

INDIAN VALLEY PLANNING AREA

INDIAN CREEK CANYON

Features that Qualify Indian Creek Canyon for Scenic Designation:

1. Important scenic qualities which attract tourists:
 - A. Reduced canyon highway speeds and highway elevation enhance the visual dominance of Indian Creek and its surrounding steep rocky scarps.
 - B. The flow of Indian Creek varies from pools and eddies to rapids and falls. Views of turbulent flows are common.
 - C. Creekside vegetation consisting of grasses, oak, conifer, and willows contrast the blocky rocks and slides of the canyon cliff. Some vegetation, such as dogwood, blossom and change color with the seasons.
 - D. Rural residential uses consisting of wood frame houses and sheds, farm animals, and old apple orchards are scattered along old floodplains and alluvial fans of the canyon.
 - E. The absence of off-premise advertising signs and commercial activities contributes to the rural character and natural beauty of the canyon.

Standards for Land Development:

1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
2. On-premise signs shall not exceed 32 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

1. Maintain timber, resource, rural residential, and recreation uses.
2. Utilize density transfer to maintain open space characteristics of Indian Creek, and locate rural residential densities away from natural creekside environments.
3. Prohibit off-premise advertising signs.

INDIAN VALLEY

Features that Qualify Indian Valley for Scenic Designation:

1. Visual aspects important to the maintenance of rural character:
 - A. Indian Valley presents far-reaching views of cattle herds grazing on the green forage of the Valley's meadowland.
 - B. Along the rim of the Valley stand old weathered barns, corrals, outbuildings, and neatly kept residential structures in their original setting.
 - C. The absence of commercial activities and off-premise advertising signs contributes to the rural character of the Valley.
2. Representative samples of historical life styles important to Indian Valley:
 - A. Old Victorian and turn-of-the-century ranch residences still maintain their original features of ship-lap siding, high gable roofs, and fieldstone foundation walls which reflect the application of carpentry skills from a more simple life style.
 - B. The weathered white pine boards of barns throughout Indian Valley complete the agricultural setting and indicate the past needs to store large quantities of winter feed and supplies for work animals and cattle.
 - C. Animal-drawn agricultural implements, such as hay rakes, are often visible from the traveled way.
3. Important scenic qualities which attract tourists:
 - A. The pastoral setting of old residences, barns, and grazing cattle, contrasted by the rugged snow-capped slopes of Keddie Ridge and Mount Hough, provide a lasting visual impression to passersby.
 - B. The absence of off-premise advertising signs and commercial uses contributes to the rural feeling of Indian Valley and provides a relaxing change of character for people who live in more densely populated areas.

Standards for Land Development:

1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.
2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

1. Maintain agricultural and rural residential uses.
2. Encourage the nomination of ranch home sites and barns which may qualify for State historic landmark designation or for the National Registration of Historic Places.
3. Utilize density transfer to maintain existing open space of Indian Valley pastureland and to locate rural residential densities away from important scenic structures.
4. Prohibit off-premise advertising signs.

INDIAN CREEK SCENIC AREA

The Indian Creek Scenic Area is conterminous with the 100-year Flood Hazard Area.

Indian Creek Features that Qualify the Indian Creek Area for Scenic Designation:

1. Important scenic qualities which attract tourists:
 - A. Reduced highway speed, highway elevation, absence of vegetation adjacent to the highway, and the orientation of Indian Creek combine to offer a dramatic view of Indian Creek with the forested mountains and grassy fields of Genesee Valley as backdrops and vantage points.
 - B. Large oak, cottonwood, and conifer stands provide a partial canopy of shade over the waters of Indian Creek. The creek's edges are covered by grasses, wildflowers, trees, snags, and fallen logs.
 - C. During the fall, leaf foliage changes color. During the spring, songbirds and wildflowers grace the meadows and stream sides of creeks. During the winter, brilliant red and yellow willow branches overhang the boulders and waters of Indian Creek.
 - D. The absence of off-premise advertising signs and commercial activities and noises, and the roadless mountains and pastures, contributes to the feeling of open space and natural beauty attractive to the motorist.

Standards for Land Development;

1. Locate transmission and utility lines where they will be concealed by dense and permanent vegetation or topographical features where possible. Avoid crossing meadows where possible. All new services of 200 feet or less shall be underground.
2. Prohibit structures within the Indian Creek Scenic Area.
3. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

1. Maintain timber and agricultural resource production uses and gravel extraction within the designated area consistent with scenic protection.
2. Locate roads, landings, and clearings where they are concealed by topography wherever possible.
3. Prohibit off-premise advertising signs.

GENESEE VALLEY SCENIC AREA

Features that qualify Genesee Valley for scenic designation:

1. Visual aspects important to the maintenance of rural character:
 - A. The meadow of Genesee Valley provides nearly level pastureland, fenced by poles and barbed wire, for containing large numbers of livestock.
 - B. The numerous existing old structures, designed and built for agricultural uses and still in use by agriculture, contribute to the rural character of Genesee Valley, specifically barns and corrals.
 - C. Areas near residences are used for large gardens and the keeping of small farm animals, such as chickens, sheep, horses, and cattle.
 - D. Four distinct climatic regimes result in varied forest communities and frequent sightings of wildlife including: deer, eagle, hawk, falcon, owls, geese, ducks, cougar, bear, coyotes, bobcat, fox, grosbeaks, tanagers, bluebirds, and nighthawks.
 - E. From all vistas and vantage points in the Genesee Valley Viewshed, the massive boles and crowns of old growth trees, snags, and stands are visible on the dark flanks of the mountains at the edges of the meadows and streams and against the clear sky.

2. Representative samples of historical lifestyles important to Genesee Valley:

- A. Old Victorian ranch residences of wood or brick construction dot the Valley rim and reflect the self-sufficiency of early Genesee Valley families.
- B. Barns and outbuildings represent past agricultural needs and practices and are constructed with local materials of fieldstone and roughsawn pine siding.
- C. Animal-drawn agricultural implements, such as hay rakes, are often visible from the traveled way and agricultural practices such as haying, cattle drives, and sheep herding are visible from the road.

3. Important scenic qualities which attract tourists:

- A. The pastoral setting of old residences, barns, and grazing livestock and wildlife, contrasted by the rugged snowcapped and granite faced slopes of the Grizzly Ridge, provide a lasting visual impression to passersby.
- B. The absence of off-premise advertising signs and commercial uses and noises contributes to the rural historical feeling of Genesee Valley and provides a relaxing change of character for people who live in more densely populated areas.
- C. The pastures and forests of Genesee Valley are surrounded by mountain slopes with up to 4000 feet of vertical relief. These slopes are almost unmarred by evidence of roads, fires, logging, or human activity. The slopes evidence striking geologic and biologic diversity. Geologic diversity includes avalanche chutes, talus slopes, limestone domes, and rock formations such as Cougar Head, Grey Face, Tower Rock, and Devil's Bathtub. Biological diversity includes oak woodlands, mixed conifer forests, pasturelands, and riparian woodlands. The deep, steep-sided canyons of Indian Creek, Last Chance Creek, Red Clover Creek, Grizzly Creek, and Montgomery Creek add scenic grandeur to the winding valley floor.

Standards for Land Development:

- 1. Locate transmission and utility lines where they will be concealed by dense and permanent vegetation or topographical features where possible. Avoid crossing meadows where possible. All new services of 200 feet or less shall be underground.
- 2. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark

designation or for the National Register of Historic Places and protect the historic character of the town of Genesee.

- 3. On-premise signs shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses, nor exceed the height of any on-site building roof line.

Land Use Protection Measures:

- 1. Maintain agriculture, resource production, and rural residential areas.
- 2. Utilize density transfer to maintain existing open space of Genesee Valley pastureland, and to locate rural residential densities away from scenic areas.
- 3. Prohibit off-premise advertising signs.
- 4. Protect scenic values by supporting requests for withdrawal of National Forest lands from mineral entry.
- 5. Maintain the natural, free-flowing condition of Indian, Red Clover, Little Grizzly, Hosselkus, Hinchman, Ward, and Montgomery Creeks, except for the use of adjudicated water rights and streambed restoration projects under public auspices.
- 6. Maintain the roadless character of Grizzly Ridge, Indian Creek, Last Chance, and Red Clover canyons.

SCENIC HIGHWAYS

Protection Measures and Development Standards

State Highway 89.

Establish a 100-foot scenic corridor, measured from the edge of the highway easement, limited to all land use except Prime Opportunity areas. The following development standards shall apply:

- 1. No off-premise advertising signs.
- 2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any on-site building roof line. No pennants or flashing lights permitted.
- 3. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
- 4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, except for Dixie Creek, measured from the top of the bank.

5. Maintain rural topographical features within public road rights-of-way where it is not a clear and present danger to public health, safety, and welfare.
6. Maintain natural vegetation within scenic corridor areas.

SCENIC ROADS

Protection Measures and Development Standards

County Roads 112, 206, 207, 218 and 214.

Establish a 100-foot scenic corridor, measured from the edge of the highway easement, limited to all land use except Prime Opportunity areas. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any on-site building roof line. No pennants or flashing lights shall be permitted.
3. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
5. Maintain natural topographical features within public road rights-of-way where it is not a clear and present danger to public health, safety, and welfare.
6. Maintain natural vegetation within scenic corridor areas.

GENESEE VALLEY SPECIAL MANAGEMENT AREA SCENIC ROADS:

Protection Measures and Development Standards, County Roads 111 & 112

Establish a 100-foot scenic corridor, measured from the edge of the road easement. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any onsite building roof line. No pennants, flashing lights, or internally-lit exterior signs shall be permitted.

3. Locate transmission and utility lines where they will be concealed by dense and permanent vegetation or topographical features where possible. Avoid crossing meadows where possible. All new services of 200 feet or less shall be underground.
4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
5. Maintain natural topographical features within public road rights-of-way where it is not a clear and present danger to public health, safety, and welfare.
6. Maintain natural vegetation within scenic corridor areas and prohibit excessive scarification, thinning, and limbing of roadside trees.
7. Protect roadside trees and prevent scarification and excessive thinning and logging practices within the rights-of-way. A 3-5 member Citizens Review Committee, with terms to match that of the Supervisor who appointed the members, shall be consulted by the Department of Public Works before any trees are thinned, removed, or trimmed beyond three feet from the edge of the traveled way. The Citizens Review Committee and the Department of Public Works shall prepare a roadside trimming plan which shall be incorporated in these scenic road development standards.

Application of Development Standards

Where scenic roads and highways are embodied by a scenic area, development standards for scenic roads and highways shall prevail within their established corridors.