This could then lead to a taking situation. It is not the intent of the County to eliminate the rights of private property owners; therefore, rather than restricting all uses, the Goal V protection policy specifies where, how, and in what amount conflicting uses may occur. This will lead to positive circumstances because the integrity of the natural area remains intact. The potential economic rewards of more intensive land use would still be present while the natural resource is protected.

In addition to other protection standards under Goal V, the installation of a sewer or water system which is funded with Federal or State dollars in an area known to contain Silene Spaulding or other sensitive, threatened or endangered listed species shall be required to complete an inventory of sensitive, threatened or endangered listed plant species present and a study to see what impact such a system would have on listed plant species. The development must conform to applicable Federal, State and County regulations including the Wallowa County/Nez Perce Salmon Habitat Recovery Plan with Multi-species Habitat Strategy.

**SOCIAL:** Conflicting uses in the natural resource area of the Wallowa Lake Moraines could result in a loss of its identity as a natural region. It may also serve to weaken the cultural identity of the associated Native American groups. This issue will be discussed further in other appropriate sections.

**ENVIRONMENTAL:** It is possible that more intensive land use on the Moraines will have negative impacts on the environmental qualities found there.

The consequence of allowing unrestricted conflicting uses in areas containing Silene Spaulding or other sensitive, threatened or endangered listed plant species may be the possible extinction of a plant species that is not only unique to the Wallowa Lake Basin but which is becoming increasingly difficult to find anywhere. An elimination of listed plant species from this area would mean that the opportunity to study and learn about these species and their presence in the Wallowa Lake Basin will no longer exist.

**ENERGY:** Conflicting uses on the Moraines could cause a need for enhanced services, such as: water, sewer, electrical, etc. which are not currently present in the natural resource area. These uses (or the ability to produce them) would have to be present in order to have a successful development. Also, additional land use would create a higher level of energy consumption. Allowing such development would have a negative impact on this mostly undisrupted geologic area, and may produce irreparable consequences for sensitive, threatened or endangered plant species as well.

CONCLUSION: The Economic, Social, Environmental, and Ecological Analysis for the identified natural resource clearly shows that if this area does not receive adequate protection, negative consequences will be the likely result. The area could lose its appeal to potential visitors, both recreational and educational, causing a reduction in revenue for Wallowa County. It would also stand to lose its appeal to the local community, creating a feeling of loss to County residents. This natural resource is not renewable. If the area is appropriately preserved through proper protective measures, these qualities will remain and insure that future generations of individuals will be able to enjoy the Moraines of Wallowa Lake.

PROGRAM TO ACHIEVE THE GOAL: In order to preserve the geological integrity of the moraines, in development areas that exceed a 20 percent grade or where the existing topography cannot be returned to within two feet of pre-existing conditions after construction, the siting of dwellings or other structures will not be acceptable without an engineering study to establish that the site can sustain the use. Dwellings sited on lots of less than 160 acres will not be acceptable where a substantial amount of cutting or terracing into the moraine is necessary for placement. Dwellings, located on sub-standard size lots which require such action would serve to deteriorate this resource. In development areas where the grade does not exceed 20 percent, it may be possible to site dwellings on parcels of less than 160 acres if permitted in the underlying zone and the applicable Article 44 and other Goal V protection standards are met. This policy will help to protect the natural resource while still allowing for dwellings and other structures to be present; therefore, it will not create a hardship on property owners.

Additional roads should not be constructed on the Moraines unless there is absolutely no other way to access an approved use, or if increased traffic on existing roads is found to have a greater negative impact on the natural resource than a new road would create. In the event that a new road is found to be necessary, its placement should be consistent with the topography of the Moraines and the appropriate protection standards must be met. This procedure would reduce the impact on the Moraines. Roads should not exceed a two foot cut or fill and will be held to the

will be held to the appropriate protection standards per Article 32 and 44.

If development is located in a resource zone, and no Federal or State monies are involved, the owner must develop an inventory of State and Federal sensitive, threatened or endangered listed plant species present, and participate in applicable State and local programs to mitigate the impact of the development on the listed species. If Federal or State monies are involved, the development must also conform to applicable Federal and State regulations. If the above criteria are met, then the use would not be in conflict.

If the existing ski run from the upper terminus of the Wallowa Lake Tramway near the summit of Mt. Howard to the lower terminus within the Wallowa Lake unincorporated community should be expanded and additional facilities built, this use could come in conflict with the natural resource area.

If a dock is requested and approved on the Timber/Grazing portion of the east shore of Wallowa Lake, it will not be in conflict with the natural resource as it must meet the applicable provisions of Article 37 and Article 44, including the twenty percent grade requirements, and the sensitive, threatened and endangered species requirements.

All other items which constitute a potential conflicting use should be allowed only if the property owner can demonstrate that the proposed use, when completed, will result in minimal disruption to the natural terrain. This resource is designated a 3C protection status.

#### WILDLIFE HABITAT, WALLOWA LAKE MORAINES Location

Since wildlife species do not respect lines on maps, it is difficult to assign boundaries to this resource. The entire inventoried area is associated with wildlife use; therefore, the same boundaries are used for this resource as the Scenic Resource of the Wallowa Lake Moraines.

The northern boundary of the wildlife resource begins with the Silver Lake Ditch from its point of intersection with Prairie

Creek Road then follows this Ditch westerly to where it reaches the Wallowa River. From this point, the boundary crosses the River and follows Coye Ditch to its intersection with Ski Run Road. These ditches make an excellent boundary as they are located on the topographic contour of the Moraines. Property which is located farther north of the ditches is not included in the wildlife resource because the land has been significantly altered by development and more intensive agricultural purposes.

The western boundary of the wildlife resource is defined by Ski Run Road from Coye Ditch southerly through Sections 8 to Section 17. At this point, the boundary follows the northern boundary of Section 17 west to its juncture with Section 18. From this point, the western boundary extends south in a straight line to the southwest corner of Section 32.

The wildlife resource is geographically bounded on its southern end where the Moraines and the mountains merge. At this point, Mount Howard and Chief Joseph Mountain become the dominant geologic features. For mapping purposes, this boundary has been drawn from the southwest corner of Section 32 (where the western boundary ends) easterly to the midpoint of the southern boundary of Section 34.

The eastern boundary of the wildlife resource of the Wallowa Lake Moraines begins with Silver Lake Ditch from its point of intersection with Prairie Creek Road and follows this road to its entry into Section 3. From this point, the boundary continues south in a straight line through the vertical mid-lines of Sections 3, 10, 15, 22, 27, and 34.

The boundaries described above identify the wildlife habitat resource within the Wallowa Lake Basin Significant Resource Area (formally adopted by the Wallowa County Court on June 12, 1995). This area includes portions of sections 32, 33, and 34 in Township 2 South Range 45 and all of Sections 4, 9, 16, 17, 20, 21, 28, 29, 32, and 33 and portions of Sections 3, 5, 6, 8, 10, 15, 22, 27, and 34 in Township 3, South Range 45 with the following exception: the surface area of Wallowa Lake is not considered to be within the wildlife habitat resource area of the Wallowa Lake Moraines.

For an approximate description of the wildlife species that are

found here and what part of the Moraines they inhabit, see the attached Wildlife Map G5-6. This property warrants a Goal V protection status because it exists in a natural state, is directly associated with the major portion of the Moraines, and its inclusion was necessary to adequately define all of this Goal V resource found on the Wallowa Lake Moraines.

#### Quality - Quantity

The Moraines are home to a variety of wildlife species - including large and small game animals and several types of birds. The Eastern Moraine supports an estimated 300 to 350 deer during the winter season, making it recognized as a big game winter range. The area adjacent to the Lake is especially critical. Elk can sometimes be found on portions of the Moraines as well. Game birds, such as Blue Grouse and Hungarian Partridge use the area for breeding and brood rearing purposes. Birds of prey, including the Bald Eagle, seasonally use the Moraines for roosting purposes and as a hunting ground. Many types of song birds, Bluebirds in particular, are present on the Moraines. (Information provided by Pat Matthews, Oregon Department of Fish and Wildlife).

To aid in managing Wallowa County wildlife resources, the County has adopted the Wallowa County/Nez Perce Salmon Habitat Recovery Plan with Multi-species Habitat Strategy.

The existing ski run from the upper terminus of the Wallowa Lake Tramway near the summit of Mt. Howard to the lower terminus within the Wallowa Lake unincorporated community is currently not a conflicting use. The ski run, originally cleared in the early 1970's, has not been maintained for some time and is not heavily used.

If a dock is requested and approved on the Timber/Grazing portion of the east shore of Wallowa Lake, it will not be in conflict with the wildlife resource as it must meet the applicable criteria of Article 37 and Article 44.

**CONFLICTING USES:** The majority of private property within the inventoried wildlife habitat area of the Wallowa Lake Moraines is zoned Exclusive Farm Use or Timber Grazing. With the exception of the grazing of livestock - specifically cattle and sheep - all

sheep - all permitted and conditional uses in these zones may change or alter the natural quality of the area and constitute a potential conflicting use.

Currently there are conflicting uses present in the wildlife area of the Wallowa Lake Moraines. The dwelling and various outbuildings present on tax lot 3502 have been established on a parcel of less than 160 acres. This smaller parcel size does affect the wildlife habitat, and while existing development is grandfathered, new development would jeopardize wildlife habitat unless clustered per an ODF&W approved plan. The dwellings and various outbuildings present on tax lots 700 and 701 do not represent an impact on the wildlife habitat of the East Moraine because they are located on parcels of 160 acres each. The size of each of these parcels minimizes the impact of the structures; therefore, in this instance, it can be determined that said development is not a conflicting use.

Several of the tax lots on the west side of the Western Moraine have dwellings located on them and are of sub-standard size. There are also several dwellings located on the east side of the West Moraine. These dwellings have been permitted via the underlying zone and those located in resource zones have been clustered per ODF&W recommendation. However, additional development could have significant impacts, such as displacement of wildlife and disruption of migration routes, on the wildlife population of the area.

If the existing ski run from the upper terminus of the Wallowa Lake Tramway near the summit of Mt. Howard to the lower terminus within the Wallowa Lake unincorporated community should be re-cleared or expanded, it could come in conflict with the wildlife habitat resource.

Other conflicting uses exist in the form of roads present on the Moraine. These roads provide access into the area and allow for an increased amount of human presence. This increase could have a detrimental effect on the wildlife found there.

Examples of potential conflicting uses are as follows:

01. SINGLE-FAMILY DWELLINGS: Dwellings on the Moraines definitely alter the wildlife habitat resource. The

increased presence of humans in this resource area will only hasten wildlife demise. Dwellings located on parcels of 160 acres or more will not be considered to be in conflict with this resource. This parcel size serves to minimize the negative effects that human presence has on the wildlife habitat. Dwellings located on parcels of less than 160 acres, as allowed by the underlying zone, will be subject to increased scrutiny per restrictions provided in Article 44, Section 44.035.

02. NONRESIDENTIAL STRUCTURES: As is the case with dwellings, any type of structure which increases human presence in the area could be in conflict with this resource. Structures which fall into the context of the traditional and continued use of the Moraines, such as: pole barns for hay storage or sheds for use during calving or lambing may not be considered a conflict with the resource. These types of structures are consistent with the arcadian character of the Moraines. Other types of structures, including but not limited to: schools, churches, playgrounds, airplane hangers, etc. are not consistent with the traditional character of the Moraine and will constitute a substantial conflict with the resource - especially if they create a higher density of people in the area.
03. ROADS, DRIVEWAYS AND OTHER MEANS OF ACCESS: Roads which are located on the Moraines would definitely alter the wildlife habitat resource and constitute a conflicting use. Other items which fall under this category include, but are not limited to, bicycle paths, pedestrian paths, driveways, etc. Uses of this type serve to increase the level of human density and activity in the inventoried area and are considered to have negative effects on wildlife habitat. Roads, driveways and other means of access must meet the criteria of Article 32 and 44.
04. WATER/SEWER SYSTEMS: These items, or other similar systems which require the displacement of earth for their installation, could create a conflict with the wildlife resource. If the area which is disrupted during the installation of these types of systems is adequately rehabilitated, meaning put back into its original character, adverse effects may be remedied. If this is the case, no

case, no conflict would exist with the wildlife habitat of the Wallowa Lake Moraines.

05. INTENSIVE AGRICULTURAL USES: Agricultural uses other than the grazing of livestock could change the existing wildlife habitat of the inventoried area. Under this context any additional agricultural use may create a conflict. However, much of this area is zoned for the purpose of farm use; therefore, cultivation of crops traditionally grown in the surrounding area, including but not limited to: alfalfa, wheat, irrigated pasture, etc. will not be considered to be a conflicting use. The surrounding area is considered to be the valley floor located to the east, north, and northwest of the City of Joseph. Other types of crops or agricultural uses, including but not limited to feedlots, will create a definite conflict to the natural resource - especially those uses which require a high concentration of livestock,. In those areas where wildlife tends to congregate, the impact will be magnified.
06. GOLF COURSES: Golf courses and similar recreational activities can create a substantial conflict to the wildlife habitat resource. This type of use will change habitat and typically draws large amounts of people which has negative effects on wildlife populations.
07. TIMBER HARVESTING: Heavy logging of the Wallowa Lake Moraines would be in conflict with its wildlife habitat. However, the County does not have the ability to regulate timber harvesting without prohibiting it completely; the County is unwilling to disallow this use, limiting this practice will be subject to the discretion of the property owner and the Forest Practices Act.
08. COMMERCIAL ACTIVITIES IN CONJUNCTION WITH FARM OR FOREST USE: An intensified use of this kind would most likely create a conflict with the wildlife habitat resource. Since it is associated with higher human density and other items, such as: roads and dwellings which have also been identified as a conflicting use. If such a use is conducted with facilities that were in place prior to January 1, 1996, it will not be considered to be in conflict with the wildlife habitat resource. Other activities of this type will not be

activities of this type will not be considered to be in conflict with this resource if they do not require additional roads, structures or an increase in the current level of traffic. All other applicable criteria, including that of other Goal V protection standards, would have to be met before such a use could be approved. A home based occupation would fall into this category.

09. OPERATIONS CONDUCTED FOR THE EXPLORATION, MINING AND PROCESSING OF ANY SUBSURFACE RESOURCES: A mining operation of any type would create a conflict with the wildlife habitat resource of the Wallowa Lake Moraines. The noise and increased activity of a mining operation would be sure to drive wildlife into different areas. In addition, this type of use would likely require other facilities which are considered to be conflicting, such as: roads, utilities, and buildings. This type of use would also generate increased traffic, noise, and other associated pollutants such as dust.

#### ECONOMIC - SOCIAL - ENVIRONMENTAL - ECOLOGICAL CONSEQUENCES

ECONOMIC: If this area remains unprotected, conflicting uses in those areas inhabited by wildlife will destroy parts of, or possibly all of, this habitat. Animals displaced by the loss of their habitat, especially deer, may move into other areas - such as nearby fields. Damage to crops and other property caused by these displaced and problem animals may cause severe economic consequences to property owners near the East Moraine. Animals which are able to adapt to intensive land use may cause damage in those areas which are developed within the Moraines area. In addition to this impact on property owners, the loss of hunting potential in these areas of the Wallowa Lake Moraines represents a form of lost revenue.

Tying up private properties within this area by prohibiting all conflicting uses also represents an economic consequence. Property owners would be faced with undue hardship if all uses of their property were taken away - this might even constitute a taking situation. This is not a position that the County would seek to put a property owner in. Another option would be the purchase of properties or easements for preservation to protect significant resources.

SOCIAL: The loss of wildlife habitat and the related loss of the wildlife could bring about many unpleasant feelings in people toward the area - feelings shared by both local residents and those people who enjoy visiting Wallowa Lake. Abundant wildlife is one of the items which makes this area special. If it no longer exists, the local social identity will suffer a significant loss.

ENVIRONMENTAL: The change of environment that is associated with increased development may create a loss of wildlife found on the Wallowa Lake Moraines. The presence of wildlife within their natural habitat is one of the characteristic features which has distinguished this unique area.

ENERGY: Development in this area will create a need for services which are not currently provided. More intensive land use will also lead to an increase in energy consumption.

CONCLUSION: The wildlife habitat found in this area is an undeniable resource. Its existence is critical to maintain the original character of the Wallowa Lake Moraines. For this reason, it shall be designated a 3C protection status, except in the areas mapped by ODF&W as Goal V deer habitat, where additional restrictions apply per Article 44.

PROGRAM TO ACHIEVE THE GOAL: In the area inventoried as wildlife habitat, which is not located in excluded areas, dwellings sited on parcels of 160 acres or more will not be considered in conflict with this resource. Dwellings located on sub-standards size lots could serve to deteriorate this resource. It may be possible to site dwellings on parcels of less than 160 acres, if allowed by the underlying zone, but only if an applicant can prove that the proposal will not impact the wildlife habitat found there and if all other applicable criteria are met, including Article 44 and other Goal V protection standards. This policy will help to protect the wildlife habitat resource while still allowing for dwellings and other structures to be established; therefore, it will not create a hardship on property owners.

Accessory buildings associated with an existing or approved dwelling will not be considered to be in conflict with this

resource if they are located within 200 feet of the dwelling. This proximity is close enough that their impact is no greater than the dwelling itself.

Additional roads should not be constructed on the Moraines unless there is absolutely no other way to access an approved use. In the event that a new road is found to be necessary, its placement should be outside of areas identified for primary wildlife use. This procedure will reduce the impact of development on the Moraines' wildlife population. Roads must conform to Articles 32 and 44.

The local office of ODF&W has mapped a portion of the East Moraine as Goal V Deer Habitat. That portion of the Moraines considered Goal V Deer Habitat is defined as follows: The west face of the East Moraine to within 300 feet of Highway 351 and that area within 200 yards (ground distance) east of the crest beginning at the north end of the moraine in section 5 and continuing south to the Forest Service boundary. This area should be managed to maximize open space. Development within the 3A protection area will be in conflict with the wildlife resource.

All other items which constitute a potential conflicting use will be allowed only if the property owner can prove that the proposed use will not substantially impact the wildlife habitat found on the Wallowa Lake Moraines. If this can be proven and all other applicable criteria are met, including that of other Goal V standards, Article 36 (Salmon Habitat Recovery Plan) and Article 44, the use may be approved.

#### HISTORICAL SIGNIFICANCE, WALLOWA LAKE MORAINES Location

It could be argued that the Wallowa Lake Moraines in their entirety are of historical significance. They have been in existence far longer than humans have inhabited the Wallowa Valley and were undoubtedly used as special points of reference by all early residents in the area. The Moraines have seen the use of multiple communities and are endeared to all.

Identifying the areas of the Moraines which are of particular historical significance has not been an easy task. It was

decided that the area above the Wahluna Terrace subdivision that extends up and over the lakeside skyline of the Moraine (located in the north half of Section 5 in Township 3 South, Range 45 and the South half of Section 32 in Township 2 South, Range 45 is one of these areas. This decision was based on the importance placed on this specific area by the associated Native American community. This community is recognized as the original Chief Joseph band of the Nez Perce, and its descendants may now be found on the Nez Perce Reservations in Colville, Washington; Lapwai, Idaho; and the Umatilla Reservation in Pendleton, Oregon. They have placed special significance upon this portion of the Moraines due to its association with cultural and religious practices. In addition to this, there may be ancient burial sites located here.

The second area of historical significance was determined to be the un-timbered lakeside skyline of the Eastern Moraine found in Sections 4, 9, and 16. This area was chosen due to information which documents its use by the associated Native American communities for cultural and religious purposes.

The third and final area which has been designated to be of particular historical significance is a portion of the saddle located east of the lakeside skyline of the Eastern Moraine. This area is located in the southeast quarter of Section 9, Township 3 South, Range 45 and is about 20 acres in size. This area was chosen because it is the location of the original Chief Joseph Rodeo Grounds. Upon adoption of this ESEE the Historical Resource Map (G5-7) is revised to include only the 20 acre area of the original Chief Joseph Rodeo Grounds.

For a view of the location of this resource, please see Resource Map G5-7 Historical Resource Areas.

#### Quality - Quantity

Portions of the Wallowa Lake Moraines have been used for centuries by Native American communities as a site for religious and culturally important events. This traditional use has been documented in several types of literature, including contemporary writings and historic journals, existing photographs showing Indian camps on the banks of Wallowa Lake, and the testimonies from these communities. Indian artifacts, such as arrowheads are

such as arrowheads are present in the area, as are ancient trails. Materials which directly identify the Wallowa Lake Moraines being used by Native American communities include Protecting American Indian Sacred Geography a paper written by Deward E. Walker, Jr. (after years of extensive research); and The Story of Wallowa Lake and The Wallowa Country (1867-1877) books by Grace Bartlett that include several references the use of the Moraines; and War Chief Joseph by Helen Addison who also mentions the Moraines' importance to Native Americans. All available evidence clearly points to the East Moraine as being an area of historical importance.

In addition to the area's value to the associated Native American communities, the Moraines hold historical significance to the local immigrant community. The annual Chief Joseph Rodeo, which has become known throughout the nation, was originally held on the back side of the Eastern Moraine. While the remains of the old rodeo grounds are still present, they are in such a dilapidated condition that they no longer are of resource potential. Even though the rodeo grounds are beyond salvaging; it is important to note their historical purpose, and its significant value to the citizens of Wallowa County.

Also present within the Goal V area is the Prairie Creek Cemetery. Located in the northeast corner of the area, the cemetery is the resting place for many of Wallowa County's earliest residents.

The existing ski run from the upper terminus of the Wallowa Lake Tramway near the summit of Mt. Howard to the lower terminus within the Wallowa Lake unincorporated community is part of the history of the county and is currently not a conflicting use. The ski run, originally cleared in the early 1970's, has not been maintained for some time and is not heavily used.

If a dock is requested and approved on the Timber/Grazing portion of the east shore of Wallowa Lake, it will not be in conflict with the historical and cultural resource as it must meet the applicable criteria of Article 37 and Article 44.

**CONFLICTING USES:** The property within the inventoried historical area of the Wallowa Lake Moraines is zoned Exclusive Farm Use. It was decided that with the exception of the grazing of livestock -

of livestock - specifically cattle and sheep - all permitted and conditional uses in these zones may change or alter the historical significance of the area and constitute a potential conflicting use.

Currently, there are no conflicting uses present in the historical area of the Wallowa Lake Moraines. Examples of potential conflicting uses are as follows:

01. SINGLE-FAMILY DWELLINGS: Dwellings on the Moraines can definitely alter the historical resource. Structures in these areas are completely out of context with the historical significance of the identified areas. Dwellings could be sited in the old Rodeo Grounds area with less impact than in the other two areas.
02. NONRESIDENTIAL STRUCTURES: As is the case with dwellings, any type of structure could be in conflict with this resource. Structures which fall into the context of the traditional and continued use of the Moraines, such as: pole barns for hay storage or sheds for use during calving or lambing, may not be considered to be in conflict with the resource. These types of structures are consistent with the arcadian character of the Moraines. Other types of structures may include; but not be limited to; schools, churches, playgrounds, airplane hangers, etc. These are not consistent with the traditional character of the Moraines and would constitute a substantial conflict with the resource - especially if they were sited in either of the two historic areas associated with Native American communities.
03. ROADS, DRIVEWAYS AND OTHER MEANS OF ACCESS: Roads which are located on the Moraines could definitely alter the historical resource and constitute a conflicting use. Other items which fall under this category would include; but not be limited to; bicycle paths, pedestrian paths, driveways, etc. Roads, driveways and other means of access must meet the criteria of Article 32 and 44.
04. WATER/SEWER SYSTEMS: These systems, or other similar systems, are considered to be conflicting uses because they are directly associated with other conflicting uses - such

as dwellings.

05. INTENSIVE AGRICULTURAL USES: Agricultural uses other than the grazing of livestock could change the existing natural character of the historic resource area. Under this context, any additional agricultural use may create a conflict. However, this area is zoned for the purpose of farm use; therefore, cultivation of crops traditionally grown in the surrounding area, including but not limited to alfalfa, wheat, irrigated pasture, etc., will not be considered to be a conflicting use. The surrounding area is considered to be the valley floor located to the east, north, and northwest of the City of Joseph. Other types of crops or agricultural uses, including but not limited to feedlots, would create a definite conflict to the historical resource - especially those which require a high concentration of livestock.
  
06. GOLF COURSES: Golf courses and similar recreational activities create a substantial conflict to the resource. This type of use is very out of context with the historical significance and will not be acceptable in either of the two areas included in the historical resource because of their importance to the associated Native American communities.
  
07. TIMBER HARVESTING: Due to the fact that there is no harvestable timber located in the historic resource area, this particular use does not apply.
  
08. COMMERCIAL ACTIVITIES IN CONJUNCTION WITH FARM OR FOREST USE: A use of this kind could create a conflict with the historical resource because it would most likely be associated with other items, such as roads and dwellings, which are also identified as conflicting uses. If such a use is conducted with facilities that were in place prior to January 1, 1996, it will not be considered to be in conflict with the historical resource. Other activities of this type may not be considered to be in conflict with this resource if they do not require additional roads or structures or increase the current level of traffic. All other applicable criteria, including that of other Goal V protection standards, would have to be met before such a use were

use were approved. A home-based occupation falls into this category.

09. OPERATIONS CONDUCTED FOR THE EXPLORATION, MINING AND PROCESSING OF ANY SUBSURFACE RESOURCES: A mining operation of any type which was located in the areas identified as being of historical significance would create a conflict with this resource. The noise, traffic, dust and increased activity of a mining operation is completely out of context with the traditional and continued character of the Moraines.

In addition, a use of this type would likely require other facilities which could be considered to be conflicting uses, such as: roads, utilities, and buildings.

#### ENVIRONMENTAL - SOCIAL - ECONOMIC - ECOLOGICAL ANALYSIS

**ECONOMIC:** The current trend of tourism shows that consumers have a very active interest in Native American cultural areas. More intensive land use will make the area less desirable for those seeking these qualities in a recreational and educational site. It is likely that this situation would result in a possible loss of tourist dollars for the area.

**SOCIAL:** Unrestricted development in this area could lead to a loss of cultural identity for Native American communities. Development on the Wallowa Lake Moraines may also serve to sever ties between the local community and Native American groups.

Because much of the local identity is associated with the region's Native American use, this identity may also be lost. Let us not forget who the City of Joseph was named for. If this resource is destroyed, many of the opportunities to learn about the area's past history may also be diminished.

**ENVIRONMENTAL:** Unrestricted development in this area could lead to negative impacts on the natural qualities and open space of the Moraines which would diminish the context of the historical and cultural resource.

**ENERGY:** Once again, more intensive land use on the Wallowa Lake

Moraines will cause a need for enhanced services (water, sewer, electricity, etc.) in the immediate area. These items, or the ability to produce them, would have to be present for successful development. Additional development creates a higher level of energy consumption. Wind generation towers and electrical transmission towers would be in conflict.

CONCLUSION: The historical significance of the identified area cannot be disputed. It is important to multi-cultural groups of individuals and warrants specific protection. Because the north end of Wallowa Lake was used extensively by Native American communities for their camping and fishing grounds, portions of the northern Moraines facing Wallowa Lake, which are mapped, shall be given a 3A protection status. No conflicting uses will be allowed in this area nor will development be allowed with an elevation that would interrupt the skyline. If human remains are discovered in any part of the Wallowa Lake Moraines, per Article 44, the procedure described in the Policy To Achieve The Goal of this document shall be applied. The northern portion of the Moraines on the opposite side (not facing Wallowa Lake) and the top of that portion of the Moraines shall be designated a 3C protection status. See Map G5-7.

The other two historically significant areas mentioned are the un-timbered lakeside skyline of the Eastern Moraine found in sections 4, 9, 16, and the original Chief Joseph Rodeo grounds. These areas shall be designated a 3C protection status.

PROGRAM TO ACHIEVE THE GOAL: In the areas identified as being of historical significance due to their association with the Native American communities, dwellings or other structures sited in a manner that would interrupt the skyline of the Moraine will not be acceptable. In the area identified as the old rodeo grounds, dwellings sited on parcels of at least 160 acres or more will not be considered to be in conflict with this resource. Dwellings located on sub-standard size lots could serve to deteriorate this resource. It may be possible to site dwellings on parcels of less than 160 acres only if an applicant can prove that the proposal will not impact the historical significance found there and if all other applicable criteria are met, including Article 44 and other Goal V protection standards. This policy will help to protect the historical resource while still allowing for dwellings and other structures to be established; therefore, no

to be established; therefore, no hardship on property owners is created.

All other items which constitute a potential conflicting use should be allowed only if the property owner can prove that the proposed use will not substantially impact the historical significance found on the Wallowa Lake Moraines. If this could be proved, such a use may be approved providing that all other applicable criteria are met - including that of other Goal V protection standards and State and Federal cultural protection laws. Article 41 shall apply to historical structures.

If during any activity human remains are discovered, meaning articulated or not articulated human skeletal remains, bones, or teeth, all activities shall cease. Local law enforcement officials, the local government, and the Indian Tribal Governments shall be contacted immediately. The County Medical Examiner shall inspect the remains to determine whether they are either modern or historic. Representatives from the Indian Tribal Government shall have an opportunity to monitor the inspection. If the remains are indeed historic, they shall be treated in accordance with the procedures set forth in ORS 97.740 to 97.760. In the event that any such remains happen to be modern, the appropriate law enforcement officials shall assume jurisdiction. (Information for the handling of human remains has been taken from the Management Plan for the Columbia River Gorge National Scenic Area.) See also Article 44, Section 44.035.

APPLICABILITY OF OTHER GOALS: The Moraines of Wallowa Lake are an excellent example of an area worthy of Goal V protection. The presence of several resources make protection a necessary step to preserve the arcadian character found on the Moraines and in Wallowa County. In addition to what has been identified and inventoried under Goal V, there are several other Statewide Planning Goals which are applicable to this program.

01. CITIZEN INVOLVEMENT: This document and the programs stated herein were originally drafted with the direction and approval of the Wallowa Lake Basin Advisory Committee. This citizen advisory committee was established by the Wallowa County Board of Commissioners for the purpose on analyzing and evaluating several items of concern within the Wallowa Lake Basin area. The membership of this committee is quite

committee is quite diverse and includes representatives from local business, timber, agriculture, cities, State and Federal agencies, and the Nez Perce Tribe. This group has sought to make sound and reasonable decisions that allow for protection of the Wallowa Lake Moraines and their identified Goal V resources. Hearings, noticed to all of the above groups, affected landowners, and county landowners have been held in 2001 leading to the current revision of this ESEE and its implementing ordinance, Article 44.

02. LAND USE PLANNING: The content of this document represents the endeavors of a concerned community making decisions about what they would like to see conserved or developed in the future. Different scenarios were discussed; the desired one is set forth in this document.
03. AGRICULTURAL LANDS: Much of the Wallowa Lake Moraines are zoned for exclusive farm use. Taking measures to maintain the traditional character of the area is in accordance with the position of the State and County to preserve resource ground for resource use. This document may regulate some potentially conflicting agricultural uses. However, those uses which are out of context with the traditional character of the Moraines are, for the most part, not feasible to practice in this area. Therefore, regulating such uses will have no consequence on property owners.
04. FOREST LANDS: Portions of the Wallowa Lake Moraines do have a respectable amount of timber and are zoned for forest practices. Since these practices are an important part of the Wallowa County economy, seeking to prohibit them at the county level does not seem appropriate, especially since the Forest Practices Act applies to these activities.
06. AIR, WATER AND LAND RESOURCE QUALITY: By protecting the Wallowa Lake Moraines from conflicting uses, this document will also be promoting all items of concern under this goal. All proposals in this area will also be subject to the provisions of the Wallowa County/Nez Perce Tribe Salmon Recovery Plan with Multi-species Habitat Strategy and its implementing ordinance, Article 36. This is an ecosystem

restoration document aimed at improving all watersheds within Wallowa County.

08. RECREATION: Protecting the Moraines will insure that the Wallowa Lake Basin area will continue to be an attractive place for individuals to meet their recreational needs. If unchecked, the negative aspects caused by potentially conflicting uses could create an atmosphere that lacks the recreational qualities that are now present.
09. ECONOMIC DEVELOPMENT: The applicability of Goal V is very similar to that of Goal VIII. To leave the Moraines unprotected and susceptible to conflicting uses, though they may represent short term economic gains, may possibly have negative long term effects. Conflicting uses allowed on the Wallowa Lake Moraines will likely deteriorate the entire Wallowa Lake Basin's attractiveness. This would in turn create harsh results for the Wallowa County economy. These conflicting uses could also negatively affect the current resource uses of the area which contribute to the economy of the County.

FINAL CONCLUSION: The Goal V Protection Standards, when applied to properties within the Wallowa Lake Moraines, will have little effect on the currently allowed uses. The Goal V Protection Standards will insure that any future development will be appropriately limited and allow only construction which will suitably blend into the surrounding environment. While the 3A protection standards for Scenic Areas and those that are of historical significance are very strict, the effect will be minimal since there are few suitable building sites on these parts of the Moraines. The parcels included within these protective boundaries are either large enough to provide building sites outside of the 3A status area or small enough to make approval for a dwelling or other development very unlikely. Due to these factors, even the maximum Goal V protection status will not significantly affect the current use of these parcels nor will it significantly alter the developmental potential of this area.

The Wallowa Lake Moraines are made up of many resources worthy of Goal V protection. Many of the properties included under one protection standard also fall under others that are applied to

the area. The requirements of all applicable protection standards pertaining to a piece of property must be met. These overlapping protection standards shall serve as comprehensive layers to preserve and protect the resources therein.

EFFECTS ON PROPERTY OWNERS

01. Owners: Kenneth and Patricia Stein  
Dan Stein  
Tax lot #: 700/Ref #: 3651/Zone: EFU/Acres: 156.73

This parcel is located entirely within the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat. A double-wide mobile home and out buildings are currently located on the property. As the development potential of this parcel has already been realized, the Goal V protection status would have little affect. In the event that a request for a second dwelling or a replacement dwelling for this parcel was received, the reviewing body may approve it conditionally if all other proper criteria is met, and it is located in the immediate vicinity of the existing structures. The parcel's size, topographic relief, and lack of natural vegetation to provide a suitable visual barrier to the proposed development may be cited as reasons to condition an application as such. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

02. Owners: K & P Stein Trust  
Tax Lot #: 701/Ref #: 3653/Zone: EFU/Acres: 155.61

This parcel is located entirely within the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat. A house has been built on this property which has caused its developmental potential to be reached. Once again, the Goal V protection status will have little affect on the current property owner unless it is requested that permission for a second dwelling be granted. The reviewing body may wish to use the reasons sighted for Tax Lot 700 to discourage additional development on this property. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

03. Owners: Paul L. Tullius Trust  
Tax Lot #: 800/Ref #: 3655/Zone: EFU/Acres: 204.78  
[2S45] 9803                      8321                      EFU                      89.97

This property is included in the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat. It was partitioned from the Marks's contiguous ownership which extends far beyond the Goal V area boundaries and make up 536.48 acres. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas. If a request for a single-family dwelling is received, the reviewing body may require that any proposed dwelling be located in the eastern most portion of the property. This location would put a potential dwelling in closer proximity to existing development, reduce the distance from which it would be visible, and provide a more acceptable site due to the topographic relief.

04. Owner: Dan & Lori Butterfield  
Tax Lot# 9800/Ref.# 2597/Zone: EFU/Acres: 241.51

This property was partitioned to create the above discussed property (3). This particular ownership is located entirely outside the Goal V areas. A single-family dwelling is present on the property, no impact is identified.

05. Owners: Luther & Burnice Thornburg  
Tax Lot #: 900/Ref #: 3657/Zone: EFU/Acres: 4.39  
1000 3658 EFU 160.00

These two parcels are part of one contiguous ownership and are located entirely within the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat. The Thornburgs also own tax lots 300, 400, and are partners in 600 creating 398.90 acres. A single-family dwelling is present on that portion which is located outside of the Goal V protection area. If the portion of this property which is located in the Goal V area were to be sold, its size would make the placement of a dwelling possible if all other criteria was met. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas. If such a proposal is received, the reviewing body may require that it be placed in the location of the homestead site located on the property. This site already has a road to it, there are several large trees surrounding the site, and it is low enough on the Moraine that it would not be visible from a distance. The reviewing body may require that if a dwelling is placed on the

placed on the property no additional dwellings can be sited.

06. Owners: Wm. and Patricia Kilts  
Tax Lot#: 1300/Ref #: 3661/Zone: EFU/Acres: 124.58  
[2S45] 9102 7770 EFU 158.12

The Kilts have a contiguous ownership of 276.70 acres. This property also extends far past the Goal V area where a dwelling and various out buildings are present. Therefore, the developmental potential of this parcel has been reached. Of the portion that is within the Goal V area, the majority is located within the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, Wildlife Habitat, and Historical Significance. Approximately 15 acres of the southwest corner are included in the 3A protection status area of the Moraines' Scenic area. Conflicting uses would not be allowed within this portion of the property. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

07. Owner: Anna Mae Quint  
Tax Lot #:1400/Ref #: 3662/Zone: EFU/Acres: 68.04  
9700 2595 EFU 87.50

This parcel is located in the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, Wildlife Habitat, and Historical Significance and is directly adjacent to the 3A protection status area of the Moraines' Scenic Area. It is currently unimproved. This contiguous ownership is made up of 155.54 acres. In the event that a request for a dwelling was granted, it may be required to be located on that portion which is not included in the Goal V protection areas. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

08. Owner: Little Oxbow Inc.  
Tax Lot #: 1401/Ref #: 3663/Zone: EFU/Acres: 4.32

This undeveloped parcel is located entirely within the 3C protection status areas of the Moraines' Natural Resource and Wildlife Habitat. It is also entirely within the 3A protection status area of the Moraines' Scenic Area. Due to this location,

no conflicting uses will be allowed. However, this would not significantly change the developmental situation of this property as its size, location, steep incline, and instability of the soil virtually assure that a proposal for a dwelling would be denied.

09. Owner: L. Bruce & Mary Lou Ham  
Tax Lot #: 1402/Ref #: 3664/Zone: EFU/Acres: 72.02

Currently, this parcel has no dwellings. However, the property qualified for a lot-of-record dwelling permit prior to adoption of the Goal V standards, a perfected permit exists along with electrical power and a well, and it is anticipated that a dwelling will be constructed. The dwelling approval contains conditions of approval that require siting of the dwelling in the vicinity of existing dwellings and as far to the west as possible to lessen negative impact to the resource. The property is located within 3C protection status areas of the Moraines' Natural Resource, Wildlife Habitat, and Historical Significance. It is also entirely within the 3A protection status area of the Moraines' Scenic Area and would not be eligible for any type of conflicting use.. Therefore, the Goal V protection status would not significantly alter the developmental possibilities of this parcel. The proposed driveway improvement represents a potential conflict with the scenic and natural resources and needs to be mitigated to meet standards of Articles 44, 36 and 32.

10. Owner: G. Lowell & Robin R. Lewis  
[2S45]  
Tax Lot#: 9500/Ref #: 2594/Zone: EFU/Acres: 240.40  
7801 R-1 4.33

This parcel is unimproved and makes up 244.73 acres. The Goal V protection status of the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat take in approximately half of the property and includes only land zoned Exclusive Farm Use. A small amount of the southernmost portion of the property is included in the 3A protection status of the Moraines' Historical significance, no conflicting uses may occur in this area or within 100 yards of it. Any designated protection status shall affect the developmental potential very

developmental potential very little as there is well over 100 acres which are not included in the Goal V boundaries. If a request for a single-family dwelling is received, the reviewing body may require that it be located on that portion which is not included in the Goal V protection areas. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

11. Owner: William Daggett  
[2S45]  
Tax Lot#: 9400/Ref #: 2593/Zone: EFU/Acres: 120

Approximately one quarter of this 120 acre parcel is included in the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat. Presently, this property contains two houses and various outbuildings. Its developmental potential is realized and any designated protection status will have a minimal affect, if any, on the property. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

12. Owner: Alvin Josephy Family  
[2S45]  
Tax Lot#: 10000/Ref#: 2601/Zone: EFU/Acres: 93.25  
10100 2602 EFU

15.00

This contiguous ownership is comprised of 108.25 acres zoned Exclusive Farm Use. There is at least one dwelling and several outbuildings currently located on this property. The 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat take in approximately 25 acres which will have very little, if any, affect here as its developmental potential has already been reached. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

13. Owner: Arnold P. Mindell  
Tax Lot #: 1600/Ref #: 3670/Zone: EFU/Acres: 24.79

This parcel was undeveloped in 1995 and is located entirely within the 3C protection status areas of the Moraines' Natural

Resource and Wildlife Habitat and the 3A protection status areas of the Moraines' Scenic Area and Historical Significance.

Approximately one acre, against Hwy 351 located at the west end of the property, has been left out of a 3A protection status. In this area, adjacent to existing dwellings, conflicting uses may take place in a limited amount. A dwelling was built on this parcel in 1996.

14A. Wahluna Terrace Subdivision: Maps 3S45 5AB & 3S45 5BA

The developmental guidelines specified by Article 18 and applicable provisions of Article 44 of the Wallowa County Zoning Articles shall apply. In addition, any proposed dwelling on Tax Lot 100 shall be required to be located in the southwest quarter of the property.

14B. Owner: David Manuel  
[3S4505AB]  
Tax Lot#: 100/Ref#: 4016/Zone: EFU&R-2/Acres:  
10.05

This undeveloped tax lot is included in a 3C protection status for the Moraines' Scenic Area. It shall be subject to the provisions of Article 44, the underlying zone, and the design standards of Article 18 of the Wallowa County Zoning Articles. Only the portion of this tax lot zoned R-2 is excluded from the Goal V scenic resource. In addition, any proposed dwelling on this lot shall be required to be located in the southwest quarter of the property. This action is consistent with the decision to preserve the visual qualities of the area because construction in the upper portion of this property would be detrimental to this resource. This protection status will not significantly effect the developmental potential of this property. A permit for a dwelling was applied for in 1996 on this parcel (ZP#96-10). The permit was approved by the Planning Commission, appealed and upheld by the County Board of Commissioners. It was appealed to LUBA and the appeal resulted in a remand. There has been no further action on this permit.

15. Owners: G & G Schaeffer Trust  
Tax Lot#: 3200/Ref#: 3700/Zone: EFU/Acres: 540.80

This parcel is quite large, and its boundaries extend past the designated Goal V area. The portion which does happen to be within the focus of this property is primarily located within the 3C protection status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife Habitat with approximately 35 acres included in the 3A protection status area of the Moraines' Scenic Area. The 3C protection status for the Moraines' Historical Significance is also present on the property. Conflicting uses may not occur in the 3A area. Development has occurred on this parcel but it is located outside of the Goal V area boundaries. The remaining developmental potential for this property would be two more dwellings if it were partitioned and sold. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

16. Owners: Jacob Hasslacher  
 Tax Lot#: 3502/Ref#: 3706/Zone: EFU/Acres: 101.26

Currently, this parcel has one dwelling and several outbuildings present. It is located entirely within the 3C status areas of the Moraines' Natural Resource, Scenic Area, and Wildlife habitat. Its development potential has at this time been realized. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas.

17. Owners: Ron Yanke and RY Timber  
 Tax Lot#: 1500/Ref#: 7800/Zone: T/G/Acres:

1350.57	3665		EFU
	5900	3738	T/G
160.00			
	6000	3739	T/G
40.00			

This property is the major land holding on the Moraines. The three contiguous parcels make up 1,550.57 acres, none of which are developed at this time. The majority of this ownership is located in the 3C protection status area of the Moraines' Scenic Area on both the east and west sides of the Eastern Moraine. Over 150 acres are included in the 3A protection status area of the Moraines' Scenic Area. It also is located within the 3C protection status for the Moraines' Natural Resource and

Historical Significance and is entirely within the 3C protection status of the Moraines' Wildlife Habitat. Conflicting uses may not occur within that portion which is located within the 3A area. In that area, of the west side of the Eastern Moraine which has been designated a 3C protection status, development will only be possible if conflicting uses proposed in the Goal V areas meet all requirements of the protection status applied to those areas. The area between Highway 351 and the shore of Wallowa Lake is included in the 3C Scenic Protection area. As this is an additional restriction on this property, the county will allow the property owner to place a dock on the portion of this property zoned Timber/Grazing. This shall be deemed to be a permitted use and upon adoption of this ESEE Article 37 is amended to allow this use. The dock shall meet all applicable criteria of Article 37 and Article 44, including scenic protection at the Moderate level (Partial Retention).

18. Owners: Associated Ditch Company  
Tax Lot#: 1700/Ref#: 3671-76/Zone: EFU/Acres:  
16.33

This parcel is owned by several ditch companies. A home is present on the property as is a county park and boat dock. It is zoned Exclusive Farm Use and is subject to the developmental standards which go with this zone, along with applicable Goal V protection status.

19. Owners: Paula Krieger  
[03s4505B]  
Tax Lot #: 200/Ref #: 3678/Zone: UGR/Acres:  
3.43 [2S45]  
9300 2592 58.50

A manufactured home and several out buildings are currently present on tax lot 9300, no improvements have been made to tax lot 1900. This property is zoned for residential use, and the Goal V protection status will not effect its developmental potential. It will be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. Restrictive covenants and/or deed restrictions, if approved by the appropriate review authority, may provide for additional protections.

20. Owner: USA  
[03S4505BA]  
Tax Lot #: 900/Ref #: 3677/Zone: EFU/Acres: 5.10

This property is the site of the Chief Joseph Cemetery. It is an Indian Trust Land and is cared for by the National Parks Service. This is an area of historical and cultural importance. Because of its ownership and management, the resource is insured to remain protected. Also as this parcel is zoned EFU, it is subject to applicable Goal V protection standards. On 09/9/1998 03S4505B TL 100 was purchased by the Federal Government to expand this area by 7.91 acres.

21. Owner: Ted & Sharon Hays  
[03S4505B]  
Tax Lot#: 400/Ref#: 8659/Zone: R-1/Acres: 26.0

This undeveloped property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines; however, it is zoned for residential use, and the Goal V protection status will not effect its developmental potential except that development will have to comply with the 3C Less Restrictive criteria for the scenic resource. It will also be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. If approved by the appropriate review authority, restrictive covenants, and/or deed restrictions may be substituted for County standards. This property may be additionally partitioned to the current minimum parcel size for the zone (5 acres).

22. Owner: Ted & Sharon Hays  
[03S4505B]  
Tax Lot#: 500/Ref#:3681/Zone: R-1/Acres: 5.95

This developed property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines. However, this is a property which has been designated for residential use and has already reached its developmental potential. Any Goal V protection status shall have very little if any impact on this property. Instances under which this

property could be affected would be applications for items, such as: a home based occupation or non-conforming use which could create conflicts with the protected resources. This property was partitioned in 1999 to produce tax lots 400, 500 and 600. At 5.95 acres, it cannot be partitioned again.

23. Owner: Renacer Inc.  
[03S4505B]  
Tax Lot #: 600/Ref #: 8273/Zone: R-1/Acres: 5.10

This developed property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines. However, this is a property which has been designated for residential use and has already reached its developmental potential. Any Goal V protection status shall have very little if any impact on this property. Instances under which this property could be affected would be applications for items, such as: a home based occupation or non-conforming use which could create conflicts with the protected resources.

24. Owner: West River LLC  
[03S4505B]  
Tax Lot#: 700/Ref#: 8272/Zone: R-1/Acres: 17.07

This undeveloped property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines; however, it is zoned for residential use, and the Goal V protection status will not effect its developmental potential except that development will have to comply with the 3C Less Restrictive criteria for the scenic resource. It will also be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. If approved by the appropriate review authority, restrictive covenants, and/or deed restrictions may be substituted for County standards. This property may be additionally partitioned to the current minimum parcel size for the zone (5 acres). A Dwelling was permitted in 1996, but was never built. The permit has expired and any new permit would be required to meet the above standards.

25. Owner: City of Joseph  
[03S4506A]

Tax Lot #: 100/Ref #: 8108/Zone: R-1/Acres: 5.00

This property is the location of the Water Facility of the City of Joseph. Since this is a public utility facility and mandatory to the related community uses necessary for its operation, it will not be considered to be conflicting to the Goal V resources. If any residential uses are proposed on this site design standards equivalent to those required in the Recreation Residential Zone and 3C Less Restrictive scenic standards will have to be met to protect the Scenic Resource of the Wallowa Lake Moraines.

26. Owner: Steven Kangas  
[03S4506A]

Tax Lot #: 200/Ref #: 3680/Zone: R-1/Acres: 3.41

This developed property is located within the Scenic Area, Wildlife Habitat, and Natural Resource Areas of the Wallowa Lake Moraines. However, this is a property which has been designated for residential use and has already reached its developmental potential. Any Goal V protection status shall have very little, if any, impact on this property. Instances under which this property could be affected would be applications for items, such as: a home-based occupation or non-conforming use which could create conflicts with the protected resources.

27. Owner: Cathy Lewis  
[03S4506A]

Tax Lot#: 400/Ref#: 8473/Zone: R-1/Acres: 6.31

This developed property is located within the Scenic Area, Wildlife Habitat, and Natural Resource Areas of the Wallowa Lake Moraines. However, this is a property which has been designated for residential use and has already reached its developmental potential. Any Goal V protection status shall have very little, if any, impact on this property. Instances under which this property could be affected would be applications for items, such as: a home-based occupation or non-conforming use which could create conflicts with the protected resources.

28. Owner: Walter Reed  
[03S4506A]

Tax Lot#: 500/Ref#: 3683/Zone: R-1/Acres: 2.51

This developed property is located within the Scenic Area, Wildlife Habitat, and Natural Resource Areas of the Wallowa Lake Moraines. However, this is a property which has been designated for residential use and has already reached its developmental potential. Any Goal V protection status shall have very little, if any, impact on this property. Instances under which this property could be affected would be applications for items, such as: a home-based occupation or non-conforming use which could create conflicts with the protected resources.

29. Owner: Henderson Living Trust  
[03S4506A]

Tax Lot#: 600/Ref#: 8472/Zone: R-1/Acres: 11.00

This undeveloped property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines; however, it is zoned for residential use, and the Goal V protection status will not effect its developmental potential except that development will have to comply with the 3C Less Restrictive criteria for the scenic resource. It will also be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. If approved by the appropriate review authority, restrictive covenants, and/or deed restrictions may be substituted for County standards. This property may be partitioned one more time.

30. Owner: Scott & Terry Parker  
[03S4506A]

Tax Lot#: 700/Ref#: 8645/Zone R-1/Acres: 6.00

This developed property is located within the Scenic Area, Wildlife Habitat, and Natural Resource Areas of the Wallowa Lake Moraines. However, this is a property which has been designated for residential use and has already reached its developmental potential. Any Goal V protection status shall have very little, if any, impact on this property. In 1999 a Home Based Occupation in the form of a day care was permitted and continues to operate.

Instances under which this property could be affected would be applications for items, such as: a home-based occupation or non-conforming use which could create conflicts with the protected

with the protected resources.

31. Owner: Daniel & Michelle Layne  
[03S4506A]  
Tax Lot#: 800/Ref#: 8474/Zone: R-1/Acres: 5.0

This undeveloped property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines; however, it is zoned for residential use, and the Goal V protection status will not effect its developmental potential except that development will have to comply with the 3C Less Restrictive criteria for the scenic resource. It will also be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. If approved by the appropriate review authority, restrictive covenants, and/or deed restrictions may be substituted for County standards. A perfected zone permit for a single family dwelling and accessory buildings has been issued. As this permit was issued prior to the adoption of this revised ESEE and Article 44, the permitted development will not have to meet the 3C Less Restrictive scenic requirements.

32. Owner: David & Dolores Bridges  
[03S4506A]  
Tax Lot#: 900/Ref#: 8646/Zone R-1/Acres: 5.00

This undeveloped property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines; however, it is zoned for residential use, and the Goal V protection status will not effect its developmental potential except that development will have to comply with the 3C Less Restrictive criteria for the scenic resource. It will also be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. If approved by the appropriate review authority, restrictive covenants, and/or deed restrictions may be substituted for County standards.

33. Owner: Resley Glenn  
[03S4506A]  
Tax Lot#: 1000/Ref#: 8710/Zone: R-1/Acres: 5.00

This undeveloped property is located within the Scenic, Wildlife Habitat, and Natural resource areas of the Wallowa Lake Moraines; however, it is zoned for residential use, and the Goal V protection status will not effect its developmental potential except that development will have to comply with the 3C Less Restrictive criteria for the scenic resource. It will also be required that any structures which are to be built on this property meet design standards equivalent to those required in the Recreation Residential Zone to protect the Moraines' Scenic Resource. If approved by the appropriate review authority, restrictive covenants, and/or deed restrictions may be substituted for County standards.

34. Owner: Buhler Family Trust  
 Tax Lot#: 2200/Ref#: 3684/Zone: EFU/Acres: 733.49  
                   7799  
                   7845  
                   2201                  8183                  EFU                  1.14  
                   [3S4507]3300                  3881                  T/G                  201.22

Of this 935.85 acre contiguous ownership approximately 200 acres are located within the inventoried Scenic, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines. No improvements exist on tax lots 3300 and 2201. Residential structures, out buildings, working pens, and other improvements necessary for conducting an agricultural operation are present on tax lot 2200. There are no improvements on the portion of this property which happens to be within the Goal V resource areas. Any future development on this property can easily be conducted, after appropriate approval, on the 735+/- acres which are not included in the identified resource areas. Therefore, any Goal V protection status will have little, if any, impact on this property.

35. Owner: Susan Alford  
                   [03S4506A]  
                   Tax Lot #: 1100/Ref #: 3685/Zone: EFU/Acres: 1.00

This parcel's small size and proximity to the Goal V area boundary exclude it from being a resource potential. Any Goal V protection status shall have no impact on this parcel as long as it remains zoned for resource use. Proposals to rezone this

property for residential use shall be thoroughly examined to determine if such a designation would degrade any Goal V resources.

36. Owner: Alta C. Forster  
[03S4517B]  
Tax Lot#: 1500/Ref#: 3742/Zone: T/G/Acres: 40.00

Gretchen Forster  
[03S4517B]  
1600 7788 T/G 40.00

Katherine D. Forster  
[03S4517C]  
200 7789 T/G 40.00

Sharon Forster  
[03S4517C]  
300 7790 T/G 40.00

This 160 acre tract is made up of four contiguous 40 acre tax lots in separate ownership. The property is located within the inventoried Scenic Areas, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines and is currently unimproved except for a non-residential structure on Tax Lot 300. Any conflicting uses proposed in the Goal V areas must meet all requirements of the protection status applied to those areas. Development which would affect the skyline of the Western Moraine will not be permissible. Visual subordination must also be achieved for any conflicting uses to take place. Dwellings have been permitted under the template test and Article 28 on tax lots 1500, 1600 and 200, but as of this writing, these permits have not been perfected.

37. Owner: Bryant Joint Trust  
[3S4508]  
Tax Lot#: 200/Ref#: 3886/Zone: T/G/Size: 60.23

Approximately 30 acres of this parcel are located within the inventoried Scenic, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines. However, a home and various out buildings are presently located on this portion of the property. Therefore, the developmental potential of this parcel has been met, and it does not stand to be affected by any Goal V protection status unless additional conflicting uses are

requested.

38. Owner: Ronald W. and Patricia Peterson  
[3S4508]  
Tax Lot#: 800/Ref#: 3894/Zone: T/G/Acres: 5.86

This parcel is entirely located within the inventoried Scenic, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines. However, a home and various out buildings are presently located on this portion of the property. Therefore, the developmental potential of this parcel has been met, and it does not stand to be affected by any Goal V protection status unless additional conflicting uses are requested.

39. Owner: Mark & Harris Lacey Trust  
[3S4508]  
Tax Lot#: 700/Ref#: 3893/Zone: T/G/Acres: 30.68  
7803 T/G 5.51

This parcel is entirely located within the inventoried Scenic, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines. However, a home and various out buildings are presently located on this portion of the property. Therefore, the developmental potential of this parcel has been met, and it does not stand to be affected by any Goal V protection status unless additional conflicting uses are requested.

40. Owner: Peter Zimmer  
[3S4508]  
Tax Lot#: 1100/Ref#: 3897/Zone: T/G/Acres: 4.36  
7806 T/G 0.72

This undeveloped parcel is entirely located within the inventoried Scenic, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines. If County Zoning requirements are met for the placement of a dwelling - all Goal V protection status will have to be met.

41. Owner: Gordon & Sandy Wicher  
[03S4508B]  
Tax Lot#: 3600/Ref#: 3885/Zone: T/G/Acres: 29.47  
Trust for Public Lands

	[03S4508]				
		900	3895	T/G	23.03
			7805	T/G	27.19
	Dunloggin, Inc.				
	[03S4508C]				
		3800	3897		T/G
26.70					
			7806		T/G
9.88					

These three tax lots represent 116.27 acres. This property is entirely located within the inventoried scenic, wildlife habitat, and natural resource areas of the Wallowa Lake Moraines. If County Zoning requirements are met for the placement of a dwelling - all applicable Goal V protection criteria will have to be met. This property is also adjacent to seven lots in the Lakeshore Tracts. These additional seven lots are zoned Recreation Residential (R-2) and will not be subject to any of the Goal V protection criteria. A dwelling has been permitted and built on the first of these parcels (tax lot 3600). Due to a boundary line adjustment, the R-2 parcels have been consolidated with the T/G zoned parcels and dwellings cannot be sited on both the consolidated R-2 and T/G portions.

The following ownership will not be affected by any Goal V protection status as long as any proposed uses which have been identified as being in conflict to the resources are conducted on the western portions of the properties - outside of the Goal V boundaries:

3S4508CC

- 42. Owner: Jesse C. & Annette Lewis  
Tax Lot#: 100/Ref#: 4017/Zone: T/G/Acres: 5.00
- 43. Owner: William & Kim Moore  
Tax Lot#: 200/Ref#: 4018/Zone: T/G/Acres: 5.00
- 44. Owner: Fred Dingler/Karen Gabbert  
Tax Lot#: 300/Ref#: 4019/Zone: T/G/Acres: 1.82
- 45. Owner: Michael & Judith Allen  
Tax Lot#: 800/Ref#: 4025/Zone: T/G/Acres: 4.33

3S4517B

46. Owner: Peach Living Trust  
Tax Lot#: 600/Ref#: 4102/Zone: T/G/Acres: 5.00  
          1100          4107          T/G          5.00  
          1200          4108          T/G          5.00

47. Owner: Eugene Faltus  
Tax Lot#: 800/Ref#: 4104/Zone: T/G/Acres: 10.00

An A-frame cabin (about 800 sq ft) with outhouse and deck currently exists and is visible on the Moraine skyline from several of the sensitive viewing areas. The cabin is plumbed and wired but water is hand carried and no septic exists. Any further development is restricted by applicable Goal V protections and implementing ordinance Article. Therefore, as the cabin is located on the crest of the Moraine, no further development, expansion, or addition of structures will be allowed. The addition of a well or septic system would not be in conflict with the resources as long as Article 44 criteria are met.

48. Owner: Arny & Amy Mindell  
Tax Lot#: 900/Ref#: 4105/Zone: T/G/Acres: 5.00  
          1000          4106          T/G          5.00

49. Owner: Charles and Pamela Garrett  
Tax Lot#: 1300/Ref#: 4109/Zone: T/G/Acres: 5.00

50. Owner: Daniel & Martha Kessler  
Tax Lot#: 1400/Ref#: 4110/Zone: T/G/Acres: 5.00

These undeveloped parcels are entirely located within the inventoried Scenic, Wildlife Habitat, and Natural Resource areas of the Wallowa Lake Moraines. If County Zoning requirements are met for the placement of dwellings - all Goal V protection criteria will have to be met. Tax lots 900 and 1000 lie just below tax lot 800 (see discussion above) and any development on these lots must not impinge on the crest of the Moraines.

As this section shows, the majority of private property owners on the Moraines have either reached their developmental potential or have the ability to develop property which is adjacent to but

adjacent to but outside the Goal V area or have property which, due to its condition, is very unlikely to gain approval for the placement of a dwelling. Due to these facts, the developmental potential of property on the Wallowa Lake Moraines will not be significantly altered by these Goal V protection status.

The Resource Map G5-8 shows the location of the property ownerships which are affected by the Goal V protection standards.