

OPERATIONS & MAINTENANCE STANDARDS

BLUE SPRINGS, BOULDER PARK AND FLOODWATER FLATS RECREATION RESIDENCE TRACTS

**Wallowa-Whitman National Forest
USDA Forest Service**

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OBJECTIVES

The objectives of these Operation and Maintenance Standards are to:

- Be consistent with the Wallowa-Whitman National Forest Land and Resource Management Plan, Forest Service and Regional Manuals and Handbook direction [including the 1994 Forest Service Handbook (FSH) 2709.11 for Recreation Residence Special Uses; *indicated by a @ symbol following the standard*].
- Retain the natural environment.
- Minimize alteration of the landform and keep developments as unobtrusive as possible.
- Provide for the safety of the permit holder and the public.

CONSTRUCTION AND RECONSTRUCTION STANDARDS

A. Plans and Procedures:

1. PLANS: All building and improvement plans shall follow the terms of the special use permit section II A.
2. CODES: County and State building codes must be followed, and County building permits must be obtained when required. @
3. LOT LINE: In the event of new construction/reconstruction, the facility must be located within the lot boundary. If there is a question of the lot line locations, lot boundaries may be reestablished by a survey conducted by a licensed surveyor. If the Forest Service is unable to do this due to lack of funding or other contingency, the permit holder may complete the survey under approval and direction of the Forest Service. @
4. APPROVAL DATES:
 - a. All exterior construction for new cabins or additions to existing cabins must be completed within twelve (12) months.
 - b. Additions and small buildings, septic or sewer systems and other small projects should be completed within six (6) months, or an extension requested and approved with a revised schedule for completion.
 - c. Construction or reconstruction must begin within 1 year of the date of approval. @
 - d. Starting date is day construction or site disturbance is initiated. Contact the Forest Service when construction is initiated
 - e. If construction or reconstruction does not begin within the one year period from the approval date, the approval is void. The plan may be resubmitted, but approval must be subject to review under policies and guidelines in place at that time. @

B. Construction Standards for All Improvements:

1. ARCHITECTURE: Architectural design of all buildings should aim at simplicity, good proportions, and compatibility of the natural setting. All additions and exterior building improvements must match the original buildings as much as practical. @
2. PAINT, STAINS and IMPROVEMENT COLORS:

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- a. Exterior building colors shall harmonize with the surroundings without strong contrast between walls and trim. @
- b. Earth tones and forest colors shall be used to blend with the natural environment. Darker greens and browns are recommended; subdued grays are also acceptable. @
- c. Bright colors, such as white, red, blue, yellow, orange, turquoise, or purple, shall not be used for buildings or trim. @
- d. When at all possible, an entire building should be painted one color with appropriate trim. All colors must be approved in advance by the Authorized Officer. @
- e. Past acceptance of colors is not necessarily approval for continued use.

3. ROOFS:

- a. All roofs shall be designed to support the local snow load. @
- b. The entire roof shall be one material such as shake, tile, shingle, three-tab composition. Roll roofing is not acceptable. @
- c. The roof shall have adequate pitch to support the roofing materials. @
- d. All roofing materials, except wood shingles, and roof colors require prior Forest Service approval.
- e. Roof colors shall be darker tones. Darker tones include greens, browns, or greys, and should harmonize with the color of the building's finish and the well-shaded forest setting.
- f. Metal roofs must be treated with a factory applied permanent coating in a color approved by the Authorized Officer. @

4. SET BACKS: The minimum setback from lot line boundaries is 5 feet. The Authorized Officer may require additional setbacks appropriate to the setting. @

C. Construction and Reconstruction Standards for Specific Improvements:

1. DWELLINGS: (including construction, additions, reconstruction, or replacement)
 - a. No more than one dwelling per site shall be built. @
 - b. The maximum size dwelling allowed is 1,200 square feet measured on the outside of the foundation, plus a loft. @
 - c. The loft size shall not be included in the total square footage of the building, nor shall an open deck or porch. Square footage in a loft should be two thirds or less of the ground floor square footage. The loft shall be open without intervening partitions or bathroom. The area of an enclosed porch attached to a dwelling must be included in the maximum 1,200 square foot standard. @
 - d. On reasonably level lots, homes shall be no more than 26 feet from the ground to the peak of the roof (no more than one story and a loft above ground level). @
 - e. A full second story is not permissible. @
 - f. A recreation residence on steeply sloping ground may be more than one story provided that it does not extend more than one floor above the highest elevation of the lot. @
2. GUEST CABINS:
 - a. Construction of additional guest cabins or sleeping quarters is not permitted. @

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- b. In those cases where more than one dwelling currently occupies a single site, allow the use to continue in accordance with the authorization. However, correct such deficiencies built without prior approval, upon transfer of ownership of improvements outside of the family (husband and wife). @
 - c. Conversion of storage or other outbuildings to sleeping quarters or guest cabins is not permitted. @
3. **OUTBUILDINGS & OUTHOUSES/OUTSIDE TOILETS:**
 - a. Only one storage building and one outside toilet shall be allowed. @
 - b. Permit only those structures identified in the authorization. Buildings in excess of one storage building and one outside toilet may be phased out as opportunity allows. Opportunities that will provide for removal of excess structures are: (1) change of ownership; (2) expiration of the permit; (3) a request for new construction; or (4) destruction of the structure. @
 - c. Authorized storage buildings should be low profile, one story structures, no more than 130 square feet measured on the exterior of the foundation. @
 - d. In addition to a storage building, an outdoor toilet may be permitted as long as it does not exceed 40 square feet measured on the exterior of the foundation. Toilet buildings no longer in use should be removed by the permit holder. @
 - e. Materials, appearance, and maintenance standards for outside toilets and outhouses shall compliment other buildings.
 - f. Outhouses or outside toilets should be currently used and maintained, or removed. The foundation of the pit should be sealed. Any openings to the interior of the structure should be screened. The door should close tightly.
4. **OFF-LOT IMPROVEMENTS:** Generally, off-lot improvements should not be permitted. However, unique conditions in local situations may be considered by the Authorized Officer for allowing specific improvements. @
5. **METAL BUILDINGS:** Metal buildings shall not be permitted. @
6. **MOBILE HOMES:** Mobile homes shall not be authorized for a dwelling or other building needs. @
7. **UTILITY and TRANSMISSION LINES:** @
 - a. When feasible, all power, or other utility transmission lines shall be buried.
 - b. All electrical lines from the dwelling residence (cabin) to outbuildings must be buried in accordance with State and County codes for visual and safety purposes.
8. **WATER TRANSMISSION LINES AND WELLS**
 - a. When feasible, all water lines shall be buried. @
 - b. Where practical, water systems, including wells, shall be incorporated into building design, and screened from public view or buried.@
 - c. No water sources such as springs, rivers, seeps or ground water shall be developed or piped to the residence unless approve by the State Water Resources Dept. and prior approval by the Forest Service.
9. **SEPTIC AND SEWER SYSTEMS**
 - a. New septic tanks, sewer systems, subsurface pits, grey water systems and drainfields must be located and installed in accordance with and approval by

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DEQ. The Forest Service must be contacted to provide approval for the location of these improvements.

10. DECKS:

- a. Decks are defined as structures that are not covered, and may or may not be attached to the residence.
- b. All existing and proposed decks shall not be more than 400 square feet in total. @
- c. Decks shall be designed for local snow load and to be visually pleasing. @
- d. Decks may be left unpainted after initial construction, but once they are painted or stained, the finish must be maintained. @
- e. Decks may be constructed on no more than three sides of a home.
- f. Tree removal to provide adequate room for deck construction will not generally be approved.
- g. New deck construction will not be permitted in locations where the deck overhangs the stream (streamside passage for hikers and fishermen should always be provided). Decks may not be constructed on banks where the support piers are positioned on unstable ground. Deck construction should be at least 5 feet back from the edge of an escarpment above a stream to allow reasonable access around the cabin without having to cross the deck.
- h. Any new or reconstructed deck that is more than 30 inches above the ground level will require a railing at least 42 inches high, designed so nothing larger than a 4 inch sphere will pass through the railing. For decks more than 30" above the ground, the permittee must also obtain a county building permit prior to construction.

11. PORCHES:

- a. Porches are defined as structures that are connected to the residence and are roofed over.
- b. Porches and patios shall be limited to 25 percent of the total square footage of the building. @
- c. They shall not be enclosed without prior approval of the Authorized Officer. If enclosed, the porch is included in the square footage of the dwelling. @

12. SIGNS:

- a. One sign may be permitted for each residence. Rustic, routed type signs on boards approximately 18 inches by 8 inches by 2 inches in thickness with Permit Holders name and Lot number are recommended. @
- b. All signs shall be of such color and design so they are unobtrusive to travelers in the area.
- c. New signs are limited to a maximum of 1 foot by 2 feet
- d. The Permit Holder will maintain a lot number mounted on a post or in conjunction with a name sign, at the intersection of their driveway with the main access road to their residence.
- e. The Authorized Officer may permit directional signing to residences as is considered appropriate and needed. @
- f. Upon listing the residence for sale, a sign may be placed at the driveway entrance to the road accessing that tract and another sign next to the residence lot for those instances where a driveway serves more than one residence.

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13. OUTDOOR and YARD LIGHTS: Yard lights that are desired for safety or security and are approved by the Authorized Officer shall be mounted on buildings. These lights must be directed at the improvements and not be allowed to light up general forested areas all yard light electrical lines shall be buried. No automatic safety lights are allowed. @
14. FENCES:
 - a. Fences shall not be permitted unless specifically included in management objectives for each recreation residence tract (such as providing protection against a steep drop off or cliff).@
 - b. Fences shall not be used as a boundary between lots or cabins
 - c. All fences must be approved by the Authorized Officer, and shall be made of wood materials and not attached to trees. @
15. GATES:
 - a. In general, gates are not acceptable. In unique situations identified in the residence tract objectives, and on a case-by-case basis, gates may be authorized by the Authorized Officer. @
 - b. If gates are approved, they shall be constructed of wood and not attached to trees. Prior approval of plans is required; clear sketch plans showing design and location are needed
 - c. Chain and cable gates are not permitted. @
16. PROPANE TANKS: Propane tanks shall be incorporated into building design or screened from public view. The location and shielding of these tanks and fuel lines shall be in accordance with State and other agency laws and regulations. Use tank paint colors that blend with the natural environment. (See Paint and Improvement colors B 2. above) @
17. SATELLITE DISHES: Larger Satellite (larger than 30") dishes are not in keeping with the natural environment and should not be approved. The Authorized Officer can require removal of existing dishes upon issuance of a permit to a new owner of the facilities. Smaller Satellite (less than 30") dishes may be the permitted if approved by FS and attached to building @
18. ANTENNAE: Whip antennas and wire antenna arrangements may be permitted when they can be emplaced inconspicuously. Large, visible installations must be removed upon transfer of the permit. Antennas should be located on outbuildings or the residence. One antenna may be allowed per dwelling. @
19. FIRE RINGS and FIRERINGS and FIREPITS:
 - a. New and proposed firerings and firepits may be permitted at the discretion of the Authorized Officer and will require prior approval.
 - b. No new, permanent, outdoor fireplaces, should be allowed.@
 - c. Existing, permanent, outdoor fireplaces should be removed when they fall into disrepair or upon transfer of the permit. @
20. SAUNAS: Saunas may be permitted provided that they are installed in either the dwelling or in the storage utility building. Another structure to serve these uses must not be permitted. @

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21. HOT TUBS: Non-conspicuous hot tubs may be approved within the residence or on a porch or deck attached to the residence. All electrical and plumbing lines must be hidden from view. Any request will include drainage proposals. If necessary, a dry well must be installed to prevent unacceptable drainage onto the ground or into surface water sources. @
22. MISCELLANEOUS IMPROVEMENTS: Other miscellaneous improvements not covered above will be evaluated individually, based on their condition, use and compatibility with the area.

MAINTENANCE STANDARDS

The following maintenance standards shall be followed in addition to the terms and conditions found in the term special use permit.

1. BUILDINGS:
 - a. Roofs: All roofs shall be kept reasonably clear of debris. @
 - b. Sheet Plastic: Sheet plastic shall not be used on any buildings for walls, roofing, screening, or protection from the elements. Seasonal plastic storm windows are acceptable. @
 - c. The outhouse buildings will be closed and secured when the recreation residence is not being occupied.
 - d. Foundation: Foundations should be free of rot and in good repair. Contact between any portion of the wood foundation and the immediate ground/soil should be avoided to prevent dry rot.
2. HAZARD AND OTHER TREE REMOVAL:
 - a. See also section III. E of the term special use permit
 - b. The Permit Holder shall contact the Permit Administrator for a hazard tree assessment on any tree that may present a hazard on the lot or improvements. The Forest Service will then provide approval to remove the tree or an explanation as to why the tree does not pose a significant hazard.
 - c. Prior approval is needed to fell any tree on the lot regardless if it is dead or alive. This includes purposes such as; tree removal to increase views/scenery, improve wildlife habitat, solar exposure for solar power units or cabin conditions.
3. FIREWOOD REMOVAL AND STORAGE
 - a. Firewood cutting, removal or gathering on the lot or residential tract is not permitted without prior Forest Service review and approval.
 - b. Firewood cutting and removal off of the residential tract and lot is not permitted unless authorized with current Wallowa-Whitman National Forest firewood permit.
 - c. Firewood will normally be stored within a woodshed, if one is available and authorized. If no woodshed is available and other constraints do not limit firewood location, firewood stacks will be limited to two locations, one near the cabin for easy access and a larger single pile away from the cabin. Black, brown, green or gray colored tarps may be used to cover these piles.
 - d. Do not stack against standing green trees as this may damage trees and invite insect and disease infestation.

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4. NATIVE TREES, SHRUBS and OTHER VEGETATION:
 - a. The Permit Holder may perform minor pruning of limbs of trees or bushes that intrude upon driveways, trails, or are adjacent to the cabin, woodshed or outhouse without prior Forest Service approval. Guidelines for removal are: vegetation pruned up 10 feet, grass left less than 1 foot in height, and other flammable materials 30 feet from structures
 - b. The damaging of trees and shrubbery is prohibited. Trees may not be hacked, cut, or damaged in any manner, nor may signs, meat poles, racks, wires, or other materials be nailed to trees.
 - c. Removal of streamside vegetation is prohibited without prior Forest Service approval.
 - d. Limited removal of vegetation may be allowed to enhance streamside, mountain or other views with prior Forest Service review and approval.

5. LOT DEBRIS
 - a. Lot vegetation and debris (branches, needles, limbs, leaves, logs, stumps) shall be disposed of at an appropriate dumpsite off National Forest land, or burned at least every two years at an approved burn pile. Each lot may have a single burn pile for use in burning the slash or yard debris. The burn shall be placed in a fire safe location, away from trees, overhanging branches and other burnable materials or vegetation.
 - b. Clearing distances for the burn pile shall be in an area no less than three feet around the perimeter and be cleared of forest needles, duff and other vegetation.
 - c. Brush piles in the Anthony Lakes /Floodwater Flats tract must be pre-approved due to the presence threatened and endangered plants in the area.

6. NON-NATIVE LAWNS and LANDSCAPING:
 - a. See also section III. E of the term special use permit
 - b. Lawns or planting of ornamental shrubs, trees, or flowers which are not native to the area are not compatible with goals for natural settings and therefore shall not be permitted. @
 - c. Following the approval process cited in the special use permit section III. E. "Removal and Planting of Vegetation", it is permissible to plant a variety of native species as desired in natural arrangements. @
 - d. Existing lawns should be phased out as directed in the individual operation and maintenance plans. @

7. STREAMBANK STABILIZATION and GULLY EROSION:
 - a. In the event that a flood or continued erosion of a stream bank or gully occurs, the Forest Service must review and pre-approve any work to correct the problem such as in-stream control structures, bank rip-rapping and other protective measures.

8. ATTACHMENTS: Attachments or nails are not allowed on trees. Such attachments include, but are not limited to: gates, yard lights, swings, animal feeders, powerlines, fences, benches, signs, clotheslines, and wires. Clotheslines should be temporary in nature and removed when the residence is not in use. @

9. ACCESS ROAD MAINTENANCE:

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- a. Maintenance of roads providing access to recreation residence areas shall be the responsibility of the permit holders being served by the road. A special road use permit shall be obtained prior to conducting any road maintenance work. @
 - b. If snow plowing is desired the Permit Holder will contact the Forest Service for review and possible approval of a snowplowing permit.
10. DRIVEWAYS: Driveways shall be maintained by the permit holder to minimize resource damage and surface erosion.
11. PESTICIDE USE: Use of pesticides (i.e. insecticides, herbicides, etc) shall follow the terms of the special use permit section V. E.
12. HAZARDOUS MATERIAL USE and CLEANUP:
- a. Hazardous materials include, but not limited to, products such as household cleansers, gasoline, oil, pesticides (i.e. insecticides, herbicides), chemicals and paint.
 - b. Cleanup and remediation shall follow the terms of the special use permit section V. I. under 'Resource Protection'.
 - c. Hazardous materials shall not be dumped or disposed on the lot, tract or National Forest lands.
 - d. All hazardous materials spills shall be reported to the Forest Service within 24 hours of noticing a spill or incident.
13. GARBAGE and DEBRIS
- a. The Permit Holder shall dispose of refuse resulting from their use, including waste materials, garbage, and rubbish of all kinds. Refuse shall be disposed of at an appropriate dumpsite off National Forest land.
14. FIREPLACE and WOOD STOVES
- a. Fireplaces and all wood burning appliances will be equipped with spark screen arrestors of 1/4 to 1 inch wire mesh must cover the chimney.
15. BUILDING MATERIALS
- a. Building materials to be used within six months should be stored out of sight or be neatly stacked. Excess materials should be removed.
16. MISC MAINTENANCE ITEMS
- a. Burnable items will not be stored under crawl space of the dwelling.

OCCUPANCY AND USE STANDARDS

1. INCIDENTAL RENTAL: The terms for the incidental renting of the recreation residence is found in the term special use permit, and Wallowa-Whitman National Forest "Policy for Use and Incidental Rental of Recreation Residences".
2. ANIMALS and PETS: No animals (including pack or riding stock), other than common household pets, shall be kept within the permit holder's lot or recreation residence tract. Pets shall not be left unattended. No permanent pet enclosures or livestock holding facilities shall be allowed. @

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3. **TENTS and RVs:** Tents and recreational vehicles (RV) may be used to expand the capacity of a residence on a short term basis, provided the vehicle or tent is kept on the lot. In these cases "short term" is defined as holiday weekends, family reunions, and other social occasions and should not exceed 2 weeks. Recreational vehicles could be the sole means of transportation to reach a recreational residence. In such cases, the RV should be utilized as a vehicle and not as additional sleeping quarters. No motorhomes, trailers, or similar items shall be stored at the recreation cabin or lot. @
4. **STORAGE:** Storage of recreation equipment (ie. ATV, snowmobile, boats, canoes), other vehicles and trailers (ie. Snowmobiles, wood trailers) and other equipment may be stored on the lot on a short term basis. In these cases "short term" is defined as holiday weekends, family reunions, and other social occasions and should not exceed 2 weeks. When the recreational residence is occupied beyond the short term as defined above, then the equipment and vehicles/trailers shall be removed from the lot, or if approved by the Forest Officer it may be stored within the cabin or outbuildings. No equipment, vehicles, trailers or other gear shall be parked or left outside the cabin or outbuildings beyond the short term basis.
5. **PARKING:** Vehicles used by the permit holder, guest, or renters shall be kept within the lot boundary on the designated parking areas or driveways. Parking off the driveways and parking areas is prohibited. If no parking areas have been identified, then they will need to be approved by the Forest Officer and made part of the term permit site plan for the lot or tract.
6. **MOTOR VEHICLE USE:** Motor vehicle use (ie. Cars, trucks, motorcycles, ATVs etc) shall be restricted to the designated open Forest Service roads and trails, and designated lot parking areas or driveways.