

# **CITY OF HUBBARD COMPREHENSIVE PLAN**

## **Inventory of Natural Resources, Scenic and Historic Areas, and Open Spaces**

Prepared for the City of Hubbard  
by the Mid-Willamette Valley Council of Governments

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## Introduction

The purpose of Goal 5 is: “*To protect natural resources and conserve scenic and historic areas and open spaces.*” The goal language states that local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. The goal requires that the following resources be inventoried:

- Riparian corridors, including water and riparian areas and fish habitat
- Wetlands
- Wildlife Habitat
- Federal Wild and Scenic Rivers
- State Scenic Waterways
- Groundwater Resources
- Approved Oregon Recreation Trails
- Natural Areas
- Wilderness Areas
- Mineral and Aggregate Resources
- Energy sources
- Cultural areas
- 

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

- Historic Resources
- Open Space
- Scenic Views and Sites

Administrative rules to implement Goal 5 were first adopted by the Department of Land Conservation and Development (DLCD) in 1981 and then revised in 1996 for all resources except cultural resources. Cultural resource requirements are still based on the original Goal 5 rules. The rules establish the following standard five-step planning process:

Inventory local occurrences of resources listed in Goal 5 and determine which sites are “significant”, i.e. important.

1. Identify potential land uses on or near each resource site and any conflicts that might result.
2. Analyze the economic, social, environmental, and energy (ESEE) consequences of allowing, limiting or prohibiting such conflicting uses.
3. Adopt policies to allow, limit, or prohibit conflicting uses at each site.
4. Adopt measures such as zoning and ordinances to put the policies into effect.

The 1996 rule revision made several important changes including making new inventories voluntary for historic resources, open space and scenic resources and adding new “safe harbor” procedures for certain resources that are more prescriptive, requiring less work for local governments.

## Safe Harbor and Standard Planning Process Comparison

Safe harbor is an important new element of the revised Goal 5 rules that provides greater certainty and short-cuts over the standard five-step planning process, while still providing flexibility. For riparian corridors, wetlands and wildlife habitat local governments have the option of following the standard five-

step process or the safe harbor approach. A “safe harbor” consists of an optional course of action that satisfies certain requirements under the standard process. For example, a jurisdiction may adopt a wetland ordinance that meets the requirements of the Goal 5 safe harbor wetland protection program, in lieu of following the ESEE decision process. Depending on the resource, the safe harbor provisions may apply to the inventory, significance determination, analysis, and/or protection program. The standard process gives local governments more flexibility, but is more time consuming, costly to apply, and heightens the risk of litigation.

## **Hubbard Goal 5 Process**

The following sections outline the process used to address Goal 5 requirements in Hubbard.

### ***Resource Inventories and Significance Determinations***

A Mid-Willamette Valley Council of Governments (MWVCOG) natural resource planner conducted inventories for the area within the Hubbard Urban Growth Boundary (UGB) (Figure 1). Information was collected from federal, state, and local agencies, Hubbard city staff, existing maps and reports, and local citizens. A local wetland and waterway inventory was conducted in the field.

### ***Resource Policies***

Resource policies were drafted by MWVCOG and reviewed by the City Planner, Planning Commission, and City Council.

### ***Resource Protection Measures***

Resource protection measures include ordinances and protection plans. The protection measures apply to significant resources within the city limits and will apply to resources outside the city limits upon annexation to the city.

### ***Goal 5 Resources***

Each Goal 5 resource is addressed separately in the following sections. Each section contains the resource definition(s) from DLCD rules (unless another source is listed), specific requirements in place of or in addition to the standard process, if any, for inventory procedures and significance determinations, the methods used to conduct the inventories and significance determinations, the results of the inventories, a determination of adequacy of inventory information and significance determinations. For resources determined to be significant a description of proposed resource protection measures is provided.

## **Riparian Corridors**

### ***Definitions***

"Riparian corridor" includes the water areas, fish habitat, adjacent riparian areas, and wetlands within the riparian area boundary (OAR 660-23-090 (1)(d)).

"Water area" is the area between the banks of a lake, pond, river, perennial or fish-bearing intermittent stream, excluding man-made farm ponds (OAR 660-23-090 (1)(h)).

"Fish habitat" means those areas upon which fish depend in order to meet their requirements for spawning, rearing, food supply, and migration (OAR 660-23-090 (1)(a)).

"Riparian area" is the area adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem (OAR 660-23-090 (1)(b)).

"Wetland" is an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions (OAR 660-23-100 (1)).

### ***Inventory Requirements and Methods***

Local governments may follow the standard inventory process for riparian corridors or use the "safe harbor" methodology. This inventory provides information to support using the safe harbor method for determining the boundaries of significant riparian corridors in Hubbard. Additional inventory and assessment work would be required to use the standard process. The safe harbor methodology allows a local government to determine the boundaries of significant riparian corridors within its jurisdiction using a standard setback distance from all fish-bearing lakes and streams. Along all streams with average annual stream flow greater than 1,000 cfs, the riparian corridor boundary shall be 75 feet upland from the top of each bank. Along all lakes and fish-bearing streams with average annual stream flow less than 1,000 cfs, the riparian corridor boundary shall be 50 feet from the top of bank.

Local governments are encouraged, but not required, to conduct field investigations to verify the location, quality, and quantity of resources within the riparian corridor. At a minimum, local governments shall consult the following sources, where available, in order to inventory riparian corridors along rivers, lakes, and streams within the jurisdiction:

- Oregon Department of Forestry stream classification maps;
- United States Geological Service (USGS) 7.5 minute quadrangle maps;
- National Wetlands Inventory maps;
- Oregon Department of Fish and Wildlife (ODFW) maps indicating fish habitat;
- Federal Emergency Management Agency (FEMA) flood maps; and
- Aerial photographs.

The inventory of riparian corridors in Hubbard included review of the above-listed information sources, requests for information from resource agencies and field inspections conducted during the Local Wetland Inventory (described in the Wetlands section).

### ***Inventory Results***

*Water areas* include Mill Creek, a perennial stream, Little Bear Creek, an intermittent stream, and a small (0.13 acre) pond in a wetland area adjacent to Mill Creek on Tax Lot 101, Section 28DD, T4S, R1W. Both streams have average annual flows of less than 1,000 cfs. The portion of Little Bear Creek located between the railroad and Highway 99E is outside of the Hubbard urban growth boundary. Several maps identified a reservoir ("Bronec Reservoir") on Little Bear Creek south of Broadacres Road. A field inspection determined that the diversion structure had been breached and was no longer backing up water. There are no rivers or lakes in Hubbard.

*Fish habitat* has not been inventoried in Hubbard. The Pudding River basin contains cutthroat trout, steelhead, and coho salmon (Liscia 2001). According to ODFW, both Mill Creek and Little Bear Creek

are likely to support resident cutthroat trout and could be used by steelhead and coho salmon during high water events (ODFW 2000). Anecdotal evidence from residents indicates that trout and warm water fish have been caught in Mill Creek. Anecdotal evidence from residents also indicates that the portion of Little Bear Creek located east of Highway 99E has not held water in the past 40 years. Minnows of an undetermined species were observed in Little Bear Creek by one resident.

*Riparian areas* were inventoried in Hubbard, and include adjacent wetlands and the steep ravine slopes above the stream floodplains and bottomlands.

*Wetlands* were inventoried by conducting a Local Wetland Inventory (described in the Wetlands section). Wetlands were identified in the bottomlands adjacent to Mill Creek and Little Bear Creek. Three (3) wetland units totaling approximately seven (7) acres are located in the Hubbard urban area. All of the wetlands were determined to be significant. See the Wetlands section for details.

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for riparian corridors using the safe harbor methodology.

### ***Significant Resources***

Significant riparian corridors in Hubbard are present along the portions of Mill Creek located within the urban growth boundary because it provides fish habitat. The segment of Little Bear Creek south of “J” Street and border on either end by the urban growth boundary also provides fish habitat and is significant.

For fish-bearing streams with average annual flows of less than 1,000 cfs the standard riparian corridor setback is 50 feet from the top of bank. Mill Creek includes significant wetlands within its riparian corridor throughout Hubbard. The portion of Little Bear Creek that is a significant riparian resource also includes an associated wetland. In these riparian areas, the significant riparian corridor setback for both Mill Creek and Little Bear Creek is at least 50 feet and includes the upland edge of the adjacent wetlands. The Mill Creek significant riparian corridor, except for the portion from Mineral Springs Road to the north end of Wetland 1b (Tax Lot 400, Section 28D, T4S, R1W) is inside the city limits.

### ***Resource Protection***

DLCD rules require local governments to protect significant riparian corridors either through the standard process or by adopting a safe harbor ordinance. Hubbard will protect significant riparian corridors through a safe harbor ordinance that contains restrictions on placement of new structures and impervious surfaces, grading, and vegetation removal within riparian buffer sites. The ordinance shall include a variance procedure to consider hardship variances, claims of map error, and reduction or removal of the restrictions for any lands demonstrated to have been rendered not buildable by application of the ordinance.

## **Wetlands**

### ***Definitions***

"Wetland" is an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions (OAR 660-23-100 (1)).

## ***Inventory Requirements and Methods***

Local governments are required to conduct a local wetland inventory using the procedures in DSL rules (*Local Wetlands Inventory (LWI) Standards and Guidelines*, OAR Chapter 141, Division 86) and assess wetland functions using the Oregon Freshwater Wetland Assessment Methodology (OFWAM). Five wetland functions are evaluated, including:

- *Wildlife habitat*: Evaluates the habitat diversity for species typically associated with wetlands and wetland edges. No single species is emphasized. The OFWAM assessment characterizes the wetland wildlife habitat function at one of three levels: the wetland provides diverse habitat for wildlife, the wetland provides habitat for some wildlife species, or the wetland's wildlife habitat function is lost or not present.
- *Fish habitat*: Evaluates how the wetland contributes to fish habitat in streams, ponds or lakes associated with the wetland either warmwater and coldwater fisheries. No single species or group of species is emphasized. The OFWAM assessment characterizes the wetland fish habitat function at one of three levels: the wetland's fish habitat function is intact, the wetland's fish habitat function is impacted or degraded, or the wetland's fish habitat function is lost or not present.
- *Water Quality*: Evaluates the potential of a wetland to reduce the impacts that excess nutrients in storm water runoff will have on downstream waters. The OFWAM assessment characterizes the wetland water quality function at one of three levels: the wetland's water quality function is intact, the wetland's water quality function is impacted or degraded, or the wetland's water quality function is lost or not present.
- *Hydrologic control*: Evaluates the effectiveness of a wetland in storing floodwaters and reducing downstream flood peaks. The OFWAM assessment characterizes the wetland's hydrologic control function at one of three levels: the wetland's hydrologic control function is intact, the wetland's hydrologic control function is impacted or degraded, or the wetland's hydrologic control function is lost or not present.
- *Education*: Evaluates the suitability of a wetland as a site for an "outdoor classroom." The OFWAM assessment characterizes the wetland's education function at one of three levels: the wetland has educational uses, the wetland has potential for educational uses, or the wetland site is not appropriate for educational use. OFWAM Assessment Process

Wetland significance determinations are based on criteria in Oregon Division of State Lands (DSL) rules (*Identifying Significant Wetlands*, OAR Chapter 141, Division 86). The criteria rely primarily on the results of the OFWAM assessment, as well as other information, to identify locally significant wetland resources (Table 1). Certain types of wetlands are excluded outright and not reviewed under the significance criteria. These include certain artificially created wetlands, ponds, and ditches as well as wetlands contaminated with hazardous materials. All other wetlands are reviewed for significance.

## ***Inventory Results***

Three (3) wetland units totaling approximately seven (7) acres were identified in the bottomlands along Mill Creek. These include palustrine forested, scrub-shrub and emergent types (Figure 2). Wetland 1 (2.78 acres) includes three sub-units, 1a, 1b and 1c. Wetland 1a is within the city limits. Wetlands 1b and 1c are located outside the city limits but within the UGB. Wetlands 2 (3.56 acres) and 3 (0.70 acres)

are located within the city limits. The wetland inventory included only the portions of the wetlands within the UGB, however, all of the wetlands continued beyond the UGB.

Results of the OFWAM wetland functional assessment are in Table 2. All of the wetlands provide habitat for some wildlife species. Fish habitat function was impacted and degraded for all of the wetlands. All of the wetlands have intact water quality functions. Wetlands 1 and 2 have intact hydrologic control functions while Wetland 3 has impacted or degraded hydrologic control functions. None of the wetlands had educational uses, although Wetlands 1 and 2 have potential if access and hazard issues were addressed.

### ***Adequacy of Information***

Goal 5 requirements for wetlands require local governments to conduct a local wetland inventory using the procedures in DSL rules, assess wetland functions using OFWAM and determine which wetlands are “significant” based on criteria in DSL rules. The *Hubbard Local Wetland Inventory, Wetland Functional Assessment, and Wetland Significance Determination* (Appendix A) was conducted to meet these requirements. The available information is adequate to complete the Goal 5 process for wetlands.

### ***Significant Resources***

All of the wetlands met the significance criteria (Table 2). Wetlands 1 and 2 were significant due to their intact hydrologic control functions and water quality functions. Wetland 3 was significant because of its intact water quality functions.

### ***Resource Protection***

DLCD rules require local governments to protect significant wetlands either through the standard process or by adopting a safe harbor ordinance. Hubbard will protect significant wetlands through a safe harbor ordinance that contains restrictions on placement of fill material, grading, excavation and vegetation removal. The ordinance shall include a variance procedure to consider hardship variances, claims of map error verified by DSL, and reduction or removal of the restrictions for any lands demonstrated to have been rendered not buildable by application of the ordinance.

## **Wildlife Habitat**

### ***Definitions***

"Wildlife habitat" is an area upon which wildlife depend in order to meet their requirements for food, water, shelter, and reproduction. Examples include wildlife migration corridors, big game winter range, and nesting and roosting sites (OAR 660-23-110 (1)(b)).

### ***Inventory Requirements and Methods***

Local governments may determine wildlife habitat significance using the standard inventory process or apply safe harbor criteria. This inventory provides information to support using the safe harbor method for identifying significant wildlife habitat in Hubbard. Additional inventory and assessment work would be required to use the standard process. Under the safe harbor criteria, local governments may determine that "wildlife" does not include fish, and that significant wildlife habitat is only those sites where one or more of the following conditions exist:



- (a) The habitat has been documented to perform a life support function for a wildlife species listed by the federal government as a threatened or endangered species or by the state of Oregon as a threatened, endangered, or sensitive species;
- (b) The habitat has documented occurrences of more than incidental use by a species described in subsection (a) of this section;
- (c) The habitat has been documented as a sensitive bird nesting, roosting, or watering resource site for osprey or great blue herons pursuant to Oregon Revised Statutes 527.710 (Oregon Forest Practices Act) and OAR 629-024-0700 (Forest Practices Rules);
- (d) The habitat has been documented to be essential to achieving policies or population objectives specified in a wildlife species management plan adopted by the Oregon Fish and Wildlife Commission pursuant to Oregon Revised Statutes Chapter 496; or
- (e) The area is identified and mapped by ODFW as habitat for a wildlife species of concern and/or as a habitat of concern (e.g., big game winter range and migration corridors, golden eagle and prairie falcon nest sites, or pigeon springs).

ODFW and the Oregon Natural Heritage Program (ONHP) were contacted for information on wildlife habitat and species of concern.

### ***Inventory Results***

ONHP reported no records of rare, threatened or endangered plant or animal species in Hubbard. ODFW provided fisheries information but reported no other wildlife information for Hubbard.

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for wildlife habitat using the safe harbor methodology.

### ***Significant Resources***

There is no significant wildlife habitat in Hubbard.

## **Federal Wild and Scenic Rivers**

### ***Definitions***

Federal Wild and Scenic Rivers are river segments and associated corridors designated by the federal government under the Wild and Scenic Rivers Act (16 U.S.C. 1271-1287).

### ***Inventory Requirements and Methods***

All Federal Wild and Scenic Rivers are considered significant. The National Park Service's on-line Wild and Scenic Rivers List was reviewed for current information.

### ***Inventory Results***

There are no Federal Wild and Scenic Rivers in Hubbard (NPS 2001).

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for Federal Wild and Scenic Rivers.

### ***Significant Resources***

There are no Federal Wild and Scenic Rivers in Hubbard.

## **State Scenic Waterways**

### ***Definitions***

State Scenic Waterways are river segments and associated corridors designated by the state under the Scenic Waterways statutes (Oregon Revised Statutes 390.826).

### ***Inventory Requirements and Methods***

All State Scenic Waterways are considered significant. The Oregon State Legislature's on-line Oregon Revised Statutes (1999 edition) was reviewed for current information.

### ***Inventory Results***

There are no State Scenic Waterways in Hubbard.

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for State Scenic Waterways.

### ***Significant Resources***

There are no State Scenic Waterways in Hubbard.

## **Groundwater Resources**

### ***Definitions***

"Groundwater" is any water, except capillary moisture, beneath the land surface or beneath the bed of any stream, lake, reservoir, or other body of surface water (OAR 660-23-140 (1)(b)).

### ***Inventory Requirements and Methods***

By rule, significant groundwater resources are limited to the following:

- (a) Critical groundwater areas and ground-water-limited areas designated by the Oregon Water Resources Commission (OWRC), and
- (b) Wellhead protection areas delineated following the standards and procedures in Oregon Health Division rules and either:
  - (1) The public water system served by the wellhead area has a service population greater than 10,000 or has more than 3,000 service connections and relies on groundwater from the wellhead area as the primary or secondary source of drinking water; or

- (2) The wellhead protection area is determined to be significant under criteria established by a local government, for the portion of the wellhead protection area within the jurisdiction of the local government.

### ***Inventory Results***

Hubbard has a wellhead protection area that encompasses most of the UGB as well as small areas outside the UGB (Figure 3). The wellhead protection area delineation was approved by OHD in November 2000. No critical groundwater areas or groundwater limited areas designated by OWRC are found in Hubbard (Ferber 2000).

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for groundwater resources.

### ***Significant Resources***

Water systems serving populations of 10,000 or larger or with 3,000 or more service connections are significant by rule. Hubbard's public water system served by the wellhead area has a service population smaller than 10,000 and has less than 3,000 service connections. Under DLCD rules, Hubbard can establish significance criteria and make a determination for the wellhead protection area. The standard criteria for significance are based on consideration of the available information on a resource's location, quality, and quantity. DLCD rule language for determining resource location, quality and quantity and available information on groundwater resources in Hubbard is summarized:

- (a) *Information about location shall include a description or map of the resource area for each site. The information must be sufficient to determine whether a resource exists on a particular site.*

The Hubbard wellhead protection area has been delineated and the delineation was approved by OHD in November 2000.

- (b) *Information on quality shall indicate a resource site's value relative to other known examples of the same resource.*

Raw well water quality is generally good, except for high levels of iron and manganese. These minerals are removed during filtration (KPFF Consulting Engineers 1996).

- (c) *Information on quantity shall include an estimate of the relative abundance or scarcity of the resource.*

The wellhead protection area provides all of Hubbard's drinking water. No other readily available water sources in the Hubbard vicinity that could serve the City's water supply needs are available (KPFF Consulting Engineers 1996).

Hubbard's wellhead protection area meets the location, quality, and quantity criteria for a significant groundwater resource.

## **Resource Protection**

DLCD rules require local governments to protect significant groundwater resources by doing the following:

- (a) Reduce the risk of contamination of groundwater, following the standards and requirements of OAR Chapter 340, Division 40; and
- (b) Implement wellhead protection plans certified by the Oregon Department of Environmental Quality (DEQ) under OAR 340-040-0180.

OAR Chapter 340, Division 40 establishes the mandatory minimum groundwater quality protection requirements for federal and state agencies, cities, counties, industries, and citizens. Hubbard will comply with the pollution control requirements and other provisions to protect groundwater quality.

Hubbard has developed a Drinking Water Protection Plan to protect the drinking water supply. The Plan includes a wellhead protection management plan with management strategies for reducing the risks associated with the potential sources of contamination within the wellhead protection areas of existing wells. The plan has been reviewed by DEQ in 1999 and four additional actions were required. These included actions by OHD to update the wellhead protection area delineation and complete a “susceptibility analysis” which identifies areas where the aquifer is most sensitive to potential contamination. These actions were completed by OHD in November 2000. Hubbard was also required to update its inventory of potential sources of contamination and to prioritize management activities in the plan to address the highest risks first. Hubbard is working with DEQ to complete these final two actions.

## **Approved Oregon Recreation Trails**

### ***Definitions***

Oregon Recreation Trails are recreational trails for walking, bicycling and horseback riding designated by rule by the Oregon Parks and Recreation Commission (OAR 660-23-150 (1)).

### ***Inventory Requirements and Methods***

Local governments are required to designate all recreation trails approved by OPRC as significant resources. OPRC was contacted for current information.

### ***Inventory Results***

No Approved Oregon Recreation Trails are found in Hubbard (Loughran, 2000).

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for Oregon Recreation Trails.

### ***Significant Resources***

No Approved Oregon Recreation Trails are found in Hubbard.

## **Natural Areas**

### ***Definitions***

“Natural areas” include areas listed in the Oregon State Register of Natural Heritage Resources (OAR 660-23-160 (1)).

### ***Inventory Requirements and Methods***

All listed natural areas are considered significant. The most recent published edition of the Oregon State Register of Natural Heritage Resources was reviewed and ONHP was contacted for current information.

### ***Inventory Results***

No listed Natural Areas are found in Hubbard (ONHAC 1998, ONHP 2000).

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for natural areas.

### ***Significant Resources***

No significant natural areas are found in Hubbard.

## **Wilderness Areas**

### ***Definitions***

“Wilderness areas” are those areas designated as wilderness by the federal government (OAR 660-23-170 (1)).

### ***Inventory Requirements and Methods***

All federally designated wilderness areas are considered significant.

### ***Inventory Results***

No federally designated wilderness areas are found in Hubbard.

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for wilderness areas.

### ***Significant Resources***

No federally designated wilderness areas are found in Hubbard.

## **Mineral and Aggregate Resources**

### ***Definitions***

"Minerals" includes soil, coal, clay, stone, sand, gravel, metallic ore, and any other solid material or substance excavated for commercial, industrial or construction use from natural deposits situated within or upon lands in this state (Oregon Revised Statutes 517.750).

"Aggregate resources" are naturally occurring concentrations of stone, rock, sand and gravel, decomposed granite, lime, pumice, cinders, and other naturally occurring solid materials used in road building (OAR 660-23-180 (1)(a)).

### ***Inventory Requirements and Methods***

Local governments are not required to amend acknowledged inventories or plans with regard to mineral and aggregate resources except in response to an application for a post-acknowledgement plan amendment (PAPA), or at periodic review to include procedures and requirements consistent with this rule for the consideration of PAPAs concerning aggregate resources. An inventory was not conducted. Available information was reviewed.

### ***Inventory Results***

No inventory of mineral and aggregate resources has been conducted in Hubbard to date. The Department of Geologic and Mineral Industries (DOGAMI) inventoried existing and past rock material extraction sites in Marion County in 1981 and did not identify any sites in or near Hubbard. There are no known mineral or aggregate resources according to Jaime Estrada, City of Hubbard Public Works Director.

### ***Adequacy of Information***

Not applicable.

### ***Significant Resources***

No identified significant mineral or aggregate resources are found in Hubbard.

## **Energy Sources**

### ***Definitions***

"Energy source" includes naturally occurring locations, accumulations, or deposits of one or more of the following resources used for the generation of energy: natural gas, surface water (i.e., dam sites), geothermal, solar, and wind areas (OAR 660-23-190 (1)(a)).

### ***Inventory Requirements and Methods***

Local governments shall amend their acknowledged comprehensive plans to address energy sources using the standard inventory process. Energy sources applied for or approved through the Oregon Energy Facility Siting Council (EFSC) or the Federal Energy Regulatory Commission (FERC) shall be deemed significant energy sources for purposes of Goal 5. EFSC and FERC on-line sources were reviewed for current information.

### ***Inventory Results***

There are no known energy sources according to Jaime Estrada, City of Hubbard Public Works Director. No energy facilities applied for or approved by the Oregon Energy Facility Siting Council are found in Hubbard (EFSC 2001). No hydroelectric generating facilities approved or exempted by the Federal Energy Regulatory Commission are found in Hubbard (FERC 2001, FERC 2000).

### ***Adequacy of Information***

The available information is adequate to complete the Goal 5 process for energy sources.

### ***Significant Resources***

No significant energy sources are found in Hubbard.

## **Cultural Areas**

### ***Definitions***

The term “cultural resources” is not defined in state law or regulation. Cultural resources broadly defined are the physical remains of a people's way of life. Cultural resources include properties and sites with historic or archaeological significance.

### ***Inventory Requirements and Methods***

The standard inventory process is required. The State Historic Preservation Office (SHPO) was contacted for current information.

### ***Inventory Results***

SHPO provided a copy of the Marion County historic properties list that included several sites in the Hubbard area. Only one site is located within the Hubbard UGB.

### ***Adequacy of Information***

The information is inadequate to proceed with the Goal 5 process.

### ***Significant Resources***

Undetermined.

## **Historic Resources**

### ***Definitions***

"Historic resources" are those buildings, structures, objects, sites, or districts that have a relationship to events or conditions of the human past (OAR 660-23-200 (1)(d)).

"Historic resources of statewide significance" are buildings, structures, objects, sites, or districts listed in the National Register of Historic Places, and within approved national register historic districts pursuant to the National Historic Preservation Act of 1966 (16 U.S.C. 470).

### ***Inventory Requirements and Methods***

Local governments are not required to amend acknowledged plans or land use regulations in order to provide new or amended inventories or programs regarding historic resources, except local governments shall protect all historic resources of statewide significance through local historic protection regulations.

SHPO was contacted for current information and the National Register Information System on-line database was queried.

### ***Inventory Results***

An inventory of historic properties has not been completed for the city of Hubbard. The National Register Information System (National Park Service. 2001) did not include any listings within the Hubbard UGB. The unincorporated portion of Marion County has been inventoried and three properties in the Hubbard area were identified (Koler Morrison Planning Consultants, 1990). Of the three resources, only one is located inside the Hubbard UGB. The Marion County Road and Recreation Map (Marion County Public Works, 1995) lists one other property in Hubbard with historic value: the Scholl House, a three-story farmhouse with beveled glass windows built in 1908.

### ***Adequacy of Information***

Not applicable.

### ***Significant Resources***

No significant historic resources have been identified in Hubbard.

## **Open Space**

### ***Definitions***

"Open space" includes parks, forests, wildlife preserves, nature reservations or sanctuaries, and public or private golf courses (OAR 660-23-220 (1)).

### ***Inventory Requirements and Methods***

Local governments are not required to amend acknowledged comprehensive plans to identify new open space resources.

### ***Inventory Results***

An inventory of this resource has not been conducted in Hubbard. Existing parks include Barendse Park, City Park, Keri Lane Park, Walnut Vale Park, Winchester Park, and Wolfer-Will Greenway. All of the parks are on city property. Other potential open space resources include the forested areas along the slopes above Mill Creek and the wetlands in the floodplains and bottomlands of Mill Creek.



### ***Adequacy of Information***

Not applicable.

### ***Significant Resources***

No significant open space resources have been identified in Hubbard.

## **Scenic Views and Sites**

### ***Definitions***

"Scenic views and sites" are lands that are valued for their aesthetic appearance (OAR 660-23-230 (1)).

### ***Inventory Requirements and Methods***

Local governments are not required to amend acknowledged comprehensive plans in order to identify scenic views and sites.

### ***Inventory Results***

An inventory of this resource has not been undertaken in Hubbard. The Cascade Mountains, including Mt. Hood; and rural, agricultural scenery can be seen from Hubbard. Views are pleasant and typical of what can be seen from rural, flat areas in this part of the Willamette Valley.

### ***Adequacy of Information***

Not applicable.

### ***Significant Resources***

No significant scenic views and sites have been identified in Hubbard.

## **Goal 5 Significant Resources Summary**

The results of the resource inventories and significance determinations are presented in Figure 4 and Table 3. Significant resources include riparian corridors, wetlands, and groundwater resources.



## **Hubbard Natural Resources, Scenic and Historic Areas and Open Spaces Goals and Policies**

Hubbard has adopted a number of goals and policies to protect natural resources, maintain a livable community, and support sustainable development.

**Goal: Protect natural resources and conserve scenic and historic areas, and open spaces.**

### **Policies:**

1. Hubbard will participate in watershed-based efforts to improve fish and wildlife habitat and water quality in the Pudding Watershed. Participation will include having a representative on the Pudding River Watershed Council or coordinating with the small-city representative.
2. Hubbard will contribute to, or comment upon, regional water quality improvement planning and fish recovery plans undertaken by state and federal agencies by reviewing and responding to proposed policies and plans.
3. Hubbard will protect significant wetlands through a safe harbor ordinance that contains restrictions on placement of fill material, grading, excavation, and vegetation removal.
4. Hubbard will provide notice to the Division of State Lands as specified in the Hubbard Development Code for any development request on a property containing, or within 25 feet of, a wetland mapped on the City of Hubbard Local Wetland Inventory.
5. Hubbard will protect significant riparian corridors through a safe harbor ordinance that contains restrictions on placement of new structures and impervious surfaces, grading, and vegetation removal within riparian buffer sites.
6. Hubbard will protect significant groundwater resources by completing and implementing the City of Hubbard Drinking Water Protection Plan consistent with requirements of the Department of Environmental Quality.
7. Hubbard will cooperate with state agencies and other historic organizations to catalog and preserve historic buildings, artifacts, and archaeological sites.
8. Hubbard will pursue the establishment of a multi-use path along Mill Creek as specified in the City of Hubbard Transportation System Plan.

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**Figure 1. City of Hubbard**

**Figure 2. Local Wetland Inventory**

**Figure 3. Wellhead Protection Areas**

**Figure 4. Significant Natural Resources**



**Table 1. Goal 5 Wetland Significance Criteria**

<b>Mandatory Criteria</b>	<b>Optional Criteria</b>
<p>(a) The wetland performs at any of the following functional levels based on the OFWAM assessment:</p> <p>(A) "Diverse" wildlife habitat; or</p> <p>(B) "Intact" fish habitat; or</p> <p>(C) "Intact" water quality function; or</p> <p>(D) "Intact" hydrologic control function.</p> <p>(b) The wetland or a portion of the wetland occurs within one-fourth mile from a water quality limited water body DEQ (303 (d) list), and the wetland's water quality function is described as "intact" or "impacted or degraded" using OFWAM.</p> <p>(c) The wetland contains one or more rare plant communities.</p> <p>(d) The wetland is inhabited by any species listed by the state or federal government as sensitive, threatened or endangered.</p> <p>(e) The wetland has a direct surface water connection to a stream segment mapped by ODFW as habitat for indigenous anadromous salmonids, and the wetland is determined to have "intact" or "impacted or degraded" fish habitat function using OFWAM.</p>	<p>At the discretion of the local government, wetlands that meet one or more of the following criteria may be identified as locally significant wetlands:</p> <p>(a) The wetland represents a locally unique native plant community: wetland is or contains the only representative of a particular native wetland plant community in the UGB/UUC</p> <p>(b) The wetland is publicly owned and determined to "have educational uses" using OFWAM, and such use by a school or organization is documented for that site.</p>

Source: Oregon Administrative rules 141-86-350

**Table 2. Local Wetland Assessment and Significance Results**

<b>Area</b>	<b>Wildlife Habitat</b>	<b>Fish Habitat</b>	<b>Water Quality</b>	<b>Hydrologic Control</b>	<b>Education</b>	<b>Significance Determination</b>
<b>Wetland 1</b>	Habitat for some species	Impacted	<b>Intact</b>	<b>Intact</b>	Potential	Significant
<b>Wetland 2</b>	Habitat for some species	Impacted	<b>Intact</b>	<b>Intact</b>	Potential	Significant
<b>Wetland 3</b>	Habitat for some species	Impacted	<b>Intact</b>	Impacted	NA (No public ownership)	Significant

Source, MWVCOG, 2001

**Table 3. Goal 5 Resource Summary**

<b>Resource</b>	<b>Inventory Type</b>	<b>Inventory Results</b>	<b>Significant Resources</b>	<b>Goal 5 Process</b>
<i>Riparian Corridors</i>	Safe Harbor	50' setback from Mill Creek and Little Bear Creek and including adjacent significant wetlands	Yes	<b>Protect resource</b>
<i>Wetlands</i>	Local Wetland Inventory	3 sites along Mill Creek and Little Bear Creek	Yes	<b>Protect resource</b>
<i>Wildlife Habitat</i>	Safe Harbor	No documented wildlife usage	No	Complete; no further action required
<i>Federal Wild and Scenic Rivers</i>	Standard	Resource does not occur in Hubbard	No	Complete; no further action required
<i>State Scenic Waterways</i>	Standard	Resource does not occur in Hubbard	No	Complete; no further action required
<i>Groundwater Resources</i>	Critical groundwater areas; groundwater limited areas; wellhead protection areas delineated per OHD rules	Wellhead Protection Area: delineation approved by OHD	Yes	<b>Protect resource</b>
<i>Approved Oregon Recreation Trails</i>	Standard	Resource does not occur in Hubbard	No	Complete; no further action required
<i>Natural Areas</i>	Standard	Resource does not occur in Hubbard	No	Complete; no further action required
<i>Wilderness Areas</i>	Standard	Resource does not occur in Hubbard	No	Complete; no further action required
<i>Mineral and Aggregate Resources</i>	None; not required	Inventory not conducted	No	Complete; no further action required
<i>Energy sources</i>	Standard	Resource does not occur in Hubbard	No	Complete; no further action required
<i>Cultural areas</i>	Standard	Inadequate information	No	Delay until adequate information available
<i>Historic Resources</i>	National Historic Register only; standard inventory not required	No National Historic Register sites occur in Hubbard	No	No further action required
<i>Open Space</i>	None; not required	Inventory not conducted	No	Complete; no further action required
<i>Scenic Views and Sites</i>	None; not required	Inventory not conducted	No	Complete; no further action required

Source, MWVCOG, 2001

**Appendix A. City of Hubbard Local Wetland Inventory, Wetland Functional Assessment, and Wetland Significance Determination**