

**GOAL 5**

**NATURAL RESOURCES,  
SCENIC & HISTORIC AREAS,  
OPEN SPACES**

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**Agricultural and forest lands... and the larger systems of mountains, valleys, rivers and wetlands of which they are part continue to be highly prized economically, culturally, recreationally, environmentally and aesthetically.**

Benton County Comprehensive Plan Value Statement

# GOAL 5

## NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

### Overview

The natural resources of Benton County are central to the long term sustainability of the economy, environment and livability of the county. Protection of natural features and functions, as well as the sustainable use of natural resources, are priorities for Benton County. Goal 5 provides the framework for the County's role in protecting its natural resources, including scenic and natural areas, open space, groundwater resources, rivers and waterways, riparian areas, wetlands, aquatic and wildlife habitats, historic resources and mineral and aggregate resources.

Protection of these diverse natural resources calls for a variety of approaches. In most cases, the resources themselves are protected or conserved (e.g., wetlands, historic structures). However, in the case of mineral and aggregate resources, the ability to extract the resource is protected.

- Natural areas, scenic areas and open space are to be managed to preserve their essential character, through Benton County's direct management of its lands and by encouraging private landowners to manage appropriately.
- Ecosystem components such as wetlands and riparian areas provide multiple utility functions benefiting humans and the environment, and require cooperation among landowners in order to maintain healthy systems. Inventory, analysis and development of protection plans and landowner education programs guide the management of these important resources.

- Historic structures, sites, and areas provide a tangible physical connection with the past. Historic resources are managed and protected through a largely voluntary program overseen by an appointed commission.
- Protection of groundwater resources and wildlife habitat requires the cooperation and participation of local, state and federal agencies. Benton County's policies support the work of those agencies through collaboration on land use decisions and promotion of conservation efforts.
- A distinctly different approach to protection is applied to mineral and aggregate resources. In this case, the statewide program requires protection of the ability to extract these resources, rather than the resource being protected in its natural state. The policies of the County strive to assure the availability of this resource while minimizing conflicts with and impacts from its extraction and processing.

The statewide planning program directs counties to inventory natural resources and identify significant sites for which protection plans are to be developed. In some cases, significant sites have been identified by state or federal agencies.

Interagency coordination and cooperation with local, state and federal programs is particularly important in the implementation of the Goal 5 policies.

# GOAL 5

## Statewide Planning Goal 5

To protect natural resources and conserve scenic and historic areas and open spaces.

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability. The following resources shall be inventoried:

- a. Riparian corridors, including water and riparian areas and fish habitat;
- b. Wetlands;
- c. Wildlife Habitat;
- d. Federal Wild and Scenic Rivers;
- e. State Scenic Waterways;
- f. Groundwater Resources;
- g. Approved Oregon Recreation Trails;
- h. Natural Areas;
- i. Wilderness Areas;
- j. Mineral and Aggregate Resources;
- k. Energy sources;
- l. Cultural areas.

Local governments and state agencies are encouraged to maintain current inventories of the following resources:

- a. Historic Resources;
- b. Open Space;
- c. Scenic Views and Sites.

Following procedures, standards, and definitions contained in commission rules, local governments shall determine significant sites for inventoried resources and develop programs to achieve the goal.

In conjunction with the inventory of mineral and aggregate resources, sites for removal and processing of such resources should be identified and protected.

Excerpt from OAR 660-015-0000(5)

## Benton County Goals

### 5.1-4 Natural Areas, Scenic Areas, Open Space

To protect and maintain Benton County's unique scenic, open space and natural areas.

### 5.5 Historic Resources

To promote appreciation and preservation of Benton County's diverse historic resources.

### 5.6 Riparian Resources and Fish Habitat

To preserve aquatic systems and their riparian areas to provide for productive ecological function.

### 5.7 Wetlands

To identify locally significant wetlands and protect their natural functions.

### 5.8 Groundwater Resources

To maintain high quality and long-term sustainability of groundwater resources in Benton County.

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Benton County Goals

### 5.9 Wildlife Habitat

To conserve and protect wildlife habitats and to promote habitat management that maintains wildlife diversity.

### 5.10 Mineral and Aggregate Resources

To protect and utilize appropriately the mineral and aggregate resources of Benton County, while minimizing adverse impacts of extraction and processing.



#### Cross-References

Additional policies related to this goal:

- Goal 3 Forest Lands
- Goal 4 Agricultural Lands
- Goal 6 Air, Water and Land Resource Quality
- Goal 7 Natural Hazards
- Goal 8 Recreational Needs
- Goal 15 Willamette River Greenway

#### Defined Terms

- aquifer
- best management practices
- conditional use permit - CUP
- conservation easement
- Corvallis Federal Urbanized Area
- density transfer
- Drinking Water Protection Area
- ecological function
- ecological health
- ecosystem
- ESEE analysis
- floodplain
- green infrastructure
- greenspace
- groundwater
- groundwater recharge area
- headwaters
- habitat
- Historic Context Statement
- historic resources
- hyporheic
- invasive species
- natural area
- open space
- post-acknowledgement plan amendment (PAPA)
- restoration
- riparian area
- significant
- sustainability
- watershed
- wetland

See **Appendix** for definitions

# GOAL 5

## 5.1 Natural Areas

### Goal:

To protect and maintain Benton County's unique scenic, open space and natural areas.



Bellfountain Park

### Policies

- 5.1.1 Benton County shall continue to work with scientific experts to identify valued natural areas that are representative of major vegetation types and ecosystems in the county, particularly those that are regionally rare, and develop priorities and strategies for protection.
- 5.1.2 Benton County shall work to maintain and enhance ecological health of valued natural areas throughout the county by preserving and restoring natural habitats and maintaining the integrity and stability of these areas.
- 5.1.3 Benton County shall place high priority on eradication and removal of invasive vegetation in cooperation with residents and land managers.
- 5.1.4 Benton County shall use county-owned or managed natural areas as demonstration and testing sites for restoring degraded areas to achieve desired habitat conditions.
- 5.1.5 Benton County shall work with watershed councils, land managers, property owners, and others to protect, maintain, and/or enhance healthy functioning ecosystems and watersheds through conservation incentive programs including property tax benefits, income tax credits, regulatory streamlining, direct funding, voluntary agreements, and technical assistance.
- 5.1.6 Benton County shall establish regulatory protection of significant natural areas identified on the Register of Oregon Natural Heritage Resources.

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Policies

- 5.2.1** Benton County shall work with landowners, state and federal agencies, and non-profit organizations along rivers and waterways to support efforts to restore natural functions, improve public access and improve fish habitat.

## 5.2 Rivers and Waterways



Marys River

## Policies

- 5.3.1** Benton County shall work with public and private organizations, landowners, and the general public to identify, record, and protect valued scenic and open space resources.
- 5.3.2** Benton County shall provide incentives for the protection of valued scenic resources.
- 5.3.3** Benton County shall recognize the scenic and natural values of greenspace surrounding rural and urban communities, and encourage, with community input, protection of these important community assets.

## 5.3 Scenic Areas and Views



Alsea Falls



View from Alsea Highway

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## 5.4 Open Space

### Policies

- 5.4.1 Benton County shall recognize the need for protection of open spaces, especially along natural drainage courses.
- 5.4.2 Benton County shall promote private land stewardship of farm and forest lands, respect private property rights, and work with non-profit groups and others to maintain a comprehensive system of connected open spaces that will protect the most valued natural, scenic, and recreational areas of the county.
- 5.4.3 Benton County shall work to protect ecological and hydrological functions of open space, promoting best management practices and green infrastructure.
- 5.4.4 To protect valued open spaces, Benton County shall use a variety of methods such as land purchase, conservation easements, riparian protection ordinance, open space tax deferrals, gifts and donations, and density transfers.



Fitton Green Natural Area



Cardwell Hill Valley - Wren

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Policies

- 5.5.1** Benton County shall maintain a Historic Resources Commission that advises the Board of Commissioners on historic preservation goals and requirements and reviews and acts on requests for listing, alteration, and demolition of sites and structures on the Benton County Register of Historic Resources.
- 5.5.2** Benton County, through its Historic Resources Commission and in cooperation with other preservation groups, shall actively promote identification, preservation, restoration, and protection of historic resources. Incentive programs shall assist in implementing these objectives.
- 5.5.3** Benton County shall periodically update its Historic Resources Inventory, and Register of Historic Resources.
- 5.5.4** Benton County shall periodically review and assess its Historic Context Statement to assure that it is consistent with the goals and objectives of the Historic Resources Commission.
- 5.5.5** Benton County shall provide outreach and information to maintain public awareness of state and federal laws protecting historic and prehistoric resources, including deposit of prehistoric artifacts and records with appropriate institutions.

## 5.5 Historic Resources

### Goal:

To promote appreciation and preservation of Benton County's diverse historic resources.

### County Boards & Committees:

- Courthouse Preservation Committee
- Historic Resources Commission



Fort Hoskins



Benton County Courthouse



Harris Covered Bridge



Benton County Historical Museum

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## 5.6 Riparian Resources and Fish Habitat

### Goal:

To preserve aquatic systems and their riparian areas to provide for productive ecological function.



Photo courtesy of Marys River Watershed Council



Photo courtesy of Starker Forests

### Policies

- 5.6.1 Benton County shall undertake the Goal 5 process and adopt a protection program for significant riparian areas within 18 months of adoption of the Plan amendments..
- 5.6.2 Benton County shall not regulate commercial timber management and commercial farming for potential impacts to water bodies and riparian areas; the Oregon Department of Forestry and Oregon Department of Agriculture have the responsibility for these activities.
- 5.6.3 Benton County shall require land development and transportation projects to be designed to minimize incursions and other impacts to floodplains, wetlands, and riparian areas. When no reasonable option exists, roads, bridges, and access ways may be allowed, provided fish passage is assured, channel capacity is maintained, and removal of riparian vegetation is minimized.
- 5.6.4 Benton County shall use Best Management Practices in County-owned riparian areas and along public rights of way to protect native vegetation and natural functions.
- 5.6.5 Benton County shall provide educational information regarding the importance and protection of riparian areas and water bodies, the existence of county and state regulations concerning these areas, and where feasible shall develop incentives to encourage preservation and/or restoration of these resources.
- 5.6.6 Benton County shall encourage landowners to maintain and enhance native vegetation and remove invasive species growing along the banks of surface water areas (streams, creeks, lakes, sloughs, and marshes) with incentives such as the Wildlife Habitat Conservation and Management Program (OAR 635-430).
- 5.6.7 Benton County's riparian planning process shall place particular emphasis on identifying and protecting headwater areas from adverse impacts of development.
- 5.6.8 Benton County shall work with the Oregon Department of Fish and Wildlife, and other agencies and nonprofit organizations to promote salmon recovery through non-regulatory approaches such as voluntary incentives, encouraging appropriate species management, coordinated planning, habitat protection and restoration, and other means as appropriate.

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Policies

- 5.7.1** Benton County shall protect wetlands that have been identified as significant pursuant to the Goal 5 process, utilizing federal and state inventories and other available information.
- 5.7.2** Benton County shall utilize federal, state, and local inventories and other available information to determine if a proposed development is located in a wetland. The Division of State Lands will be notified when development is proposed in wetland areas.
- 5.7.3** Benton County shall recognize Jackson-Frazier Wetland (JFW) as a unique wetland prairie by implementing the JFW Management Plan, and collaborating with the City of Corvallis, Greenbelt Land Trust, Good Samaritan Hospital, and adjacent property owners to achieve a watershed approach to wetland management in the basin.
- 5.7.4** Benton County shall work with others to conserve and protect natural functions of the county's most important wetland habitats.

## 5.7 Wetlands

### Goal:

**To identify locally significant wetlands and protect their natural functions.**

### County Advisory Committee:

- Jackson-Frazier Wetland Advisory Committee



Jackson-Frazier Wetland

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## 5.8 Groundwater Resources

**Goal:**  
To maintain high quality and long-term sustainability of groundwater resources in Benton County.

### Policies

- 5.8.1 Benton County shall work with the Oregon Department of Water Resources to address groundwater supply problems including monitoring as necessary.
- 5.8.2 Benton County shall require developers to provide sufficient information to enable Benton County to evaluate whether a proposed use could adversely affect the sustainability of aquifer production when reviewing land use applications.
- 5.8.3 Benton County shall promote efficient use and conservation of water, including requiring conservation plans when approving public water systems.
- 5.8.4 Benton County shall support research efforts to identify important local groundwater recharge areas, especially in the foothills areas, and take appropriate actions to protect these areas to sustain their function.
- 5.8.5 Benton County shall minimize adverse affects of land use actions in or adjacent to Drinking Water Protection Areas.
- 5.8.6 Benton County shall encourage the use of public water systems in areas of density to protect and manage the groundwater resource.



Courtesy of Wren Community Hall and Corvallis Well Drilling

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Policies

- 5.9.1** Benton County shall actively participate with appropriate local, state, and federal agencies to identify, conserve, and protect fish and wildlife habitat.
- 5.9.2** Benton County shall maintain and periodically update a list of sensitive fish and wildlife habitat types, and through the Goal 5 process assure appropriate levels of protection of those habitats.
- 5.9.3** Benton County shall collaborate with the Oregon Department of Fish and Wildlife in developing a non-regulatory approach to integrated species and habitat conservation.
- 5.9.4** In making land use decisions, Benton County shall protect identified sensitive wildlife habitat types and wildlife corridors from adverse impacts.
- 5.9.5** Benton County shall notify the Oregon Department of Fish and Wildlife (ODFW) early in the review process and collaborate with that agency regarding zone and plan amendments, conditional use permits, and subdivision and series partition applications in areas that include habitat types identified by ODFW as Habitat Conservation Priorities: in-stream habitat, native prairie grasslands, oak woodlands and savannas, riparian floodplains and wetlands.
- 5.9.6** Benton County shall encourage and support cooperative road management programs on public and private forest lands to protect sensitive wildlife habitat areas.
- 5.9.7** Benton County shall coordinate with Oregon Department of Fish and Wildlife to minimize conflicts between transportation infrastructure and wildlife migration routes.
- 5.9.8** Siting standards in the Forest Conservation zone shall limit housing density in the major and peripheral game ranges at a level that will enable cost-effective game management strategies.

## 5.9 Wildlife Habitat

### Goal:

**To conserve and protect wildlife habitats and to promote habitat management that maintains wildlife diversity.**



Fenders blue butterfly  
Credit: Karen Fleck Harding



Western Pond Turtle  
Credit: Gary Blanchard



Roosevelt Elk  
Credit: Starker Forests

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## 5.10 Mineral & Aggregate Resources

### Goal:

To protect and utilize appropriately the mineral and aggregate resources of Benton County, while minimizing adverse impacts of extraction and processing.

### Policies

- 5.10.1** Benton County shall provide for a sufficient supply of aggregate and mineral resources by providing a process for protection of significant sites by implementing Goal 5 Post-Acknowledgement Plan Amendment (PAPA) requirements contained in OAR 660-023-0180.
- 5.10.2** Benton County shall maintain an inventory of mineral and aggregate resources, consisting of sites added to the Benton County inventory pursuant to Goal 5 prior to September 1, 1996, and sites determined to be significant pursuant to OAR 660-023-0180 subsequent to September 1, 1996.
- 5.10.3** Consistent with OAR 660-023-0180, Benton County shall allow mining on sites demonstrated to be significant and where conflicts with existing surrounding uses can be minimized or an analysis of environmental, social, economic and energy consequences (ESEE) determines that the mining should be allowed despite the conflicts. The County shall protect approved significant sites from future conflicting uses where an ESEE analysis determines such conflicting uses should be limited or prohibited.
- 5.10.4** Benton County shall determine post-mining uses of approved rock and gravel sites through the conditional use (CUP) or PAPA process. The applicant shall provide operation and reclamation plans to show how they are commensurate with the intended subsequent site use.
- 5.10.5** Benton County staff shall work with landowners, aggregate operators, and State agencies to coordinate site reclamation operations.
- 5.10.6** Benton County shall determine whether expansion of a nonconforming aggregate site is permitted in the "Rural Residential" zone, by applying conditional use procedures. Consideration will be given to the impact of the expanded use on adjacent residential lands, and whether the two uses can be compatible. Any approval shall contain conditions regarding buffering, setbacks and hours of operation in order to mitigate conflicts.

# MINERAL & AGGREGATE RESOURCES

## Policies

- 5.10.7** Benton County shall determine whether small aggregate sites on significant farmland are permitted, applying conditional use procedures, and limit post-mining uses to those listed in OAR 660-023-0180(4)(f).
- 5.10.8** Benton County shall allow gravel mining in and near riparian areas, if it can be demonstrated through the Goal 5 or CUP process that such activities will avoid de-watering of riparian areas, will not adversely impact river meanders, and will not result in significant impacts to fish and wildlife habitat. This review shall be done in accordance with OAR 660-023-0180, 2(b), (c), and (d).
- 5.10.9** Benton County shall collaborate with state and federal agencies and require conditions to enforce regulations pertaining to mining reclamation and fill and removal of materials in waterways including channels, floodways, and floodplains.

## 5.10 Mineral & Aggregate Resources



Courtesy Green & White Rock Products

# GOAL 5

## Findings and References

### 5.1 Natural Areas

**5.1.a** Once a widespread habitat type, less than 2% of the native prairie remains in the Willamette Basin. Fitton Green Open Space/Natural Area ranks among the top 5-6 upland prairie sites in the Willamette Valley and a portion of Jackson Frazier Wetland includes wet prairie. These ecosystems provide habitat for rare species including Kincaid's lupine (host for endangered Fenders blue butterfly) and the Willamette Valley daisy, and have outstanding potential as demonstration restoration projects.

Mark Wilson, OSU, 2002  
Willamette Basin Habitat Cons. Priorities,  
Willamette Restoration Initiative, 2001

**5.1.b** Oak savannas, grasslands with scattered Oregon white oak trees, once covered 1/2 of the Willamette Valley and are now rare due to conversion to agriculture and urban development. Savannas and woodlands provide habitat for 200 wildlife species. Several Benton County parks and open space sites include remnant oak savannas.

Willamette Basin Habitat Cons. Priorities,  
Willamette Restoration Initiative, 2001

**5.1.c** Riparian and bottomland forests provide habitat for a diversity of terrestrial and aquatic species, improve water quality, shade lowland rivers and streams, provide natural flood control with side channels and sloughs, help store floodwater in adjacent wetlands, and provide rearing areas for endangered wild salmon.

Willamette Basin Habitat Cons. Priorities,  
Willamette Restoration Initiative, 2001

**5.1.d** River bottomlands have extensively been cleared for agricultural use, especially along the Willamette and Marys Rivers.

Background Report  
1979 Benton Co. Comp Plan

**5.1.e** Only 14 known populations of the rare Taylor's checkerspot butterfly are known to exist in the Pacific Northwest, 4 known populations exist in Oregon, and the population at Fitton Green and Beazell Memorial Forest is probably the largest in the Northwest (about 75% is in Benton County; the rest in Washington).

The Xerces Society, Portland

**5.1.f** The Willamette River and its riparian zone provide the needs of a wider variety of wildlife species than any other habitat occurring in the Willamette Valley. The main stem is a major route of the Pacific Flyway, and nesting habitat for Great Blue Herons, Bald Eagles, and Osprey.

Background Report  
1979 Benton Co. Comp Plan

**5.1.g** Benton County Natural Areas & Parks Department staff are working on a segment of the Willamette River to restore floodplain forests and increase flood storage, collaborating with adjacent property owners, Cascades West Resource Conservation and Development, Inc., the Oregon Department of Parks and Recreation, and others.

Benton Co. Natural Areas & Parks Dept.

**5.1.h** The Juday Report (1979) and the USFS Research Natural Needs of the Pacific Northwest (1975) outlined the need for Research Natural Areas representative of the Oregon Coast Range and Western Oregon Interior Valleys. The Juday report concluded that Coast Range province preservation needs will largely be met by state and federal agencies on existing public lands. Main efforts for county natural area preservation activities should be the Willamette and interior valley: a restored riparian forest buffer project (Cascades West Resource Conservation and Development, Inc.), a model riparian hardwoods site on the

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Findings and References

Willamette River; Adair Park – Willamette Valley shrub thicket habitat; Kings Valley/Wren sites for prairie and oak savanna (Fort Hoskins, Beazell, and Fitton Green County lands). Two additional types are the Alsea Valley Oakwoods/Douglas-fir and the south county Douglas-fir/Madrone. Preservation of old growth forest in the Corvallis Watershed is also highlighted.

Background Report  
1979 Benton Co. Comp Plan

**5.1.i** The U.S. Fish and Wildlife Service has recently recognized Benton County as a potential demonstration site for a county-wide Habitat Conservation Plan (HCP), with funding provided by the federal agency.

Benton Co. Natural Areas & Parks Dept.

**5.1.j** Benton County has achieved wide recognition for a variety of habitat restoration projects involving state and federal agencies, natural scientists, volunteers, and non-profit organizations.

Benton Co. Natural Areas & Parks Dept

**5.1.k** Benton County is in the process of identifying significant biological areas within the Willamette River corridor, using information from the Willamette River Basin Planning Atlas.

Benton Co. Natural Areas & Parks Dept

## 5.2 Rivers and Waterways

**5.2.a** Benton County rivers and waterways are valued for their scenic, recreation, and biological qualities.

Background Report  
1979 Benton Co. Comp Plan

**5.2.b** Sloughs and oxbow lakes along the Willamette River provide some of the best warm-water fishing in the state, but there is little public access to much of this water.

Background Report  
1979 Benton Co. Comp Plan

## 5.3 Scenic Areas and Views

**5.3.a** Residents place a high value on the scenic qualities of the Benton County landscape including farmland and forestland, mountains, hillsides, valleys, rivers and streams, and wetlands.

Background Report 1979 Benton Co. Comp  
Plan; Value Statement

**5.3.b** Views from improved roadways, highways, and trails are important to Benton County residents.

Background Report 1979  
Benton Co. Comp Plan

## 5.4 Open Space

**5.4.a** A connected system of open spaces is highly valued by Benton County residents, including protection of a broad range of functions including productive farmlands and forestlands, the urban fringe, waterway corridors, and significant natural areas.

Background Report 1979  
Benton Co. Comp Plan

**5.4.b** The Greenbelt Land Trust prepared an Open Space Plan (1998) and an Open Space Report (1990), outlining priorities and a vision for a greenbelt and connected open space system for the Corvallis and Philomath urban interface area. Emphasis was placed on scenic hillsides including McDonald Forest, the Marys River corridor, existing and proposed public open space lands, the Willamette River corridor, and trail linkages.

Open Space Plan, Greenbelt Land Trust, 1998

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## Findings and References

### 5.5 Historic Resources

**5.5.a** Historic structures, sites, and areas provide a tangible, physical connection with the past and are a nonrenewable educational resource. This link provides a sense of permanence, continuity, and perspective to people's lives, as well as providing a context within which change can occur.

Background Report  
1979 Benton Co. Comp Plan

**5.5.b** Historic properties and sites offer architectural and landscape richness and diversity for the visual environment, providing a sense of place and personal enjoyment. State and federal requirements must be followed in protecting historic and prehistoric resources, for example during site excavation.

Background Report  
1979 Benton Co. Comp Plan;  
Benton Co. Community Development Dept.

**5.5.c** Historic preservation should not be confined to museums and libraries, but should be an integral element in all areas of community life including housing, transportation, agriculture, economy, energy conservation, recreation, education, and public service.

Background Report 1979  
Benton Co. Comp Plan

**5.5.d** Residents of Benton County have been actively involved and interested in historic resource protection over the years, beginning with identification of historical resources by 13 rural advisory committees in 1979.

Background Report 1979  
Benton Co. Comp Plan

**5.5.e** The inventory of historical and cultural resources in Benton County is largely based on the 1980 Reynolds "Survey

of Historic Standing Structures in Benton County" and the Gallagher report "Benton County Cultural Resource Inventory 1984-86." The Benton County Register of Historic Resources includes 50-60 sites, and will likely not be amended except on a case-by-case basis.

Benton Co. Community Development Dept.

**5.5.f** The Benton County Historic Context Statement is the County's historic preservation plan, which is the basis for code guidelines and regulations for the inventory, listing, demolition, alteration, and removal of historic resources.

Benton Co. Community Development Dept.

**5.5.g** Owner consent is required for historic resources to be listed on the Benton County Register and considered designated for protection.

Benton County Historic Context Statement

### 5.6 Riparian Resources & Fish Habitat

**5.6.a** Streams and other water bodies together with their associated riparian areas are valuable resources, providing numerous ecological functions and processes important for environmental sustainability and quality of life in Benton County.

Draft Goal 5 ESEE Analysis  
Riparian Protection Program.

**5.6.b** Benton County streams provide habitat for Coho salmon, Chinook salmon, and steelhead, including populations that are listed as threatened under the federal Endangered Species Act.

ODFW Maps; NOAA Fisheries definition of listed species.

**5.6.c** Benton County streams also support Cutthroat trout (resident, and migratory), a small number of sturgeon (Willamette River),

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Findings and References

non-native warm-water game species, and other non-game fish (e.g. sculpin).

Background Report 1979  
Benton Co. Comp Plan

**5.6.d** In Benton County, the Alsea River, Marys River and Willamette River are listed as water-quality-limited on the Oregon Department of Environmental Quality 303(d) List.

Oregon DEQ

**5.6.e** Intact riparian areas filter pollutants from runoff, moderate stream temperature, stabilize streambanks, provide large wood for fish habitat, and provide leaf litter, invertebrates, and other organic material to support the in-stream food chain.

Background Report  
1979 Benton Co. Comp Plan

**5.6.f** Riparian areas provide the greatest percentage of habitat needs for the greatest number of wildlife species of any habitat type.

Background Report  
1979 Benton Co. Comp Plan

**5.6.g** The Willamette River and its riparian zone provide for the needs of a wider variety of wildlife species than any other habitat occurring in the Willamette Valley. The main stem is a major route of the Pacific Flyway, habitat for Great Blue Heronries, Bald Eagle, and Osprey nests. Sensitive areas for fish production include Willamette Basin, Luckiamute system, Marys River Basin, and Alsea River Basin.

Background Report  
1979 Benton Co. Comp Plan

**5.6.h** Riparian wetlands provide water quality filtration functions, high water habitat for fish, valuable habitat for wildlife, and water quantity regulation (both at times of high water and low water).

Background Report  
1979 Benton Co. Comp Plan

**5.6.i** Riparian and bottomland forests provide habitat for a diversity of terrestrial and aquatic species, improve water quality, shade lowland rivers and streams, provide natural flood control with side channels and sloughs, help store floodwater in adjacent wetlands, and provide rearing areas for endangered wild salmon.

Willamette Basin  
Habitat Conservation Priorities,  
Willamette Restoration Initiative, 2001

**5.6.j** Land uses that remove riparian vegetation, disrupt floodplain hydrology, or destroy wetlands can impact fish, water quality, water quantity, and wildlife. Loss of riparian functions can increase costs for management of stormwater quality and flood mitigation, can contribute to extirpation of fish and wildlife species, and can reduce the aesthetic characteristics of Benton County.

Background Report  
1979 Benton Co. Comp Plan

**5.6.k** River bottomlands have extensively been cleared for agricultural use, especially along the Willamette and Marys Rivers.

Background Report  
1979 Benton Co. Comp Plan

**5.6.l** The floodplain is an important element of riparian areas, providing high-flow refuge for aquatic life, stream-floodplain interchange of water and material, stream channel migration, highly valuable wildlife habitat, and hyporheic zone water processes.

Background Report  
1979 Benton Co. Comp Plan

**5.6.m** Benton County has prepared a draft “Riparian Protection Program” applying the safe-harbor Goal 5 process for determining significant riparian resources, including amendments to the Development Code with setback requirements as well as comprehensive plan

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## Findings and References

policies for consideration. For resource lands, determination of geologic hazards, floodplains, or wetland requirements would be on a case-by-case basis.

Benton Co. Community Development Dept.  
ORS 660-23-090; ORS 660-23-110

### 5.7 Wetlands

**5.7.a** More than half of the Willamette Valley's wetlands have been lost to agriculture and urban development, and most remaining wetlands have been significantly degraded. Wetlands help regulate water levels, provide food and habitat for wildlife, reduce flood damage, and improve water quality. Tye Wine Cellars is listed as an example of wetlands, bottomland forest and oaks, and Jackson-Frazier Wetlands is widely recognized as one of the most ecologically and scientifically significant wetlands in western Oregon. Jackson-Frazier Wetland is also listed on the Oregon State Register of Natural Heritage Resources.

Willamette Basin Habitat Cons. Priorities,  
Willamette Restoration Initiative, 2001;  
Natural Heritage Website, Dept. of Agriculture

**5.7.b** Wetlands contribute to water quality by filtering sediment and pollutants from waters. Loss of wetlands can necessitate costly infrastructure and facilities to maintain water quality.

Background Report  
1979 Benton Co. Comp Plan

**5.7.c** Wetlands store water during periods of flooding, reducing flood heights and thus the risk to life and property. One acre of marsh is capable of holding 300,000 gallons of water. Wetlands also serve as a source of water during dry periods, maintaining a more stable water table to support fish, wildlife and vegetation.

Background Report  
1979 Benton Co. Comp Plan

**5.7.d** Some wetlands are groundwater recharge areas, helping to maintain water availability for domestic and agricultural well-users.

Background Report  
1979 Benton Co. Comp Plan

**5.7.e** Wetlands provide essential breeding, nesting, resting, and feeding grounds, and predator-escape cover for numerous wildlife and fish species.

Background Report  
1979 Benton Co. Comp Plan

**5.7.f** Land uses that disrupt the flow of water into or out of a wetland impair functions that the wetland provides, and may lead to vegetation and other changes, which may cause it to cease to be a wetland.

Background Report  
1979 Benton Co. Comp Plan

**5.7.g** Land uses that remove the vegetation, disturb the soil, or fill the wetland will limit, disrupt or destroy elements of wetland function.

Background Report  
1979 Benton Co. Comp Plan

**5.7.h** In rural areas, counties may rely on existing state inventories, but must notify Division of State Lands (DSL) about proposed development affecting inventoried wetlands.

ORS 660-23-100

### 5.8 Groundwater Resources

**5.8.a** The Oregon Water Resources Department (WRD) and Water Resources Commission are charged with maintaining and protecting water resources.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCDC, Sept. 2002

**5.8.b** Groundwater supply issues continue to develop in aquifers within the Willamette Basin. It may be many years before the

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Findings and References

Oregon Water Resources Department develops the scientific data and analysis needed to support problems after they emerge and are identified.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

**5.8.c** Groundwater users are required to obtain a Water Resources Department permit to withdraw all but the smallest quantities of water. Smaller uses of water are exempted from the permitting requirement, including single or group domestic use up to 15,000 gallons per day, non-commercial irrigation of up to ½ acre, stock watering, and commercial & industrial use up to 5,000 gallons per day.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

**5.8.d** Because exempt water uses are not subject to state permitting, the possibility exists for considerable withdrawal in rural residential areas without a review of the status of ground water resources and their sustainability.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

**5.8.e** According to the WRD, there are no “critical ground water areas” or aquifers that are “groundwater limited” in Benton County. Known groundwater problems in the County are primarily high salinity, which is common, and low-yield conditions where sands and gravels are thin or absent.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

**5.8.f** 1996 amendments to the Safe Drinking Water Act require states to develop a Source Water Assessment Program for public water systems, requiring protection of both surface and groundwater, which has resulted in an extension of the Wellhead Protection Program. All public water systems in Benton County are required to

protect from contamination the surface and subsurface areas surrounding a water well, well field, or surface water source.

Oregon Water Resources Dept.,  
Water Protections and Restrictions:  
Managing Water Appropriations

**5.8.g** Land use decisions may exacerbate water supply problems if it is assumed that groundwater is adequate because the WRD has not restricted development. WRD and land use planners must work together to prevent rural water supply problems.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

**5.8.h** Statewide Planning Goals 2 and 5 provide local governments with the best tools to establish measures to help assure that a reliable source of groundwater is available for planned development and to provide a reasonable level of certainty that the carrying capacity of the groundwater supply will not be exceeded.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

**5.8.i** Examples of possible land use regulations to protect groundwater supply include education and conservation, requirements for subdivision applicants to demonstrate long-term water supply sustainability, and encouragement of alternatives to individual exempt use wells for rural residential development.

Ground Water Supplies in the Willamette Basin,  
Oregon Water Res. Dept. & DLCD, Sept. 2002

## 5.9 Wildlife Habitat

See also “5.6 Riparian Resources”

**5.9.a** Benton County has an abundance and diversity of wildlife, which adds to the quality of life enjoyed by residents.

Background Report  
1979 Benton Co. Comp Plan;  
Benton County Value Statement

# GOAL 5

## Findings and References

**5.9.b** To maintain wildlife and the recreational, aesthetic, and economic benefits that wildlife provides, land use and resource management decisions must be made to protect and perpetuate habitat, the key to wildlife survival.

Background Report  
1979 Benton Co. Comp Plan

**5.9.c** Sensitive wildlife habitat areas are being lost by filling and draining aquatic habitats and wetlands, clearing riparian zones, and by removing and burning roadside vegetation, hedgerows, and other unused areas.

Background Report  
1979 Benton Co. Comp Plan

**5.9.d** Forest lands and adjacent agricultural edges are sensitive big game habitat; riparian zones are sensitive habitats for upland game. Waterfowl habitats of particular importance include the Willamette River, Long Tom River, Marys River, Luckiamute River, and Muddy Creek. Non-game wildlife include heronries, osprey, and eagle nests near streams and lakes. The Willamette River is a major route of the Pacific flyway and sloughs are of highest value.

Background Report  
1979 Benton Co. Comp Plan

**5.9.e** Goal 5 rules require local governments to update habitat inventories using information from state and federal agencies. Governments must determine significance of habitat areas through either the standard Goal 5 process or application of a standard setback for structures and certain land uses through the “safe harbor” provision.

ORS 660-23-110

**5.9.f** The Comprehensive Wildlife Conservation Strategy, prepared by the Oregon Department of Fish and Wildlife, provides a non-regulatory, statewide approach to species and habitat conservation in Oregon, including grant programs.

Oregon Dept. of Fish and Wildlife

**5.9.g** The U.S. Fish and Wildlife Service has recently recognized Benton County as a potential demonstration site for a county-wide Habitat Conservation Plan (HCP), with funding provided by the federal agency.

Benton Co. Natural Areas & Parks Dept.

## 5.10 Mineral and Aggregate Resources

**5.10.a** Benton County and Statewide Planning Goal 5 recognize the importance of maintaining mineral and aggregate resources necessary to supply an adequate quantity of rock materials for the needs of the county.

1992 Benton Co. Comp. Plan policy statement.

**5.10.b** Mineral and aggregate resources are given special protection because of their importance to a healthy and growing economy, and in some areas because of their limited availability, their site specific location characteristics, and their non-renewable nature.

Other county comprehensive plans

**5.10.c** Mining operations may result in housing, transportation, and environmental quality impacts and potential conflicts.

Typical impact issues

**5.10.d** Benton County has been working on a draft of “Amendments for Surface Mining” as part of periodic review and to comply with new Goal 5 rules. The draft includes a new chapter in the Development Code, adds 6 new mineral extraction sites to a total inventory of 150 sites, and proposes a surface

# NATURAL RESOURCES, SCENIC & HISTORIC AREAS, OPEN SPACES

## Findings and References

mining overlay and new additional policies. The process is considered 95% complete with details to be worked out with DOGAMI and DLCDC.

Benton Co. Community Development Dept.

**5.10.e** Goal 5 rules require local government to determine the post-mining use and provide for this use in the comprehensive plan and land use regulations. Post-mining use must be limited to farm-related use and fish and wildlife habitat uses including wetland banking.

ORS 660-023-0180

**5.10.f** Goal 5 rules require a reclamation plan to be coordinated with DOGAMI as well as post-mining use unless otherwise exempt.

ORS 660-023-0180

**5.10.g** Recent rule amendments reinstate a Conditional Use Permit process for small mineral and aggregate mine sites, which gives local governments more flexibility for siting small aggregate mines on prime agricultural lands.

LCDC, June 11, 2004

### Oregon Recreation Trails

See Goal 8 Recreational Needs

### Oregon Scenic Waterways

There are no State scenic waterways in Benton County.

### Wilderness Areas

There are no federally designated wilderness areas in Benton County.

### Federal Wild and Scenic Rivers

There are no federally designated wild and scenic rivers in Benton County.

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