

Environmental Overlay Zone Map Correction Project



**Planning and Sustainability Commission
Hearing
July 28, 2020**

Agenda for this evening

1. Short Staff Presentation
2. Public Hearing
 - Urban Forestry Commission
 - Bureau of Environmental Services
 - Public Testimony
3. PSC Discussion
4. Schedule/Continue the Public Hearing



Salmon in Crystal Springs

Summary of Project

1. Purpose of environmental overlay zones

- to protect streams, wetlands, flood areas, steep slopes, forests and wildlife habitat.
- to maintain the benefits provided by resources including reducing the risks of flooding and landslides, maintaining cool air temperatures and providing habitat for fish and wildlife.

2. Purpose of this project

- to correct the boundaries of the environmental overlay zones to better align with existing natural resources.

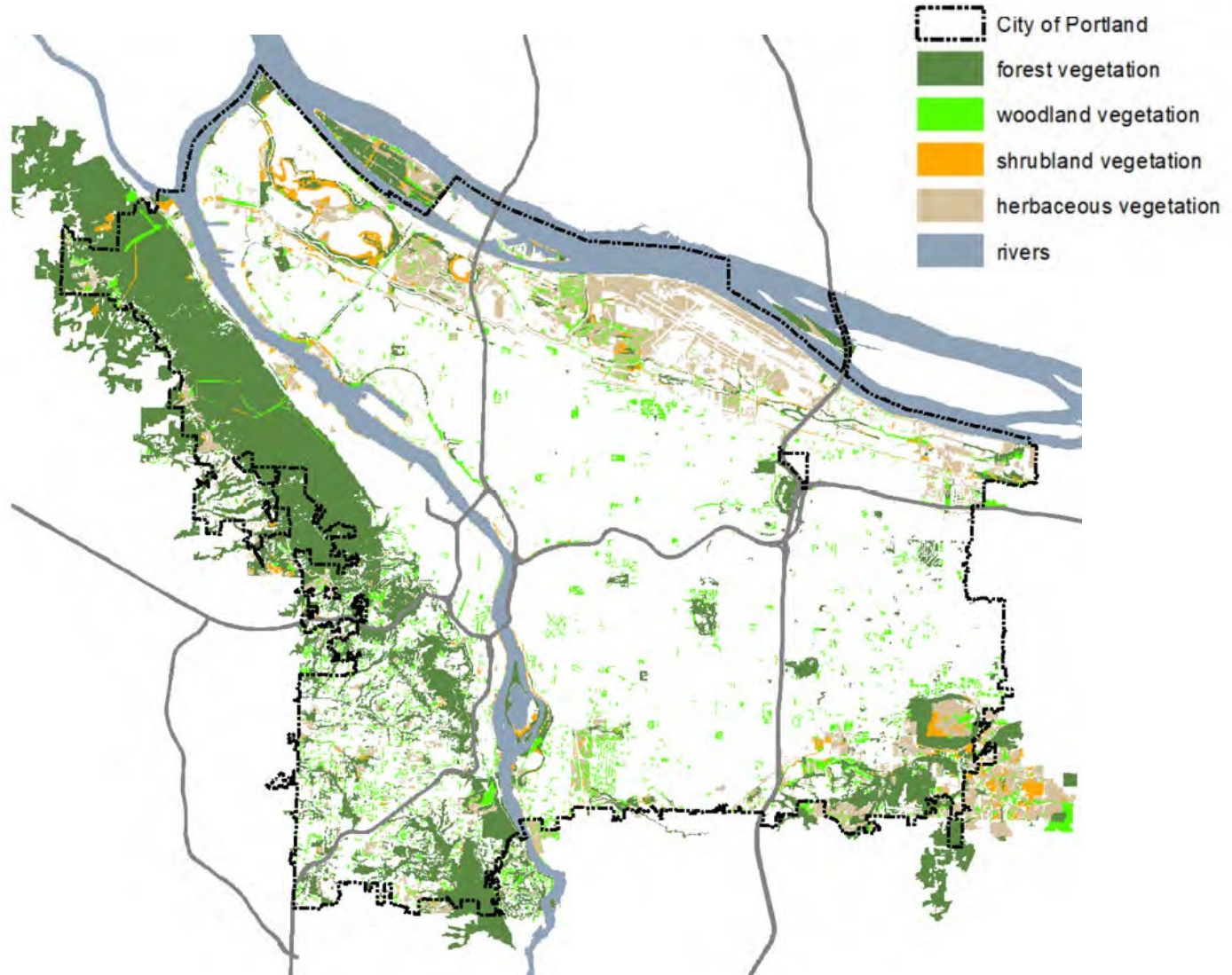
3. Why is the project needed

- The overlay zones were applied 20-30 years ago, and the technology has improved greatly revealing that the resources we intended to protect are not always protected. This project is fixing that.

Responding to Questions

- **Existing** houses, decks, driveways, parking areas can remain, be maintained and, in most cases, be replaced in the current footprint
- **Existing** yards and fences also can remain and be maintained; lawn can become garden or play area or vice versa
- **NEW** development and disturbances may be limited

Distribution of Natural Resources



Project Report

- **Volume 1A:** Summary of Results
- **Volume 1B:** Zoning Code and Map Amendments
- **Volume 2, Part A – G:** Resource Site Reports
- **Volume 3:** Natural Resources Inventory
- **Volume 4:** Compliance Report
- **Volume 5:** Reference and Appendices
- **Ezone Map App:** www.portlandmaps.com/bps/ezones/#/map/

Public Notice and Engagement

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|------------------------------|--|
| July 2018 – June 2019 | 16,838 postcards sent to property owners |
| Aug 2018 – Oct 2019 | Staff attended 36 neighborhood meetings |
| Sept 2018 – Nov 2019 | Staff held 6 drop-in hours |
| Nov 2019 | 24,714 letters sent to property owners/renters |
| Dec 2019 – Jan 2020 | Staff held 3 open house events |
| June 30, 2020 | M56 Notice sent to ~17,000 properties |

Site Visits



Testimony

- 177 written testimony
- Topics
 - Disagree with feature mapping
 - Concern about impact on property value
 - Concern about future development potential
 - Support for the project
 - Confusion about the 'b' overlay zone

Proposed Schedule

- **July 14** – PSC Briefing
- **July 28** – PSC Hearing (*today*)
- **August 31** – Testimony/Site Visit Requests Closed
- **September 8** – Briefing
- **November 17- 24** – Release Map Amendments/Testimony Reopened
- **December 8** – PSC Hearing (continued from July 28)
- **2021** – Work sessions/recommendation (dates to be determined)