



Bureau of Planning and Sustainability

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## COVER MEMO

**DATE:** April 2, 2021

**TO:** Planning and Sustainability Commission

**FROM:** Mindy Brooks, City Planner, Project Manager  
Daniel Soebbing, City Planner

**CC:** Andrea Durbin, Joe Zehnder, Sallie Edmunds

**SUBJECT:** Ezone Map Correction Project for the April 13, 2021 PSC Work Session

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City staff are pleased to be coming back to you for a work session on April 13, 2021 to discuss amendments to the Ezone Map Correction Project. As you will recall, you held a hearing on July 28, 2020 and February 23, 2021; with briefings on September 8, 2020 and February 9, 2021. We are coming back for three work sessions. At each session, we will be asking PSC to vote on the topics described below:

### April 13

- Feature map amendments based on site visits
- Amendments to how the ezones are applied to Audubon and OHSU's properties
- Staff proposed amendments to code (wildfire, septic and flood control structures)
- Other housekeeping amendments

### May 4

- Commissioner proposed amendments (**Commissioners, please send any proposed amendments to staff by Friday, April 16.**)
- Feature map amendments based on site visits since March 25

### July 27

- Feature map amendments based on BES' Wetland Inventory Project
- Any remaining amendments



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## Recommended Procedure for April 13

Staff has prepared a decision table for use on April 13, 2021. The table includes staff recommendations and rationale, plus attachments with additional details. Staff have checked the items we recommend that the PSC discuss at the work session. If there are any un-checked, non-discussion items you would like to discuss, please try to let us by Monday, April 12 so we can add them to our discussion list.

Staff plans to walk you through the items checked for discussion one by one and recommends that the PSC vote on each of the items individually. Then we recommend that the PSC vote on all of the un-checked, non-discussion items as a group.

## Agenda for April 13, 2021 *(Materials are attached in order)*

### Introduction/Review Agenda/Review Procedure

#### Amendments to discuss and vote on individually

1. Feature Map Amendments  
Amend the Natural Resources Inventory (Volume 3) to reflect the site visit feature map updates
2. Audubon's Request  
Amend how ezones are applied to the Audubon property, as requested
3. OHSU's Request  
Amend how the ezones are applied to the OHSU property, as requested
4. Wildfire and Vegetation Management  
Amend zoning code 33.430 to clarify how vegetation is managed in ezones and allow fire breaks
5. Septic Systems  
Amend zoning code 33.430 to allow septic systems in existing disturbance area and create a new standard for replacement septic systems
6. Multnomah County Drainage District's Request  
Amend zoning code 33.430 to create a new standard for minor upgrades to certain flood control structures

#### Amendments to vote on as a group *(Please let us know by April 12 if you want to discuss any of these)*

7. Industrial and employment lands
8. Mapping protocol corrections
9. Ezone violation clarifications
10. Resource enhancement definition
11. Urban Service Boundary
12. List of scenic documents

### Next Steps

### Conclude



**PSC Decision Table**

This table includes staff proposed amendments to maps and codes related to the Ezone Map Correction Project. The table starts with the topics and recommended amendments that staff would like to discuss with PSC at the April 13, 2021 PSC Work Session. Below the double line are the proposed non-discussion, i.e., consent, items. At the beginning of the work session, staff will ask the PSC if there are any items below the double line that they would like to discuss individually. Staff would like PSC to vote on the discussion items individually and on the non-discussion items as a group.

ID	Discuss	Topic	Explanation	Staff recommendation	Staff rationale	PSC Vote
1	<input checked="" type="checkbox"/>	Site Visit Corrections (Maps)	Site visits conducted between August 2020 and April 2021 have resulted in corrections to the maps of streams, tree canopy and steep slopes. The ezones will then be corrected to match the features unless otherwise directed by the PSC.	<b>Amendment.</b> Update the Natural Resources Inventory in Volume 3 to incorporate the results of the site visit feature map corrections.	Site visits have been conducted to verify the location of streams, tree canopy and steep slopes. The mapping methodology is found in the 2012 Natural Resources Inventory, adopted as factual basis for the 2035 Comprehensive Plan. These feature map corrections will update the Natural Resources Inventory.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	<input checked="" type="checkbox"/>	Audubon's Request (Map)	The Audubon Society of Portland requested in testimony that PSC apply a 'c' rather than a 'p' zone to a portion of their property located at 5151 NW Cornell Rd consistent with how environmental overlay zones are applied on other private properties.	<b>Amendment.</b> Apply the ezones as requested, reducing the level of protection for the southernmost stream from a 'p' zone to 'c' zone for the areas greater than 50 feet from the stream. Update Volume 1 and Volume 2 to reflect this change.	This recommendation will mean that Audubon can apply for an Environmental Review for improvements to their wildlife care facilities that would be located in the new 'c' zone. Mitigation for impacts to the natural resources will be required. Without the change, only maintenance, repair and replacement would be allowed; improvements that expand the footprint of those facilities would be prohibited within the 'p' zone.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	<input checked="" type="checkbox"/>	OHSU's Request (Map)	OHSU requested in testimony that PSC not apply a 'c' zone to the isolated forest patch west of the Children's Hospital.	<b>Amendment.</b> Do not apply an ezone to the isolated forest patch, as requested. Update Volume 1 and Volume 2 to reflect this change.	Typically, in the West Hills, forest canopy is only included in an ezone if the canopy is contiguous to a stream or wetland. Isolated patches of forest are not typically included unless located within a public park. It is appropriate to treat OHSU like other private property owners and not apply an ezone to the isolated forest patch on their property. The trees will continue to be protected through Title 11, Tree code.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4	<input checked="" type="checkbox"/>	Wildfire and Vegetation Management (Code)	Vegetation management to reduce the risk of wildfire is addressed in Title 11 and Title 33; however, some testimony requested changes to the allowances.	<p><b>Amendment A.</b> Amend the commentary, as shown in Attachment 4, 33.430.080.C.7.a(3) and 8, to clarify the exemptions for tree removal and pruning. Commentary is adopted as legislative intent.</p> <p><b>Amendment B.</b> Amend 33.430.040.D.9, as shown in Attachment 4, to allow the exemption to apply to creating fire breaks between vegetation.</p>	<p>The existing exemptions of 33.430.080.C.7 and 8 are consistent with the recommendations of Portland Fire and Rescue and provide appropriate allowances to minimize wildfire risks by removing or pruning trees and vegetation around existing structures.</p> <p>The existing exemption allows for non-paved trails that are no more than 30 inches wide to be added within the ezones. The amendment clarifies that this applies to fire breaks as well. The same conditions apply to the fire breaks as currently apply to trails – no paving, no more than 30 inches wide, at least 15 feet from water bodies and no trees greater than 6 inches can be removed.</p>	<p>Amendment A</p> <input type="checkbox"/> Yes <input type="checkbox"/> No  <p>Amendment B</p> <input type="checkbox"/> Yes <input type="checkbox"/> No

ID	Discuss	Topic	Explanation	Staff recommendation	Staff rationale	PSC Vote
5	<input checked="" type="checkbox"/>	Septic Systems (Code)	<p>Replacing old or failing septic systems typically requires either meeting regulatory standards in 33.430 or going through Environmental Review. The amendments would allow an exemption path for projects with minor impacts and a standards path for projects with larger disturbance areas.</p> <p>Additional code clarifications are included in the exemptions.</p>	<p><b>Amendment A.</b> Amend 33.430.040.C.3 and 33.430.040.D.9, as shown in Attachment 5, to allow the exemption to apply to new septic systems. In addition, clarify both exemptions as they relate to gardens, play areas and structures.</p> <p><b>Amendment B.</b> Adopt a new standard, as shown in Attachment 5, that applies to new septic systems that do not meet the exemptions</p>	<p>33.430.040.C.3 is an exemption that allows changes to existing outdoor areas. The amendment would allow new septic systems within existing legal disturbance areas. The amendments also add clarity by removing “such as” and adding a definitive list of allowed uses including gardens, play structures, etc.</p> <p>33.430.040.D.9 is an exemption that allows an additional disturbance of no more than 500 square feet for outdoor areas. The amendment would allow a septic system to qualify. The same conditions apply to septic systems as other outdoor areas – maximum 500 square feet, setback 30-50 feet from water bodies and no trees greater than 6 inches can be removed. The exemption also set a maximum disturbance for the entire site based on Table 430-1. The amendments also add clarity by removing “such as” and adding a definitive list including gardens and play areas.</p> <p>33.430.155 is a new standard for septic systems when the exemptions cannot be met. The standard allows for no more than 2,000 square feet of disturbance as long as no trees greater than 6 inches are removed and the disturbance area is setback from streams and wetlands. The disturbance area must be replanted with native plants. If the standards cannot be met, then Environmental Review would be required.</p>	<p>Amendment A</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Amendment B</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
6	<input checked="" type="checkbox"/>	Multnomah County Drainage District Request (Code)	<p>MCDD has requested through testimony an exemption that would allow small increases to the impact area of their facilities to accommodate safety upgrades, such as handrails and ramps.</p>	<p><b>Amendment.</b> Adopt a new standard, as shown in Attachment 6, that allows minor upgrades to specific flood control structures, not including levees, when they are coupled with natural resource enhancement.</p>	<p>Recently MCDD has had to go through Environmental Review for very minor safety upgrades, such as adding a handrail to a ramp, to pump houses and other flood control structures. Review for these kinds of minor changes is not a good use of city staff and resources.</p> <p>A new standard, rather than exemption, would allow for a minor increase to the impact area of certain flood control facilities when coupled with natural resource enhancement actions to improve overall conditions. Standards are reviewed via a Plan Check.</p> <p>Note – Repair, maintenance and replacement of existing flood control structures is already exempt from 33.430, as long as the footprint is not increased. And Environmental Review would continue to be available for improvements that cannot meet the new standards.</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

Staff recommend the following topics (7-12) will receive a vote as a group, not individually, unless a topic is pulled for discussion by a PSC member.						
7	<input type="checkbox"/>	Industrial and Employment Lands (Map)	Correcting the ezones on industrial and employment lands will result in an increase in regulations that could impact land available for industrial development.	<b>Amendment.</b> Shift resource sites identified in Attachment 7 from the Ezone Map Correction Project to the upcoming EOA update.	BPS is updating the Economic Opportunities Analysis (EOA). Changes to the ezones on industrial lands will be considered as part of the scenarios in the EOA update. BPS anticipates evaluating and discussing EOA scenarios in Summer 2021.	<input type="checkbox"/> Yes <input type="checkbox"/> No
8	<input type="checkbox"/>	Mapping Protocol Amendments (Report)	The text descriptions of the ezone mapping protocol, found in Volume 1 and Volume 2A-2G have minor errors that do not match the specific GIS model mapping criteria used to produce the draft ezone maps. The amendments in Attachment G fix those minor errors.	<b>Amendment.</b> Correct the minor errors in the ezone mapping protocol as documented in Attachment 8.	The GIS mapping methodology, which is used to produce the Ezone Map App draft ezones is correct. These amendments are to make sure the text descriptions in the project report match the GIS mapping methodology.	<input type="checkbox"/> Yes <input type="checkbox"/> No
9	<input type="checkbox"/>	Corrections to Environmental Violations (Code)	Clarify when the applicant may choose between the correction options and allow the correction to remove and repair to be done with any equipment.	<b>Amendment.</b> Amend the code, as shown in Attachment 9, to be clear that all options are available only if the impact is not within a waterbody; and to allow repair and replacement with any equipment necessary. If within a waterbody, only handheld equipment would still be required	The best option to correct a violation is to remove the development/disturbance and replace the natural resources. In many situations that requires the use of heavy equipment. However, if that equipment will be used within a stream or wetland, then the correction option should be reviewed.	<input type="checkbox"/> Yes <input type="checkbox"/> No
10	<input type="checkbox"/>	Resource Enhancement Definition (Code)	As part of River Plan/South Reach the definition for resource enhancement was changed; however, that change had unintended consequences for the ezones. BDS has requested the definition be returned to what it was before South Reach.	<b>Amendment.</b> Strike the statement that mitigation banks are not considered resources enhancement.	River Plan/South Reach established a new code process for using mitigation banks to offset impacts within the new river environmental zones. This new code in 33.475 was substantively different from resource enhancement codes in the same section. So, the definition of resource enhancement was changed. However, the definitions apply to all zoning code chapters which has created a problem within 33.430 because 33.430 has no code specific to mitigation banks.	<input type="checkbox"/> Yes <input type="checkbox"/> No
11	<input type="checkbox"/>	Urban Service Boundary & the Transition Area (Code)	Clarify how the transition area is measured along the Urban Service Area boundary.	<b>Amendment.</b> Amend the code, as shown in Attachment 11, to include the Urban Service Boundary and update Figure 430-1 to show the Urban Service Boundary	Chapter 33.430 describes how the transition area is measured when the ezone is located along the City Limits. In practice, staff treat the Urban Service Boundary like the City Limits boundary. This clarification codifies the standard practice.	<input type="checkbox"/> Yes <input type="checkbox"/> No
12	<input type="checkbox"/>	Scenic Reports (Code)	The list of Scenic Documents needs to be updated to include the River Plan/South Reach Scenic Resources Protection Plan, which went into effect on March 4, 2021.	<b>Amendment.</b> Amend the list of scenic documents, as shown in Attachment 12.	This is clean-up to ensure that 33.480 includes all adopted Scenic Resources Protection Plans.	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Attachment 1: Site Visit Corrections****April 13, 2021**

Issue: The Natural Resources Inventory (NRI) is primarily based on remote sensing data that does not always reflect the features on the ground. Site visits are used to confirm or modify the feature mapping. Between January 27, 2021 and March 25, 2021, staff conducted 21 site visits resulting in changes to the feature maps. Those changes need to be incorporated in the NRI.

Staff Recommendation: Update the NRI in Volume 3 to incorporate the results of the site visit feature map corrections.

Summary: The methodology used to map streams, wetlands, forests and steep slopes was developed for the 2012 *Natural Resources Inventory* and adopted as factual basis for the 2035 *Comprehensive Plan*. The mapping methodology was determined by Metro to be in substantial compliance with Title 13, Nature in Neighborhoods. The NRI methodology was summarized in a memo to PSC on March 26, 2021 and can be found in the [Ezone Project Proposed Draft Volume 3](#).

The NRI uses remote sensing data (e.g., LiDAR, aerials, BES stormwater systems) to map rivers, streams, wetlands, forests, steep slopes and wildlife habitat. Site visits are then conducted to verify the mapping and make corrections as needed to reflect on the ground conditions. The result is data that can be displayed on maps and used to inform planning projects such as the Ezone Map Correction Project.

It is important to keep in mind that first the features are mapped and then policy choices are applied to determine which resources are protected. For example, a small patch of trees may meet the forest definition, but the policy choice may be to not apply an ezone to that patch of trees. Adopting the feature maps with corrections based on site visits does not imply a policy choice. The NRI is the factual basis for policy making. The proposal about how to apply the ezones to protect the features is found in [Ezone Project Proposed Draft Volume 2, Parts A – G](#).

Since August 2020, staff have completed 150 site visits. These have been in addition to the 400+ site visit conducted before the Proposed Draft was printed. Each site visit has confirmed or adjusted the mapping of streams, forests and slopes to accurately represent on-the-ground conditions. In all but one case, there is no disagreement between the property owner and staff regarding the mapping of the streams, forests or slopes. Wetland determinations are occurring this spring and staff will update you in July regarding the outcomes of that work.

Staff provided updates on the site visit work through memos to PSC on August 25, 2020 and January 29, 2021. Before and after maps were included in each memo, showing the specific changes to the feature mapping. The following table is a full list of all site visits completed since August 2020 and the outcome of each site visit. After the table are before and after maps for site visits completed since January 29, 2021. Please refer to previous memos to see the before and after maps.

Staff are asking PSC to vote to approve these feature map changes and incorporate the data into Volume 3, NRI. On May 4 and July 27, staff will provide results of upcoming site visits as well as results of wetland determinations for the PSC to consider. Once the maps are updated, staff will apply the standard policy guidance ('p' zones to streams, wetlands and riparian areas; 'c' zones to forests contiguous to waterbodies or on steep slopes) unless otherwise directed. Through testimony, there have been requests to apply the ezones differently than has been proposed. Two of those – Audubon and OHSU – are being recommended by staff (see items 2 and 3). If Commissioners would like to consider amending how ezones are applied to other specific sites, please let staff know.

**Site Visits and Resource Mapping Corrections Completed Since August 25, 2020**

Last Name	First Name	State ID	Property Address	Request	Research	Change Date	Change
Crosby	Brewster	R331691	12080 S Terwilliger	Site visit	Site Visit	8/20/2020	Updated tree canopy mapping
Boyd	Dedrick	R481571	2709 NW Bullfinch PI	Phone call	Site Visit	8/27/2020	Updated tree canopy mapping
Dorner	Johan	R502657	4031 NW Riggs Dr	Site visit	Site Visit	8/31/2020	Extended stream to outfall; updated tree canopy mapping
Dweik	Izzat	R330067	7008 Sw Capitol Hill	Site visit	Site Visit	9/9/2020	Updated tree canopy mapping
Alderman	James	R330576	10001 S Riverside	Site visit	Site Visit	9/10/2020	Remap forest patches to follow tree canopy and removed steep slope designation from flat areas
Bitar	Bill	R318673	15580 NE SISKIYOU CT	Site visit	Site Visit	9/28/2020	Change top of bank mapping on branch of Columbia slough
Rush	Natalie	R337105	15019 W/ SE CLATSOP ST	Site Visit	Site Visit	9/28/2020	Remove steep slope designations from portion of lot
Swanson	Murray	R153879	11821 SE LEXINGTON ST	Site visit	Site Visit	9/28/2020	Updated tree canopy mapping
Anderson	Charles	R336712	7454 SE 112th Ave	Phone call	GIS	9/29/2020	Updated tree canopy mapping
Barrett	Rick	C229676	9743 SE Tenino Ct		GIS	9/29/2020	No change - overlay zone based on vegetation and city boundaries
Bohach	John	R337120	7840 SE Barbara Welch		Aerial	9/29/2020	Updated tree canopy mapping
Braner	Dana	R312570	705 SW 48th Dr	Site visit	Site Visit	9/29/2020	Delete stream segment
Fuhrer	James	R141687	4155 SW Hillsdale Ave		GIS	9/29/2020	Updated tree canopy mapping
Garge	Kenny	R211294	2910 SW Dolph Ct	Site visit	Site Visit	9/29/2020	No change
Rasmussen	William	R498891	7908 NW GALES RIDGE LN	Site visit	Site visit	9/29/2020	No Change - overlay based on stream, forest vegetation and manual add to cover areas where native vegetation was required to be planted and maintained as condition of approval of env review.
Dinihanian	Vahan	R324598	237 NW SKYLINE BLVD	Site visit	Site Visit	9/30/2020	Exclude strip of vegetation from forest patch.
Rasmussen	William	R325477	NW Marina and St Helens	Site visit	Site Visit	9/30/2020	Create break in vegetation mapping, delete mapped stream and add stream segments.
Blazer	Don	R331352	11007 SW 32nd Ave	Site visit	Site Visit	10/1/2020	Remap vegetation to create break in forest patch
Cash	Keith	R270731	1885 N/NW Ramsey Dr	Site visit	Site Visit	10/1/2020	Removed overlay from forest patch
Johnson	Craig	R157462	621 SW Englewood	Site visit	Site Visit	10/1/2020	Remap vegetation patch and delete stream segment
Chang	Stewart	R165416	4012 NW McGrath Ct	Site visit	Site Visit	10/6/2020	Updated tree canopy mapping
Campf	Joan	R327306	4324 SW Shattuck Rd	Site visit	Site Visit	10/7/2020	Updated tree canopy mapping
Chamlou	Merdad	R145591	6338 SW Dover St	Site visit	Site Visit	10/7/2020	Updated tree canopy mapping

Christiansen	Dunigan	R330839 R330865	10652 & 10712 SW 42nd Ave	Site visit	Site Visit	10/7/2020	Updated tree canopy mapping; removed steep slope designation
Champion/Eilers	Family Trust	R157463	637 SE Englewood	Phone call	GIS	10/8/2020	Updated tree canopy mapping; redesignated smaller patches woodland
Clark	Jesse	R208379	7012 SW 49th Ave	Phone call	GIS	10/8/2020	Updated tree canopy mapping; redesignated patches woodland
Hannah	Rich	R251792	6253 SW Hamilton Wy	Site visit	Site Visit	10/8/2020	Remap stream to follow Lidar
Spassov	Jim	R307844	3450 NW Raleigh	Site visit	Site Visit	10/8/2020	Remap vegetation to follow tree canopy
West	Blain	R330733	10615 SW 42nd Ave	Site visit	Site Visit	10/8/2020	No change
Atiyeh	Megan	R328620	4600 SW Northwood Ave	Site visit	Site Visit	10/12/2020	Remap forest veg to exclude low structure vegetation
Feinberg	Richard	R184457	10660 SW 4th Ave	Site visit	Site Visit	10/12/2020	Remap vegetation to exclude single line of trees
Hester	Nellie	R220909	4432 SW Westdale Dr	Site visit	Site Visit	10/12/2020	Remap stream headwater and remap forest to follow dripline of trees
Baxter	Donald	R274689	7718 SE 114TH CT	Site visit	Site Visit	10/13/2020	Remap forest vegetation to exclude area of shrubland and trees that were removed by permit recently and remap steep slope to exclude flat and gently sloping areas.
Cox	Bruce	R163008	8105 SE 86TH AVE	Site visit	Site Visit	10/13/2020	Remap forest veg to exclude isolated trees that are not part of forest
Sanchez	Edeleidys	R249226	16442 SE HIGH MEADOW LOOP	site visit	site visit	10/13/2020	no change. Overlay is being removed from most lots in neighborhood
Green	Trent	R232960	11010 S TRYON AVE	Site visit	Site Visit	10/14/2020	Remap vegetation to exclude maple tree that is part of a line of trees that extends away from forest patch.
Sullivan	Shaina	R210326	7020 SW 36TH AVE	Site visit	Site Visit	10/14/2020	No Change
Walker	Mirth	R162148	4910 SW Richardson Dr	Site visit	Site Visit	10/14/2020	No change
David Douglas	School District	R626117	7144 SE Deardorff Rd	Testimony	GIS	10/15/2020	Updated tree canopy mapping; desigantged some patches woodland
Millar	Cate	R316691	3000 NW CORNELL RD	Site visit	Site Visit	10/15/2020	Remap forest vegetation to exclude a tree that was not contiguous, to create gap where trees have been removed and to follow the drip line of trees.
Farhang	Ali	R126594	6123 SW Sheridan St	Site visit	Site Visit	10/19/2020	Remap forest canopy to exclude area of woodland vegetation.
Lurie	Michael	R169421	9507 NW Roseway	Site visit	Site Visit	10/19/2020	Realign stream to follow property line



Harvey	Margaret	R304847	4307 SW Lobelia	Site visit	Site Visit	10/20/2020	Remap forest vegetation to exclude low structure tree canopy.
SCENIC	N/A	multiple	SW Fairmount	N/A	GIS	10/20/2020	Clean up edge between 's' and 'c' overlay zones to be consistent
Sclesinger	Brand	R212419	1121 SW Maplecrest	Site visit	Site Visit	10/20/2020	No change
Wuttig	Kristi	R305061	3322 SW Evergreen	Site visit	Site Visit	10/20/2020	Delete segments of stream upstream of area where water was visible in channel
May	Leigha	R301696	5421 SW BAIRD ST	Site visit	Site Visit	10/21/2020	No Change
Romm	Carole	R154185	10401 SW Lancaster	Site visit	Site Visit	10/21/2020	Remap forest vegetation to follow dripline of canopy and to exclude isolated trees.
Wheatley	Don	R291176	9460 SW 62nd Dr	Site visit	Site Visit	10/21/2020	Remap forest to exclude trees that are separate from forest patch.
White	Richard	R169479	9735 NW Lilac Ave	Site visit	Site Visit	10/22/2020	Remap woodland vegetation to exclude patches that were cleared when home was built.
Koida	Chris	R301336	920 S POWERS CT	Site visit	Site Visit	10/26/2020	Remap forest vegetation to follow dripline of canopy.
Li	Li	R327363	5050 SW Patton	Site visit	Site Visit	10/26/2020	Remap forest vegetation to follow dripline of canopy and to exclude isolated grove.
Flaherty	Karen	W337104	1139 NW Mayfield	Site visit	Site Visit	10/27/2020	Remap forest vegetation to exclude low structure tree canopy.
Olsen	Anita	R331072	10211 SW 55th ave	Site visit	Site Visit	10/27/2020	Remap forest vegetation to exclude grove on lot from larger forest patch.
Ulrich	Meg	R227970	1092 SW Plum Dr	Site visit	Site Visit	10/27/2020	No change
Person	Judit	R294829	11611 SW 55th Ave	Site visit	Site Visit	10/28/2020	Remap forest vegetation to exclude low structure tree canopy.
Schaedel	Andrew	R303289	10631 SW 64th Ave	Site visit	Site Visit	10/28/2020	No change
Audubon	Society of Portland	R316628	5151 NW Cornell Rd	Testimony	GIS	10/29/2020	Manual edit to convert 'p' to 'c' zone between 50-100ft from stream near care center
Horstkotte	David	R282578	6129 SW Salmon St	Site visit	Site Visit	10/29/2020	Remap forest to exclude disconnected grove of trees. Manually convert area of protection zone to conservation zone.
Scroggins	William	R128403	SW Vista and SW Market Street Dr	Site visit	Site Visit	10/29/2020	No Change
Arnan	Josa	R273848	5901 SW Huddleson	Site visit	Site Visit	11/2/2020	Remap forest to exclude tree that is not contiguous to forest patch
Gosack	Heather	R254591	5118 SW Richenberg	Site visit	Site Visit	11/2/2020	Remap forest to follow dripline of trees.
Robinson	Taylor	R273848	7236 SW Capitol Hill	Site visit	Site Visit	11/2/2020	No change

SCENIC	N/A	multiple	NW Germantown Rd	N/A	GIS	11/3/2020	Clean up edge between 's' and 'c' overlay zones to be consistent
Sendelbach	Sean	R291169	9476 SW 62nd Dr	Site visit	Site Visit	11/3/2020	Remap forest vegetation to exclude trees that are not part of forest and to follow dripline of canopy
Weidenbach	Craig	R273847	5915 SW Huddleson	Site visit	Site Visit	11/3/2020	Remap location of stream inlet
Raz Properties LLC		R330121	1660 SW Bertha Blvd	Site visit	Site Visit	11/3/2020	No change
Rasmussen	William	R128405	7823 NW Gales Ridge	Site visit	Site Visit	11/4/2020	no change
Fryer	Jeffrey	R294306	5810 SW Idaho St	Site visit	Site Visit	11/4/2020	no change
Greene	Pam	R324462	3325 NW Skyline	Site visit	Site Visit	11/5/2020	Exclude patches of forest vegetation and add stream.
Deppa	John	R175877	12631 NW Creston	Site visit	Site Visit	11/5/2020	Exclude areas of low structure vegetation from forest patch.
Wilson	William	R124218	815 SW Chestnut	Site visit	Site Visit	11/5/2020	Exclude trees from forest that were disconnected from larger patch.
De Los Santos	Nelida	R489126	11546 SW 61st Ave	Site visit	Site Visit	11/9/2020	Exclude line of trees from forest patch
Tibbs	Ashley	R212426	1222 SW Maplecrest	Site visit	Site Visit	11/9/2020	Remap forest to better follow dripline
Dea-Mattson	Wendy	R109991	6315 SW Dolph Dr	Site visit	Site Visit	11/9/2020	No change
		R329112	5431 SW 63rd Ave	No request	GIS	11/10/2020	Exclude grove of trees from forest. Trees are disconnected from larger forest patch.
Makarova	Natalia	R218931	1554 NW Benfield	Site visit	Site Visit	11/12/2020	No Change
Nguyen	Christopher	R114813	2235 SW Marigold St	Site visit	Site Visit	11/12/2020	Remap forest vegetation to follow dripline of tree canopy.
Jacobson	Craig	R327630	4212 SW Altadena Ave	Site visit	Site Visit	11/12/2020	Remap forest vegetation to follow dripline of forest canopy.
		R142445	10860 SW Creightonwood	No request	GIS	11/13/2020	Create break in forest veg mapping. This should remove conservation overlay from at least a dozen lots to the east of the break.
		R502617	Skyline Heights	No request	GIS	11/16/2020	realign stream to follow Lidar and stream mapping in BES stormwater system data.
Brice	Glyn	R212497	9240 SW 18th Pl	Site visit	Site Visit	11/16/2020	Convert segment of stream from open channel to piped.
Nick	Lettin	R172300	1107 SW Stephenson Ct	Site visit	Site Visit	11/16/2020	Delete stream segment and edit forest mapping.
Chlapowski	Roland	R271062	2246 SW Mitchell	Site visit	Site Visit	11/16/2020	Delete stream segment and edit forest mapping.
Stark	Karen	R306090	5400 SW Patton Rd	Site visit	Site Visit	11/17/2020	Remap forest to follow dripline of trees.
Prapas	Christine	R126561	8402 SW Woods Creek	Site visit	Site Visit	11/17/2020	Remap forest to exclude grove of trees.

Melady	Jason	R122681	10702 SW 14th Dr	Site visit	Site Visit	11/17/2020	Remap forest to follow dripline of trees.
Baack	Don	R330092	Greater Portland Bible Church	Site visit	Site Visit	11/18/2020	Remap forest to follow dripline of trees.
Baggenstos	Jessica	R246731	1402 SW Myrtle St	Site visit	Site Visit	11/18/2020	Remap forest to follow dripline of trees.
Faegre	Aron	R227907	8945 SW 9th Dr	Site visit	Site Visit	11/18/2020	Remap forest to exclude trees that are separate from forest patch.
MUKTINOOTALAP ATI	Shankar	R690581	5769 SW Clay	Site visit	Site Visit	11/19/2020	No Change
Lowe	Robert	R121327	3881 SW Bridlemile	Site visit	Site Visit	11/19/2020	Remap forest to exclude trees that are separate from forest patch.
Bauer	Jason	R307842	3421 NW Quimby	Site visit	Site Visit	11/19/2020	No Change
		R327072	5568 SW Hewett	gis	gis	11/23/2020	Remove manual conversion from p to c. New WIP wetland intersects with area of conversion.
Wilcoxon	Jennifer	R330638	1650 SW Radcliffe	Site visit	Site Visit	11/23/2020	Adjust stream mapping.
Kathryn	Cushman	R240630	11009 SW 61st Ave	Site visit	Site Visit	11/23/2020	Add segments of open stream channel to NRI.
Frank	Petterson	R328631	4602 SW 25th Ave	Site visit	Site Visit	11/23/2020	Remap multiple stream segments on lot. Manually convert area that is more than 25 feet from streams from conservation to protection zone on adjacent, undeveloped lots.
Liefeld	Mike	R219193	9726 NW Durrett	Site visit	Site Visit	11/24/2020	Remap forest to exclude trees at edge of property
Hampson	Blair	R122366	4708 SW 39th Ave	Site visit	Site Visit	11/24/2020	Exclude trees from forest patch and delete areas of steep slope from site.
Davis	Jaimee	R657687	8612 SW 30th Ave	Site visit	Site Visit	11/24/2020	No Changes
DiLorenzo	John	R128405	1736 SW Prospect	Site visit	Site Visit	11/25/2020	Remap forest veg to exclude trees on site.
O'Connell	Kevin	R169411	9440 SW Harbor Blvd	Site visit	Site Visit	11/25/2020	Remap streams on site
Holm	Mike	R237550	10601 NW Skyline Blvd	Site visit	Site Visit	11/25/2020	Extend stream and reduce coverage of forest patch.
Peterson	Teresa	R302260	3910 SW Comus	Site visit	Site Visit	11/30/2020	No change
Peskin	Chris	R233978	13948 NW Country Woods	Site visit	Site Visit	11/30/2020	Remap forest to exclude vegetation patches and delete steep slope designation from area around house.
Franklin	Doug	R180581	13725 NW Glendoveer	Site visit	Site Visit	11/30/2020	Remap forest to exclude maple tree that was removed.

Griffin	Oscar	C384620	S of 9643 SE Tenino	Site visit	Site Visit	12/1/2020	Remap forest to follow dripline of trees. Manual add conservation zone to follow existing c zone. Unmitigated Ezone violation reported on site in 2008.
Huffines	Duane	R147003	10609 SE Malden	Site visit	Site Visit	12/1/2020	Remap forest to exclude solitary tree.
Franklin	Brad	R324746	1110 NW Greenleaf	email	site visit and gis	12/1/2020	Site visit was conducted on site in 2019. New carve out created to make a usable building site on undeveloped lot.
Ainsworth	Landa	R273384	6329 S Corbett	Site visit	site visit	12/2/2020	Remap forest to exclude trees that are separate from forest patch.
Moffett	Kevan	R276649	3415 SW Stonebrook	Site visit	site visit	12/2/2020	Remap vegetation to exclude low structure canopy.
Francis	Barbara	R128290	1834 SW Vista Ave	Site visit	site visit	12/3/2020	Remap vegetation to better follow the edge of tree canopy and to exclude areas disconnected from forest patch.
Holmes	Devin	R327282	4210 SW 58th Ave	Site visit	site visit	12/3/2020	Remap forest to exclude area where trees were recently removed.
Green	Jamie	R153881	11929 SE Lexington	Site visit	site visit	12/10/2020	Delete stream
McAlpine	Scott	R247136	3719 SW 12th Ave	GIS	Tree Permit	12/15/2020	Eliminate trees that are permitted for removal from forest mapping
Graham	Andrew	R329056	5945 SW Vermont	Site visit	Site Visit	12/17/2020	Remap forest vegetation to exclude trees that are not part of forest and to follow dripline of canopy
Edelman	Steven	R118533	3980 NW North	Site visit	site visit	12/17/2020	Remap forest to exclude areas of forest vegetation.
Worley	Jon	R288343	11030 NW 2nd Ct	Site visit	Site Visit	12/17/2020	Remap forest vegetation to exclude all trees on lot.
		R100491	NE Cadet Ave	GIS	GIS	12/23/2020	Remove single line of trees from forest mapping.
Hamilton	Mark	R182000	2404 NE Multnomah	Site visit	Site Visit	1/6/2021	Remap woodland vegetation. Correct SHA Boundaries.
Propst	Rebecca	R212496	9310 SW 18th Pl	Site Visit	Site Visit	1/7/2021	No Change
Klassen	Susanne	R111978	319 NW Royal	Site visit	site visit	1/14/2021	Remap forest to follow dripline of canopy.
Radcliffe	Sara	R305038	3144 SW Cascade	Site visit	site visit	1/14/2021	Remap forest to follow drip line. Remap stream headwater.
Smucker	Stu	R307918	2133 NW 33rd	Site visit	site visit	1/14/2021	Add stream to NRI
Gedrose	Chris	R179367	5115 SW Westwood	Email	GIS	1/20/2021	Remap forest vegetation
van Staveren	John	R150020	320 NE Lloyd Blvd	Site visit	site visit	1/21/2021	No Change
Lippman	Ellen	R184206	3232 SW Upper Cascade	Site visit	site visit	1/27/2021	Remap forest vegetation
Nathanson	Leslie	R331619	1109 SW Palatine	Email	GIS	2/4/2021	remap forest edge

Spencer	Amanda	R274951	4432 SE Crystal Springs	Email	GIS	2/17/2021	Delete woodland patch
Brooke	Lisa	R273408	6821 S Corbett Ave	Site visit	Site Visit	2/18/2021	No Change
Adams	Debra	R167692	5838 SE 111th Ave	Site visit	site visit	2/18/2021	No change
Reynolds	Gary	R232890	11411 SW Elysium	Site visit	site visit	2/22/2021	No Change
Marantz	Elizabeth	R331515	12346 SW Orchard Hill	Site visit	site visit	2/22/2021	No change
Steve	Edelman	R118533	3980 NW North	email	gis	2/24/2021	remap forest edge
Reitz	Joel	R122360	4009 SW Seymour Ct	site visit	site visit	2/25/2021	remap forest edge
Scholte	Cassandra	R330822	2818 SW Ridge Dr	site visit	site visit	2/25/2021	remap forest edge
Brown	Jeffrey	R326887	1321 SW 61st Dr	Site visit	site visit	2/25/2021	No change
Ross	Anastasia	R330244	8547 SW 10th Ave	Site visit	site visit	2/25/2021	No change
Green	Jamie	R153881	11929 SE Lexington	email	tree permit	3/9/2021	remap forest edge
Boettcher	Rod	R337128	8037 SE 162nd	site visit	site visit	3/10/2021	remap forest edge
Carter	Susan	R129336	4020 SW Kelly Ave	phone	GIS	3/16/2021	remap forest edge
		R227749	SE 115th Ave	GIS	GIS	3/16/2021	Manually delete p zone slivers
Vinyard	Pat	R212397	636 SW Maplecrest	site visit	site visit	3/18/2021	remap forest edge
Compton	Christina	R218756	2734 NW Mill Pond Rd	site visit	site visit	3/18/2021	remap forest edge
		R327235	5514 SW Hewett	site visit	site visit	3/18/2021	Add stream segment
Ma	Sean	R327367	3306 SW Scholls Ferry	Site visit	Site visit	3/25/2021	Remap forest edge
Walsh	Marcia	R300182	SW Nottingham	Site visit	Site visit	3/25/2021	Delete stream segment, reduce width of protection zone to preserve developable space on vacant lots.
Tracy	Suzuki	R327599	3901 SW Bridlemile Ct	Site visit	Site visit	3/25/2021	Remap forest edge



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City of Portland, Oregon

## Environmental Overlay Zone Map Correction Project

### Draft Ezones

1109 SW Palatine St

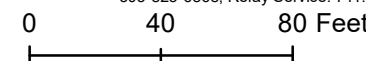
### Legend

-  taxlots
-  Draft Transition Area
-  Draft C Zone
-  Draft P Zone

**DRAFT**

June 3, 2020

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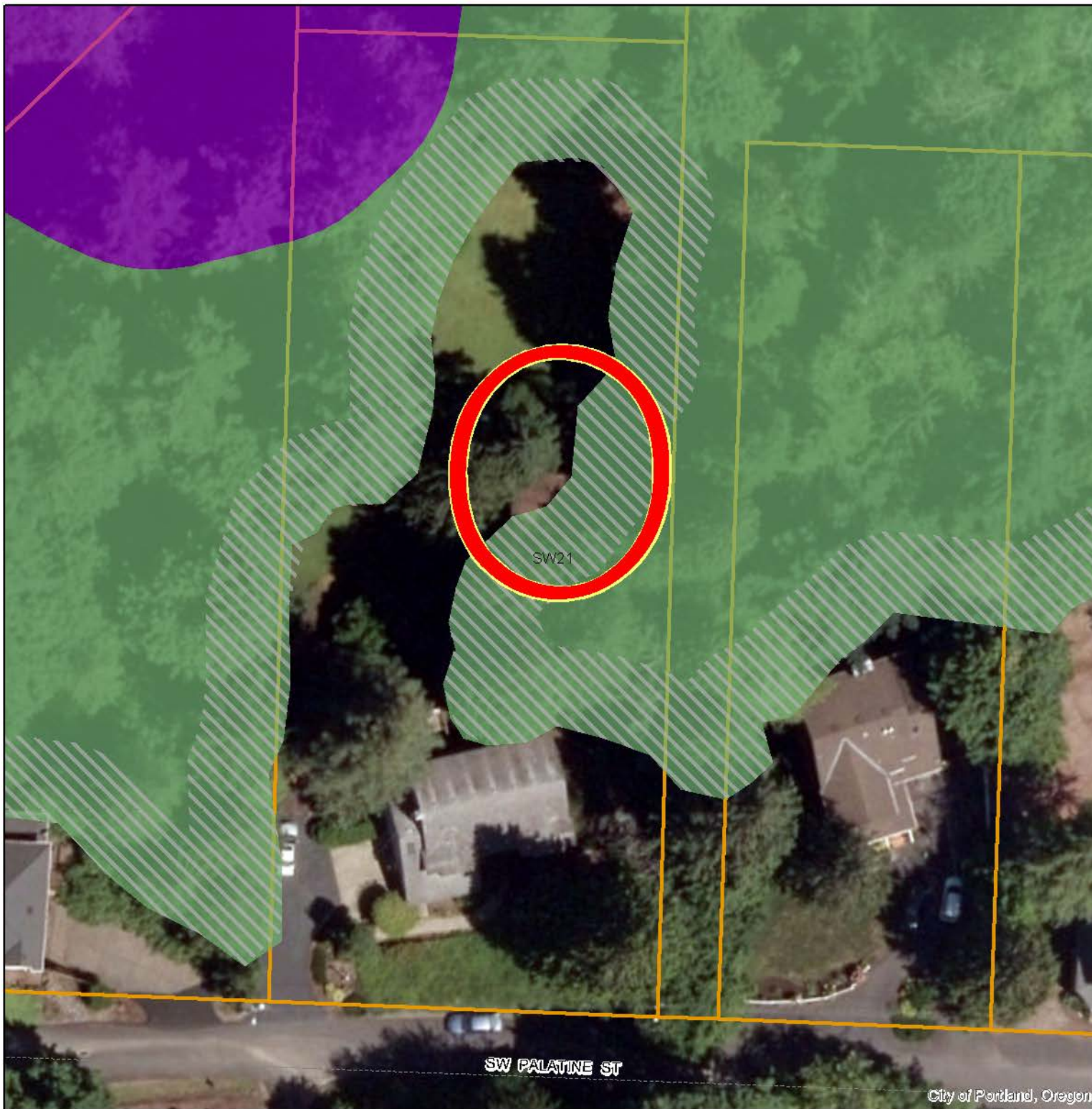
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## Environmental Overlay Zone Map Correction Project

Natural Resources - Before  
1109 SW Palatine St  
R331619

Post-site visit draft ezones.



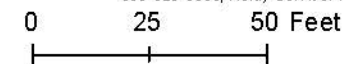
### Legend

-  Transition Area
-  Draft C Zone
-  Draft P Zone
-  taxlots

**DRAFT**

February 4, 2021

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## Environmental Overlay Zone Map Correction Project

Natural Resources - After  
1109 SW Palatine St  
R331619

Remap forest to exclude areas  
of shadow.



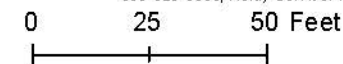
### Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 4, 2021

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## Environmental Overlay Zone Map Correction Project

Natural Resources - Before  
4432 SE Crystal Springs  
R274951

Mapped woodland patch is less than 1/2 acre in size. Much of the area that is mapped as woodland is actually herbaceous or shrubland.

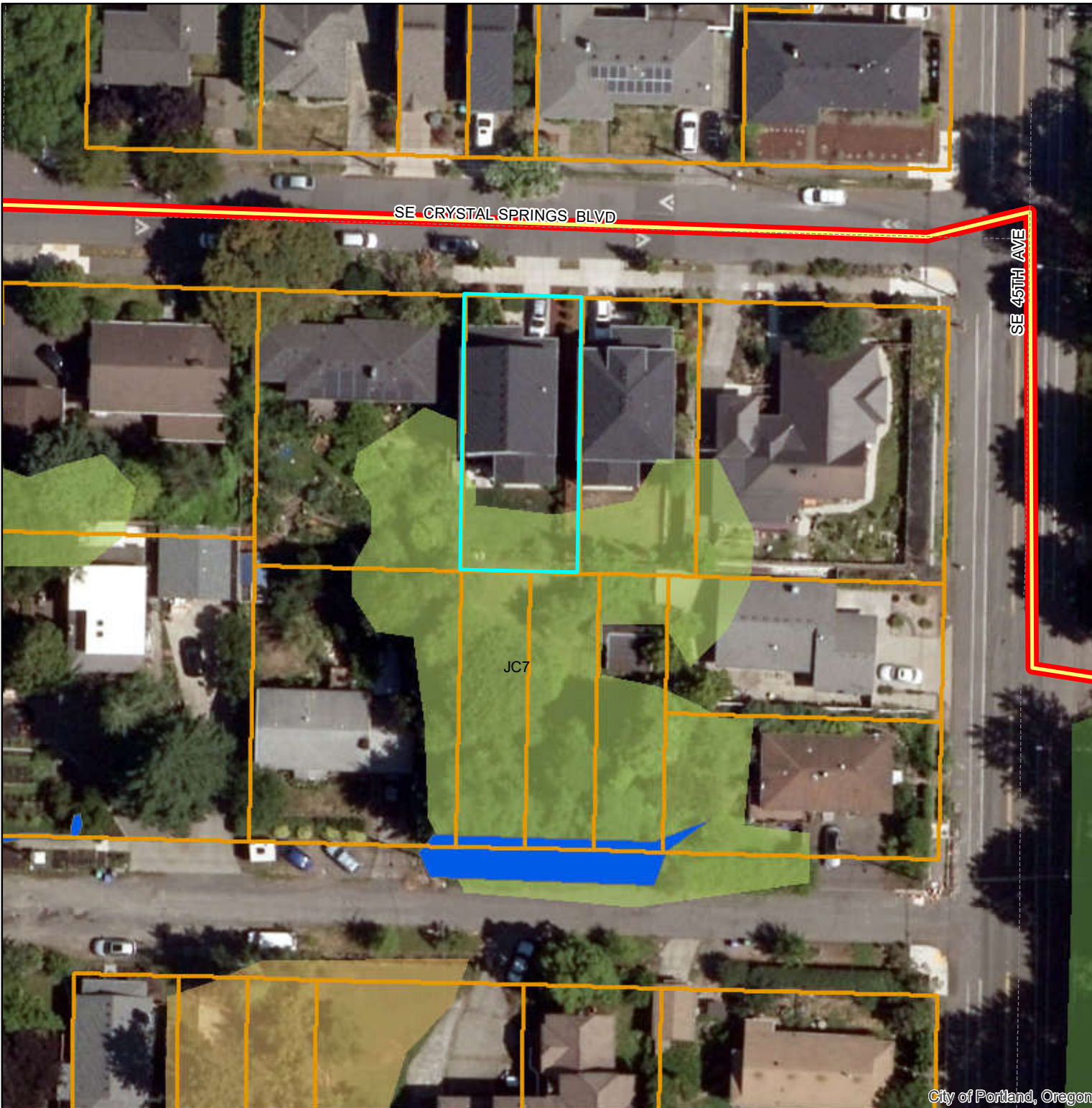
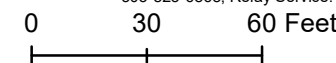
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 17, 2021

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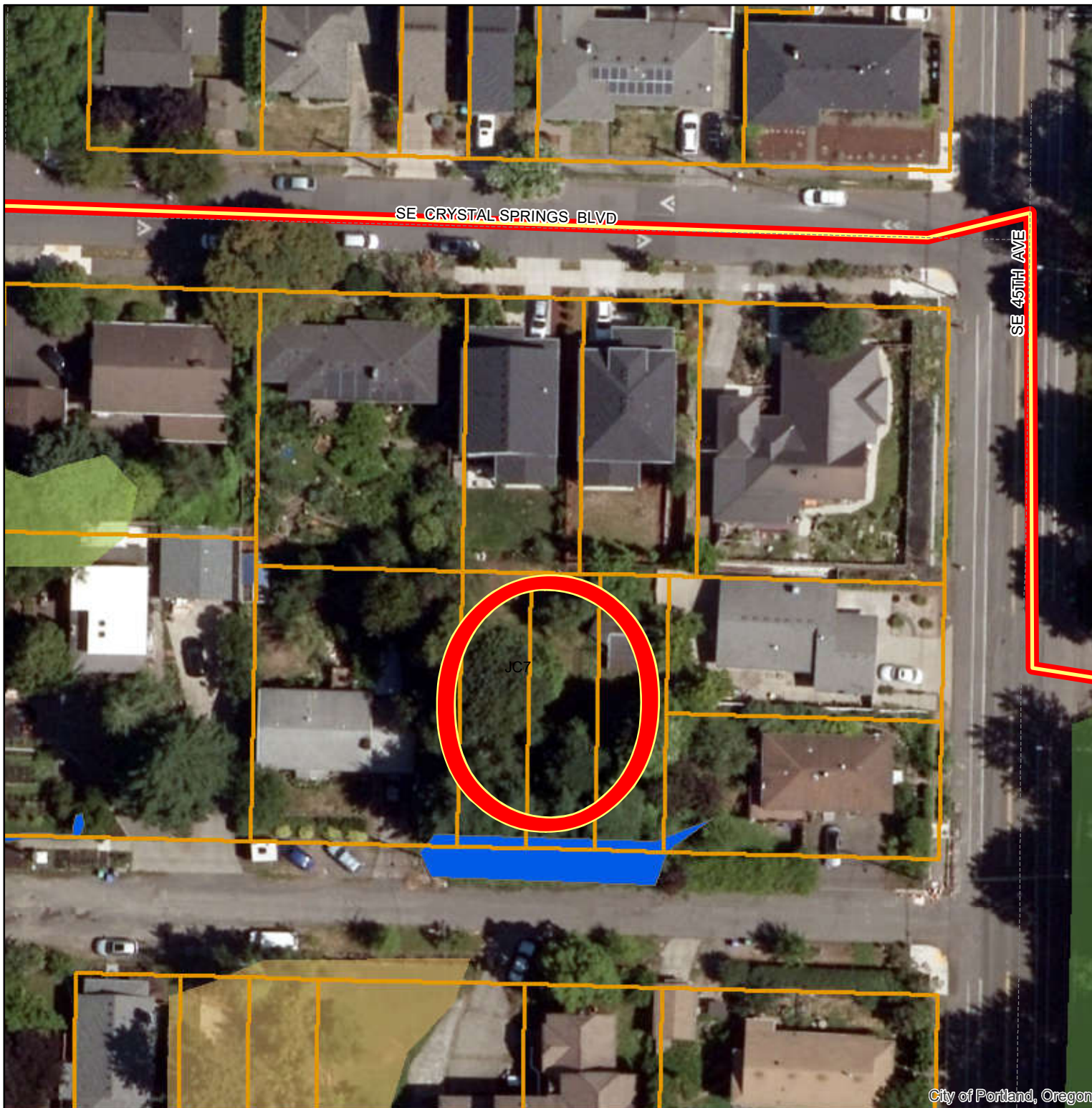
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## Environmental Overlay Zone Map Correction Project

Natural Resources - After  
4432 SE Crystal Springs  
R274951

Remove woodland patch  
from natural resource inventory.



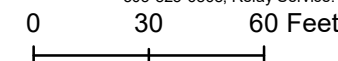
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 17, 2021

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


## Environmental Overlay Zone Map Correction Project

Natural Resources - Before

3980 N/NW North Rd



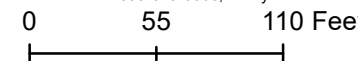
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 24, 2021

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




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## Environmental Overlay Zone Map Correction Project

Natural Resources - After

3980 N/NW North Rd

### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

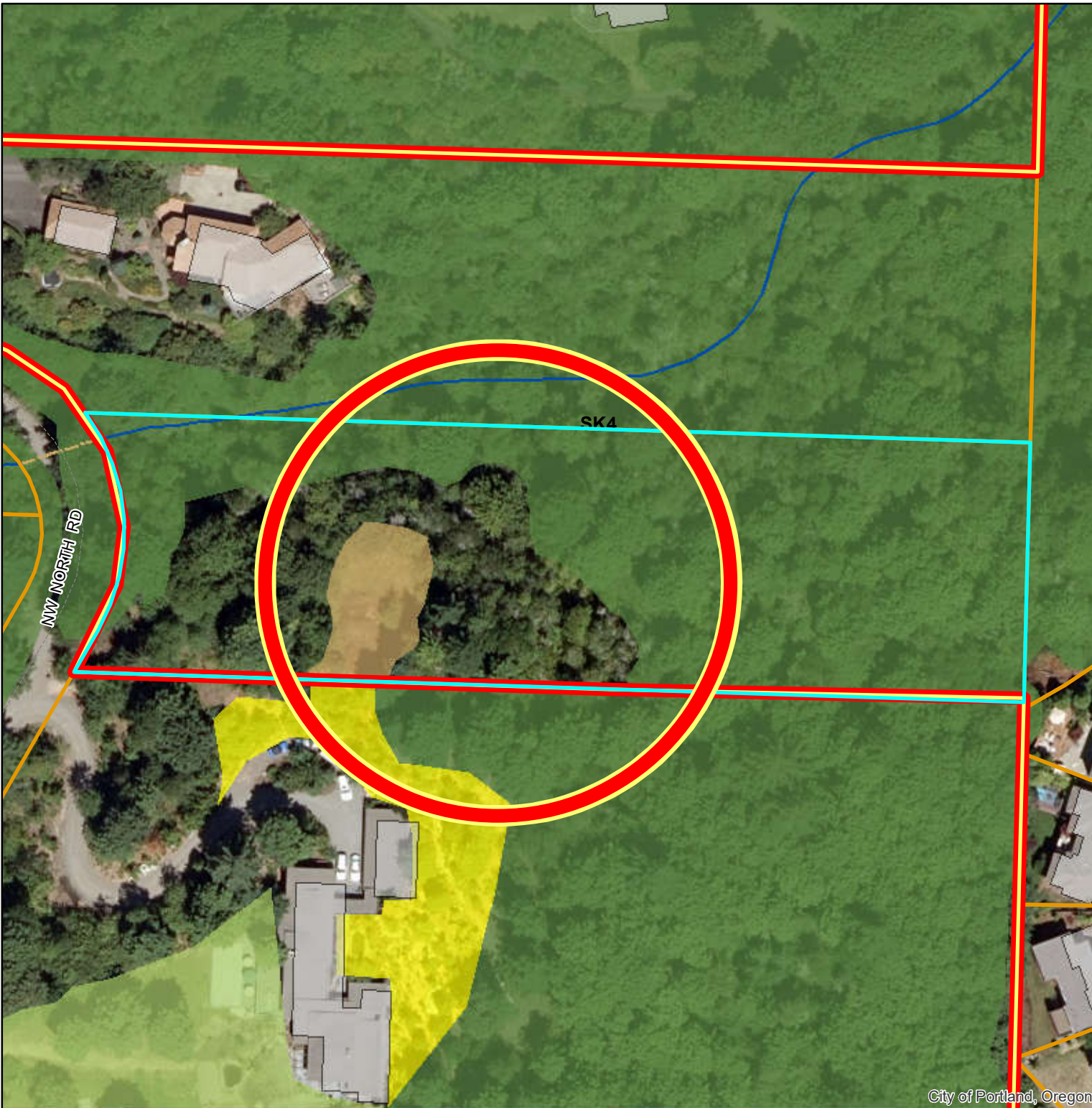
February 24, 2021

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0 55 110 Feet



City of Portland, Oregon





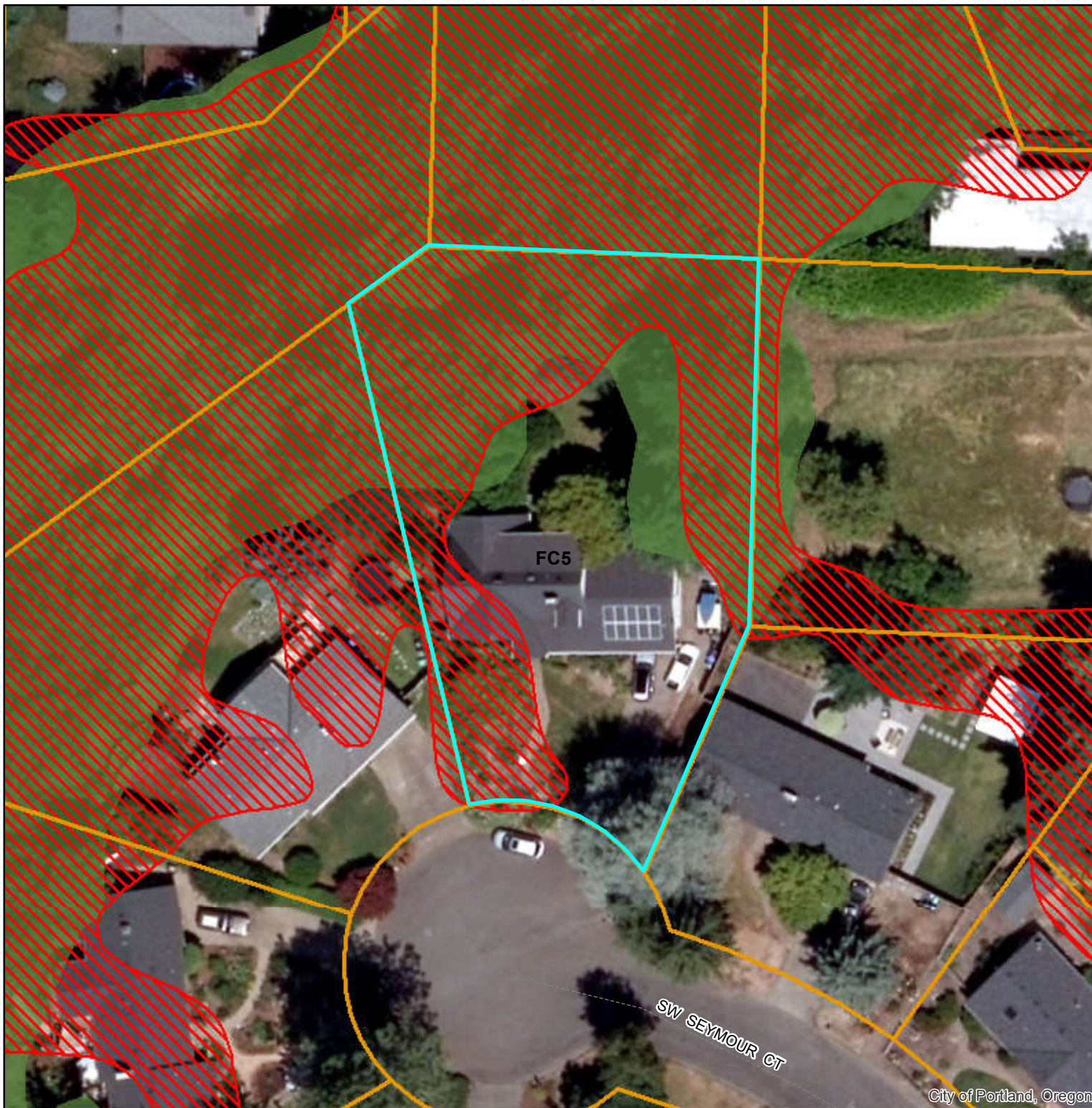
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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

4003 SW Seymour Ct



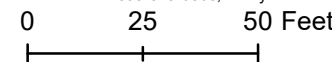
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 23, 2021

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




## Environmental Overlay Zone Map Correction Project

### Natural Resources - After

4009 SW Seymour Ct  
 R122360

Remap forest mapping to exclude tree that fell in recent storm and to exclude shrubs.

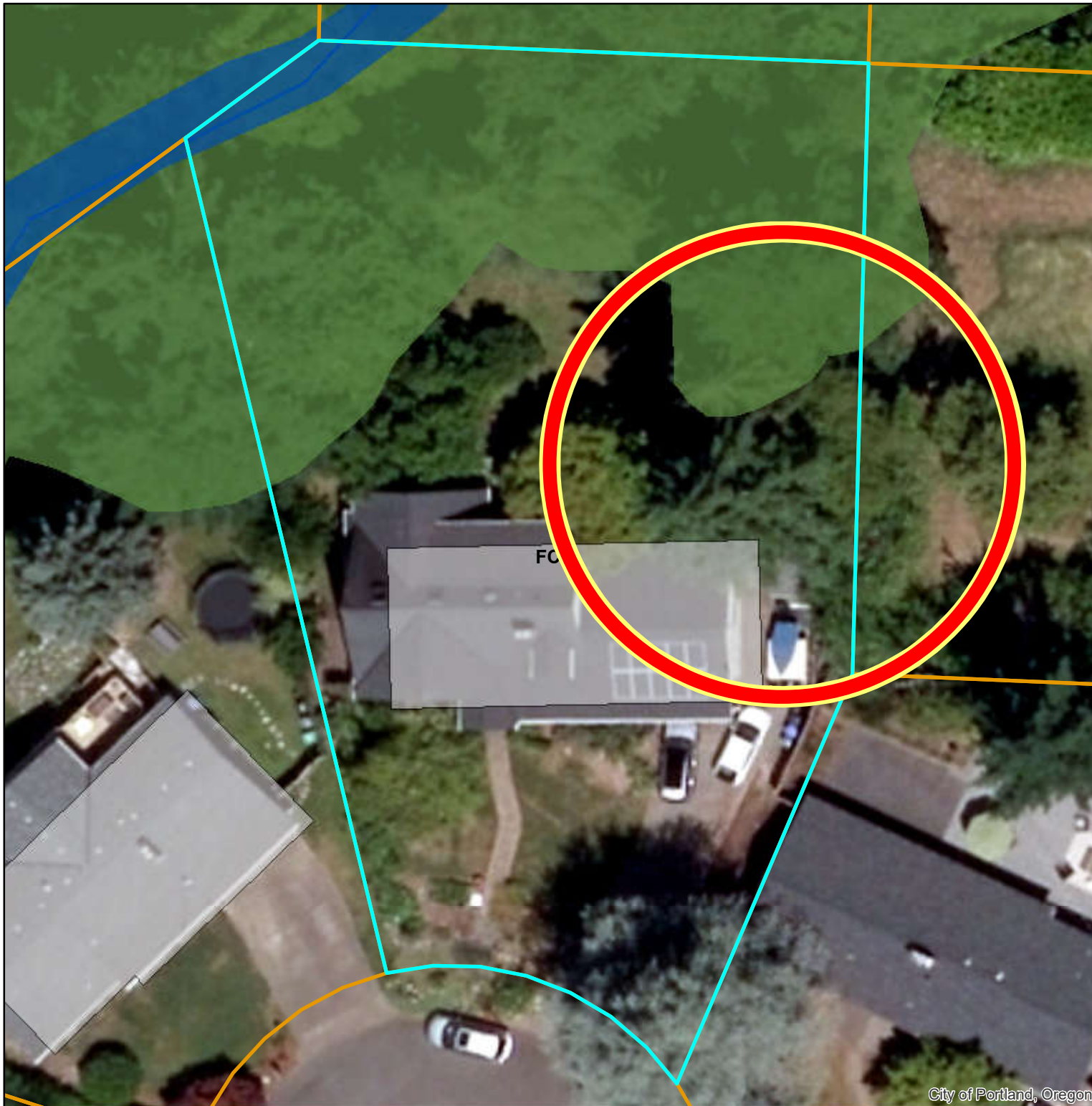
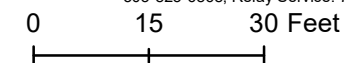
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 24, 2021

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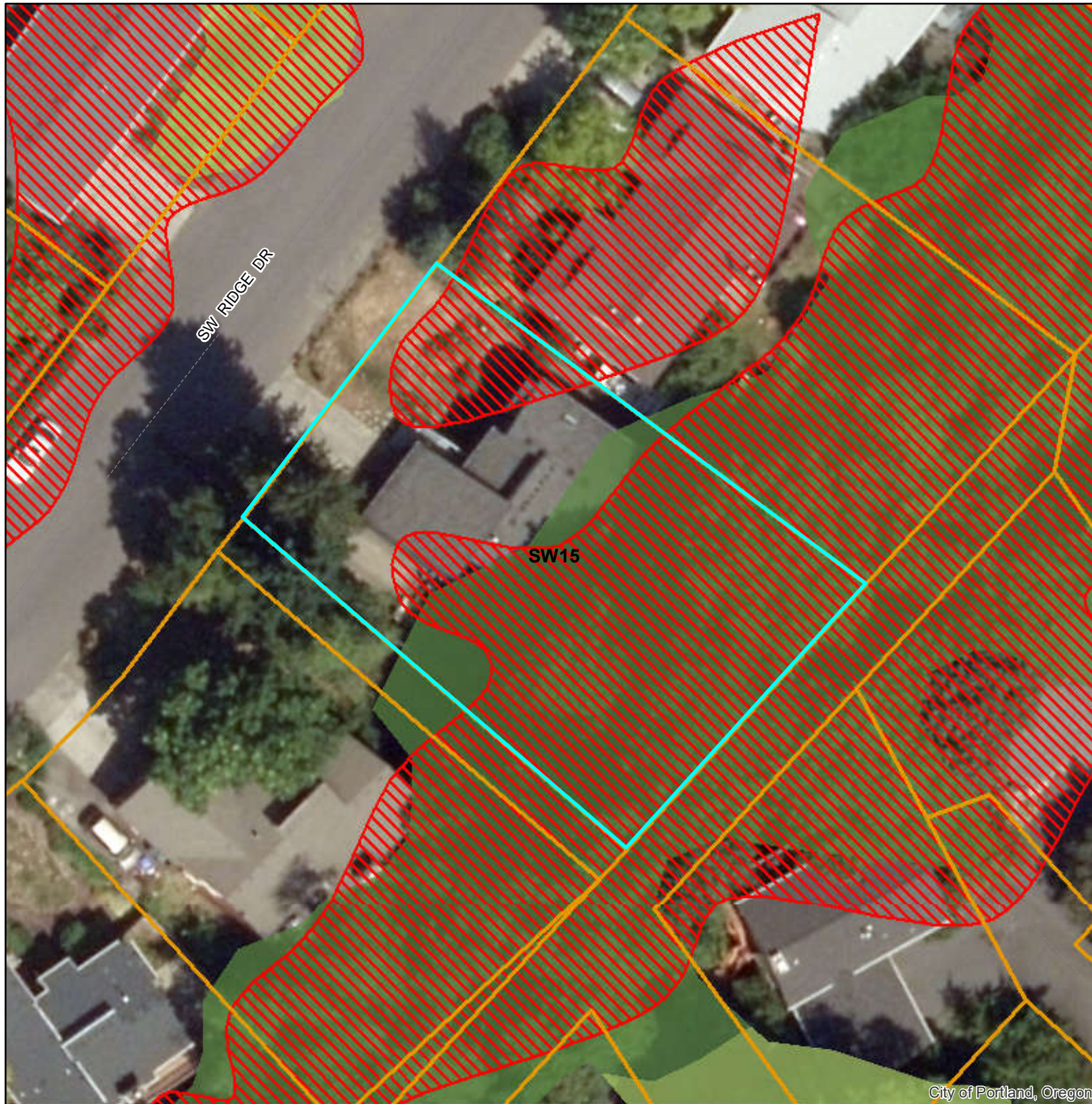


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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

2818 SW Ridge Dr



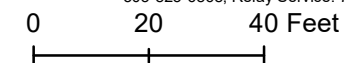
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 23, 2021

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


## Environmental Overlay Zone Map Correction Project

### Natural Resources - After

2818 SW Ridge Dr  
R330822

Remap forest vegetation to better follow the drip line of the forest canopy.

### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 24, 2021

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0 15 30 Feet







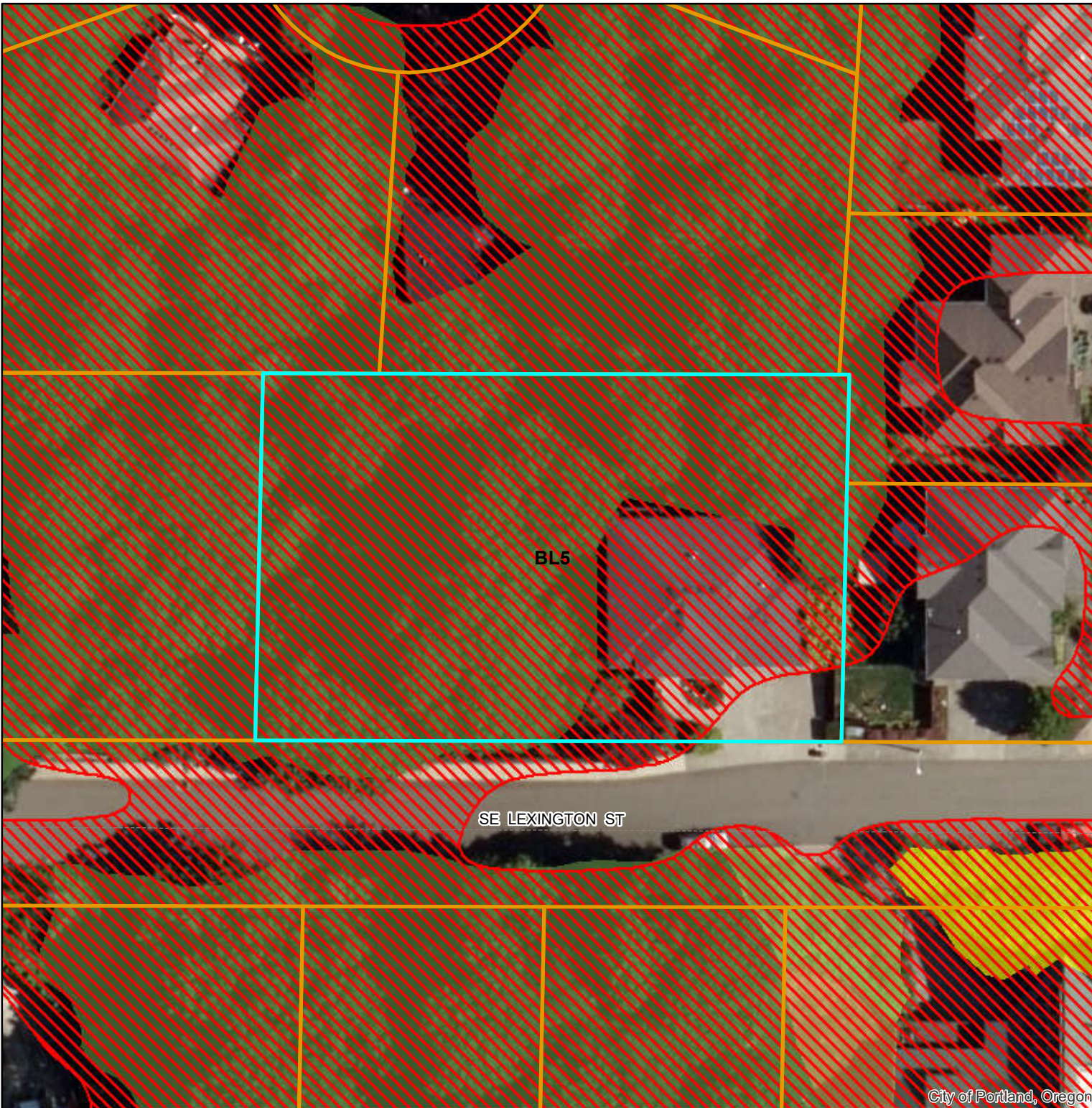
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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

11929 SE Lexington St



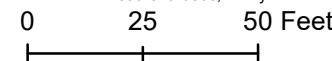
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

December 9, 2020

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## Environmental Overlay Zone Map Correction Project

Vegetation - Edited

11929 SE Lexington St  
R153881



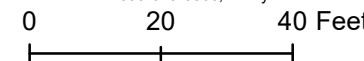
### Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 9, 2021

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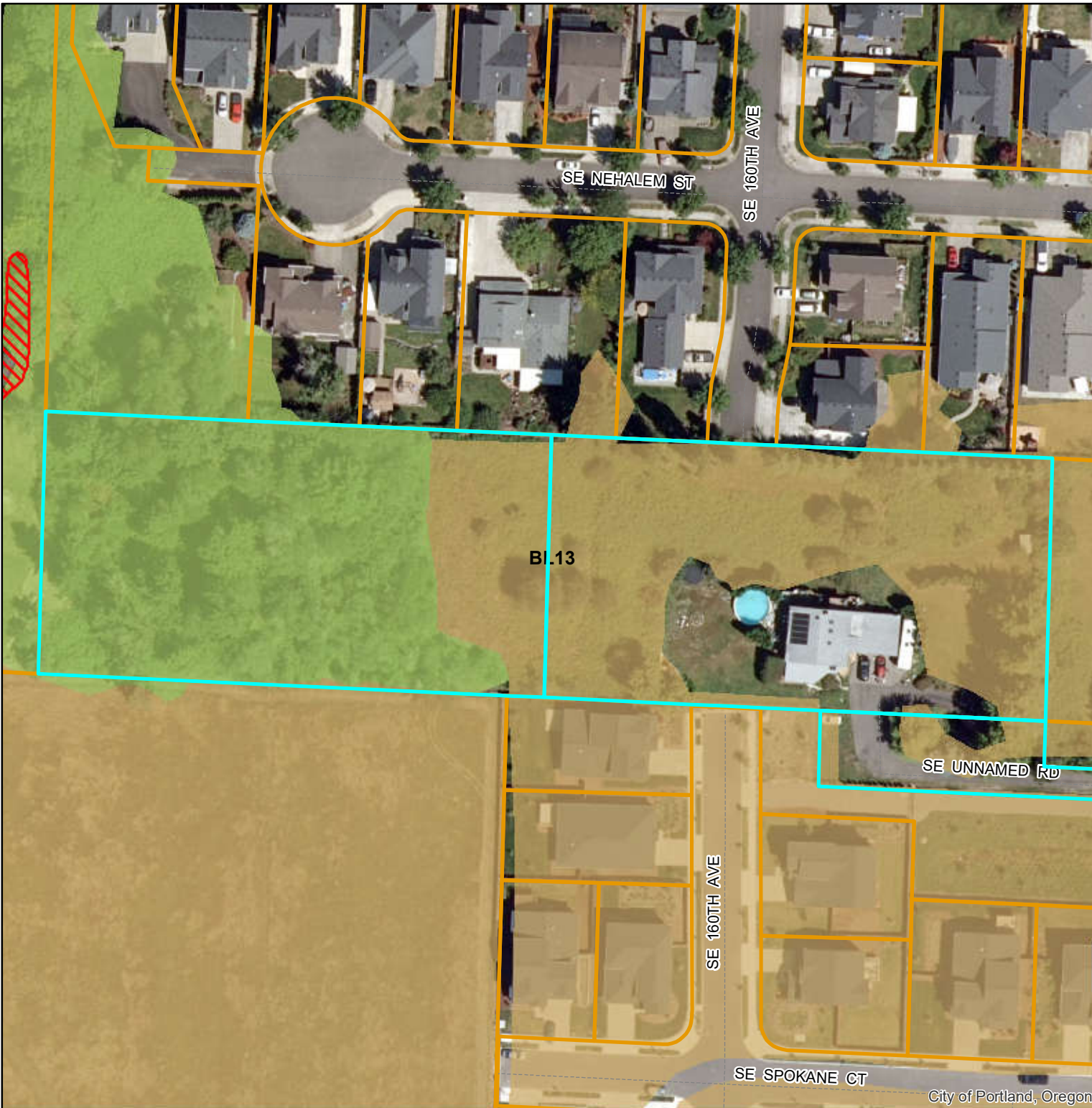




## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

8037 SE 162nd Ave



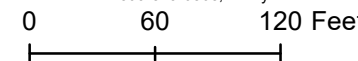
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 9, 2021

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City of Portland, Oregon

## Environmental Overlay Zone Map Correction Project

Natural Resources - After

8037 SE 162nd  
R337128

### Legend

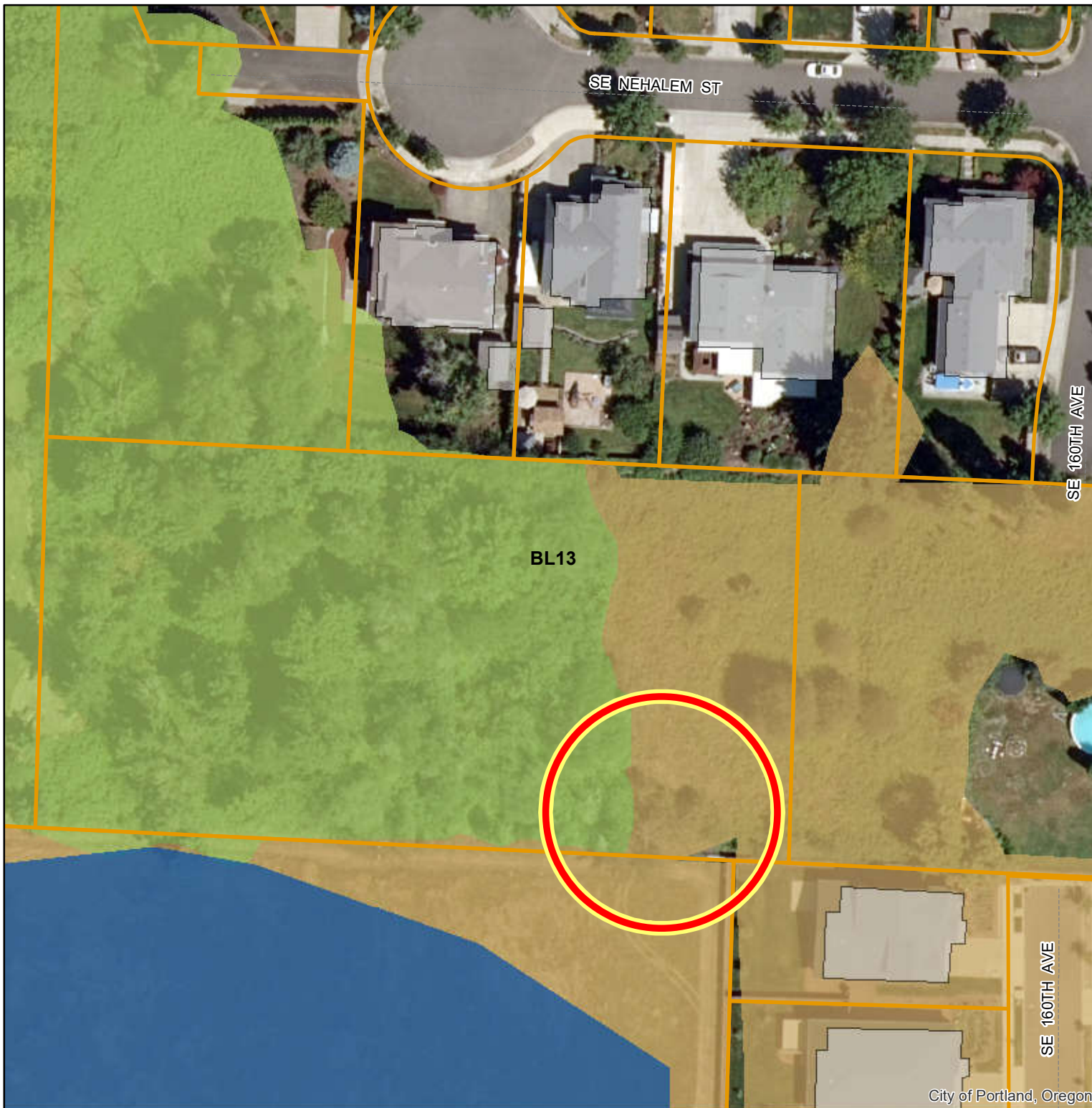
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 9, 2021

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0 40 80 Feet





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## Environmental Overlay Zone Map Correction Project

Natural Resources - Before

4020 SW Kelly Ave  
R129336



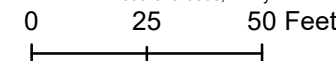
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 12, 2021

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## Environmental Overlay Zone Map Correction Project

Natural Resources - After

4020 SW Kelly Ave  
R129336



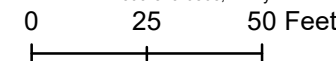
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 12, 2021

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## Environmental Overlay Zone Map Correction Project

Draft E zones - Before

SE 115th Ave



### Legend

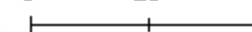
-  taxlots
-  piped stream segment
-  open stream channel
-  Existing C Zone
-  Transition Area
-  Draft C Zone
-  Draft P Zone

**DRAFT**

March 12, 2021

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0 20 40 Feet





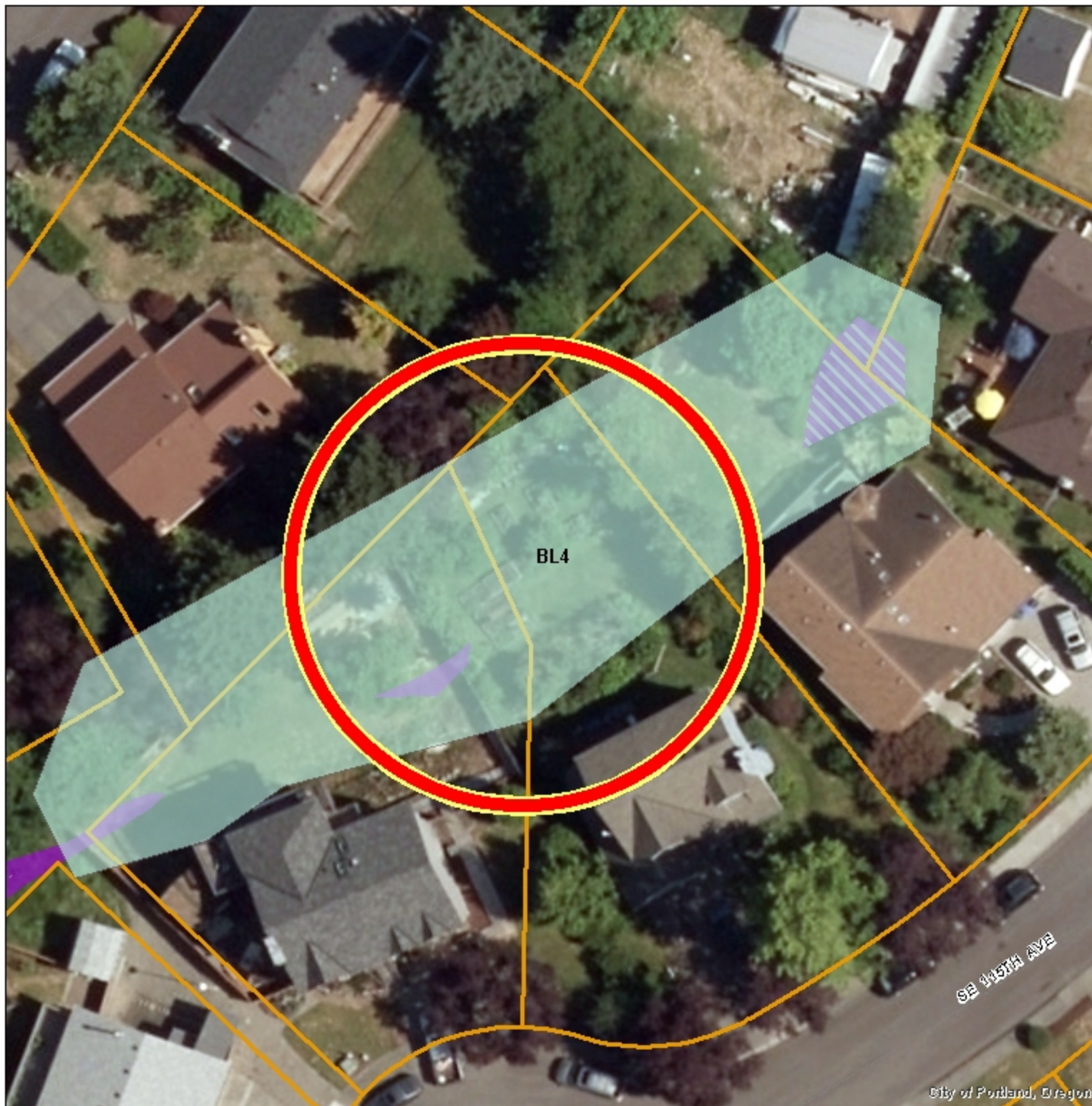
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## Environmental Overlay Zone Map Correction Project

### Draft Ezones - After

#### SE 115th Ave

**Manually remove Ezone slivers  
 in areas where mapped patch  
 of woodland vegetation  
 intersects with mapped steep  
 slopes.**



### Legend

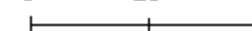
- taxlots
- piped stream segment
- open stream channel
- Transition Area
- Draft C Zone
- Draft P Zone

**DRAFT**

March 12, 2021

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0 20 40 Feet







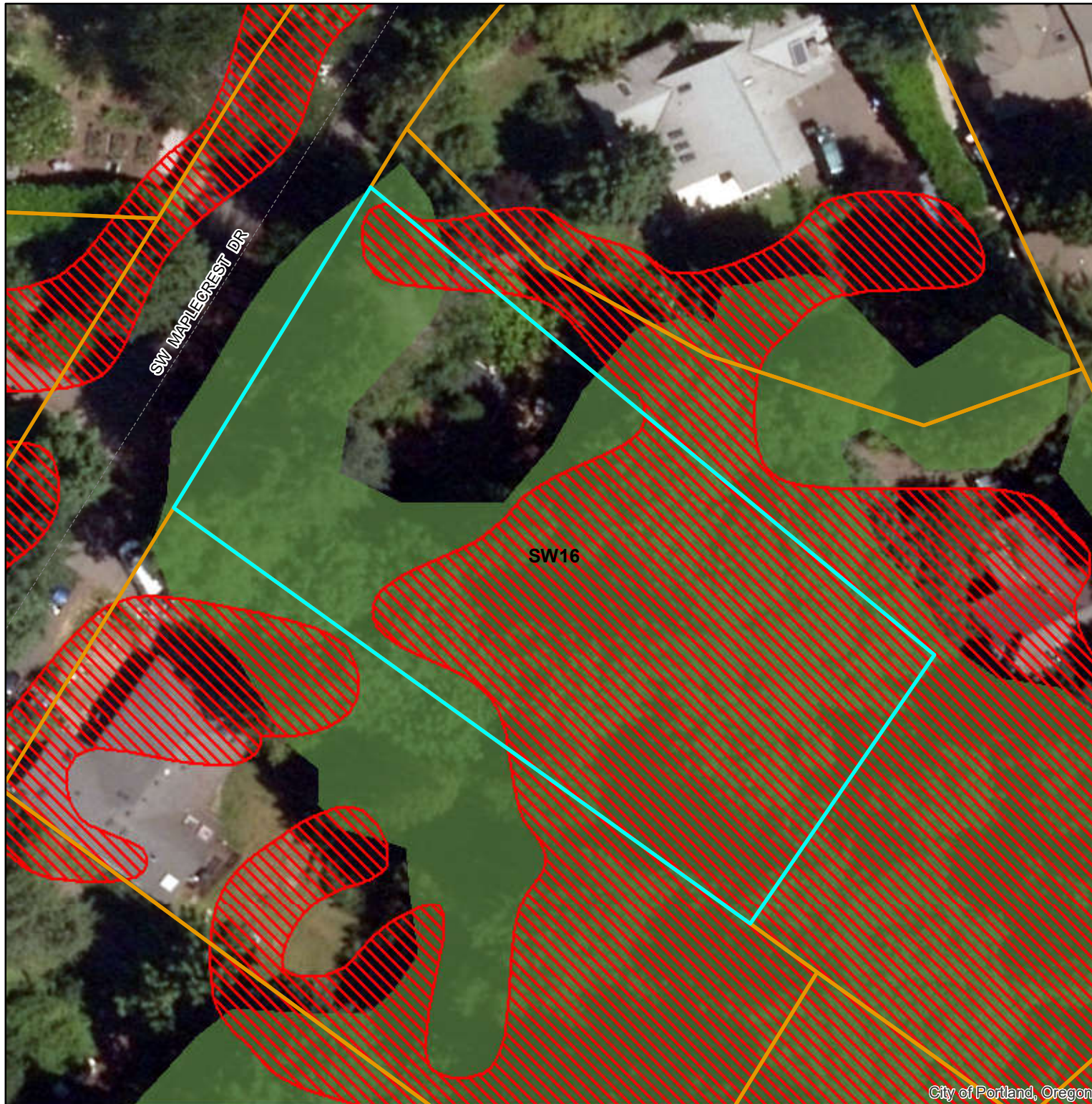
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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

636 SW Maplecrest Dr



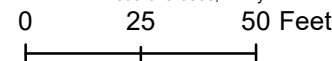
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 19, 2021

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## Environmental Overlay Zone Map Correction Project

### Natural Resources - After

636 SW Maplecrest  
R212397

Remap forest vegetation to exclude  
trees that are not contiguous to  
larger forest patch.

### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 18, 2021

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0 25 50 Feet



SW MAPLECREST DR

SW16



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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

2734 NW Mill Pond Rd



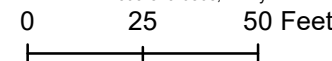
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

January 4, 2021

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## Environmental Overlay Zone Map Correction Project

### Natural Resources - After

2734 NW Mill Pond Rd  
R218756

Remap forest vegetation to follow the drip line of the vegetation and to exclude trees that are not contiguous.

### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 18, 2021

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0 20 40 Feet














## Environmental Overlay Zone Map Correction Project

### Natural Resources - After

5514 SW Hewett Blvd  
R327235

Add stream segment that was  
observed by a BDS staff member  
during a recent site visit.

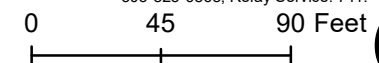
### Legend

-  StreamEdit\_5514SWHewett
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 18, 2021

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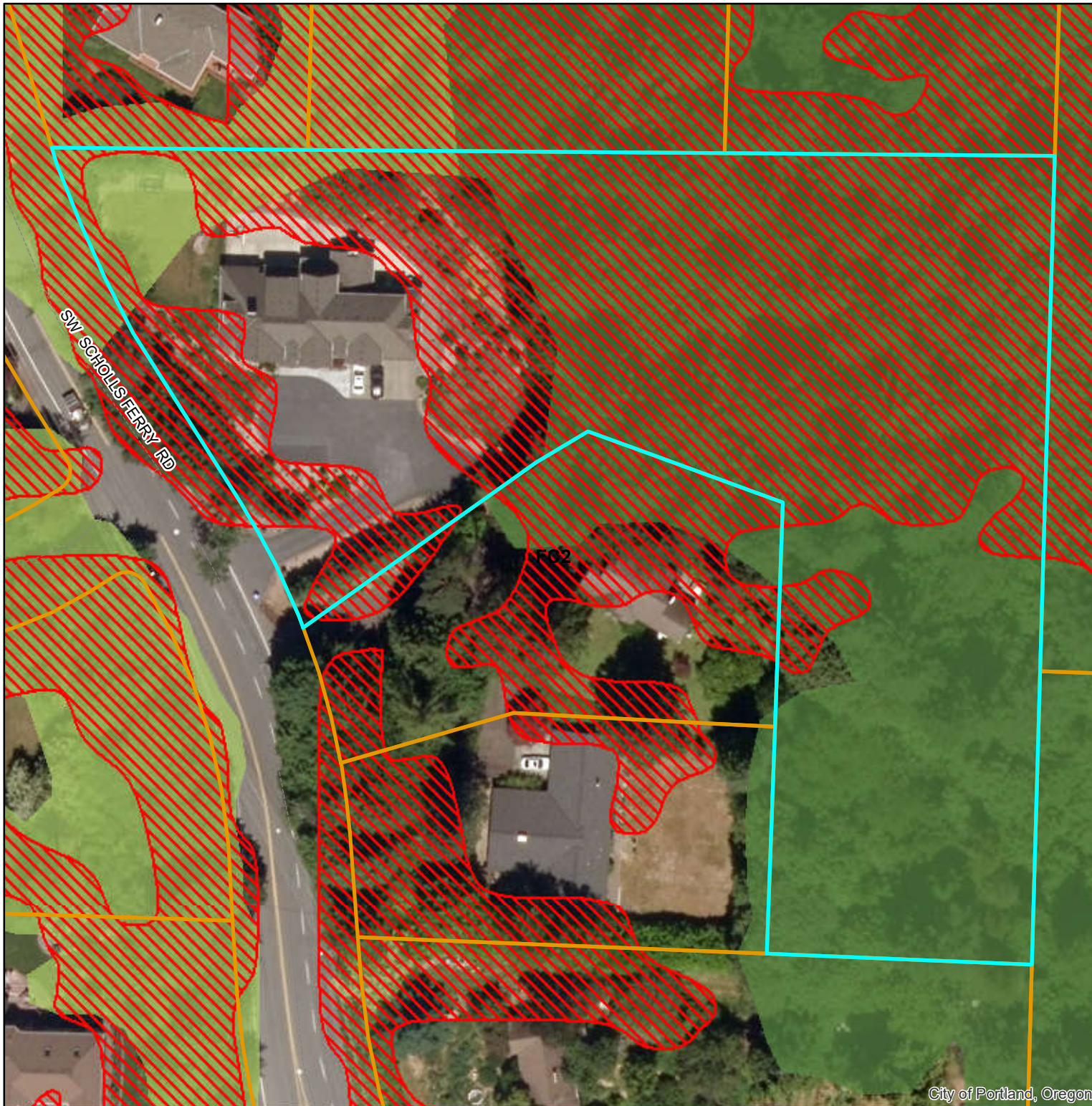
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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

3306 SW Scholls Ferry Rd



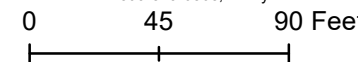
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

February 24, 2021

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## Environmental Overlay Zone Map Correction Project

Natural Resources - After

3306 SW Scholls Ferry  
R327367

Remap edge of forest to exclude  
woodland vegetation near the  
edge of the forest near SE corner  
of the lot.



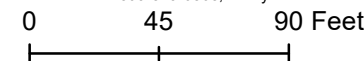
### Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 23, 2021

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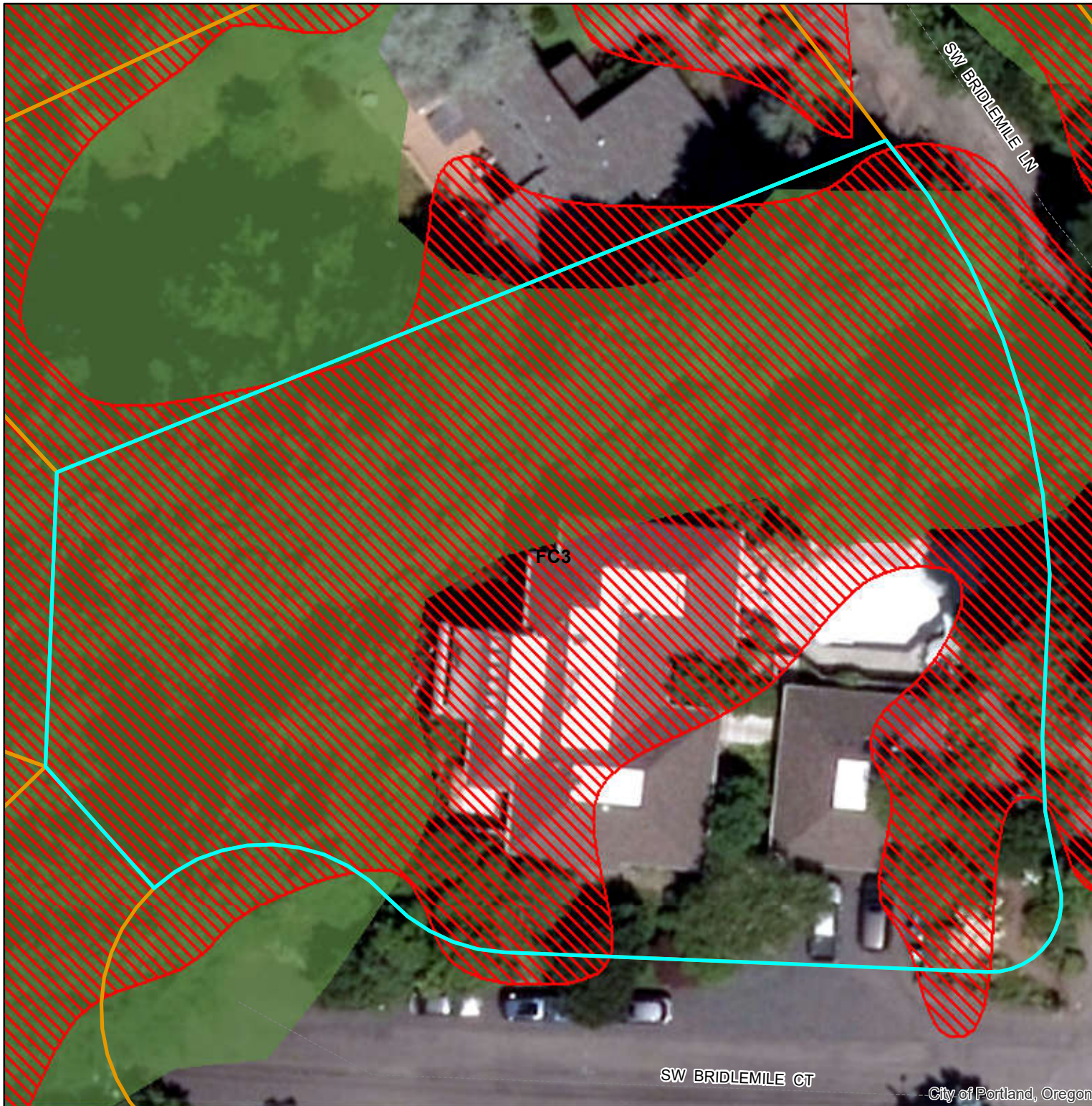
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## Environmental Overlay Zone Map Correction Project

### Vegetation and Slope

3901 SW Bridlemile Ct



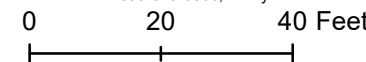
### Legend

-  taxlots
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 23, 2021

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SW BRIDLEMILE CT

City of Portland, Oregon





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## Environmental Overlay Zone Map Correction Project

### Natural Resources - After

3901 SW Bridlemile Ct  
 R327599

Remap edge of forest canopy.

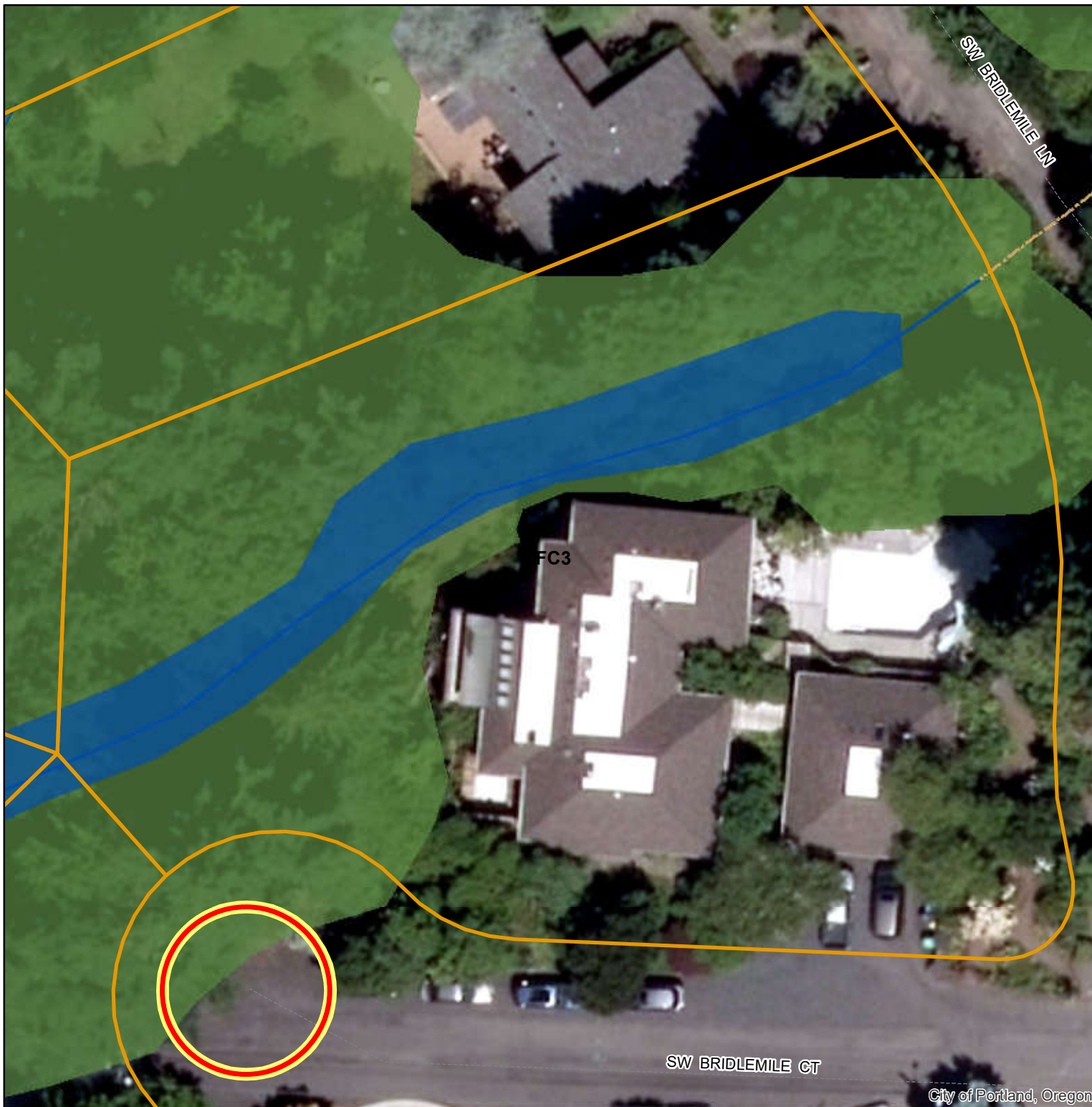
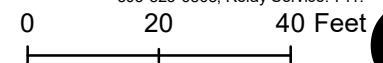
### Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

**DRAFT**

March 23, 2021

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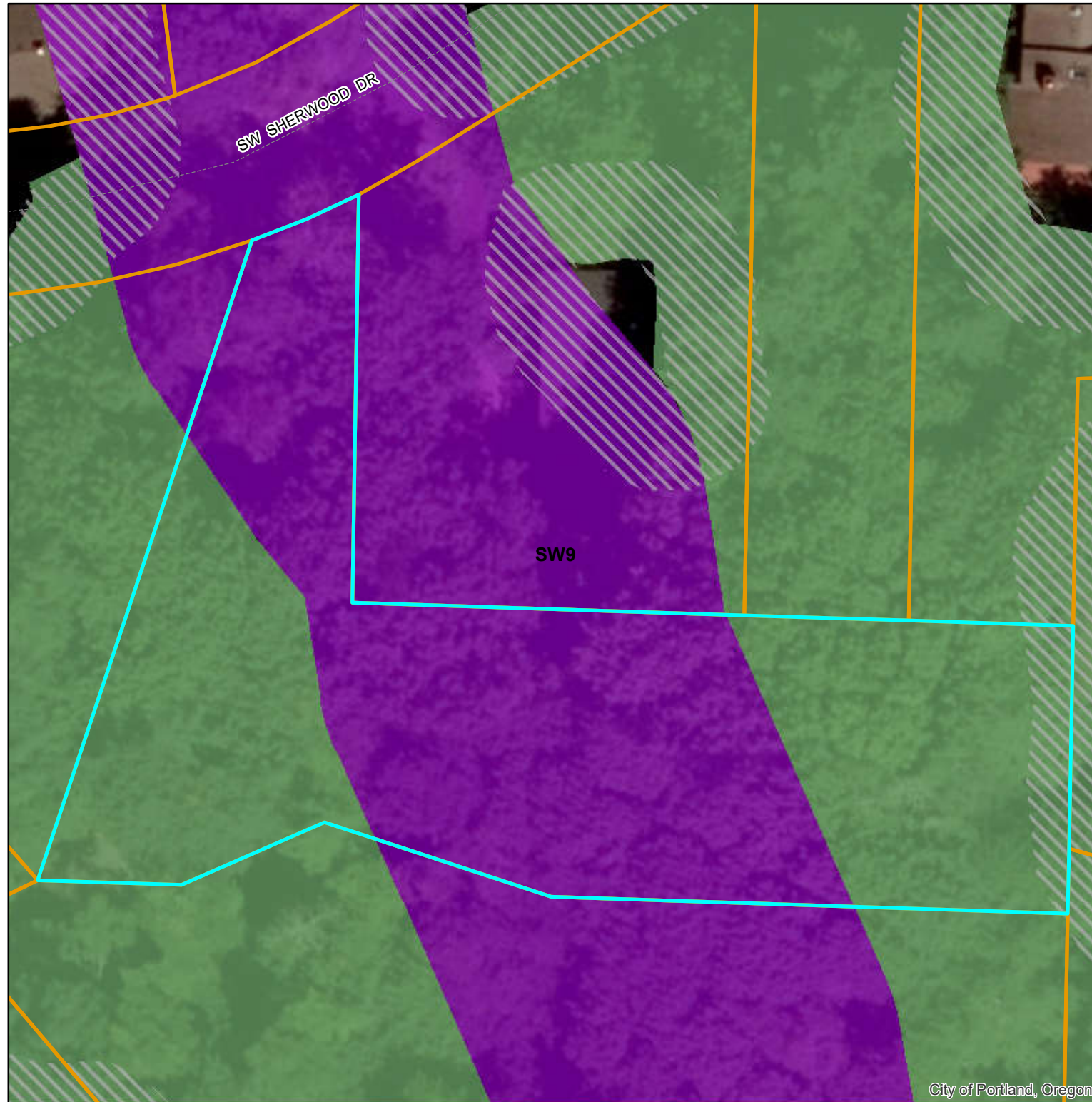
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
## Environmental Overlay Zone Map Correction Project

### Draft Ezones

SW Sherwood Dr  
R300182



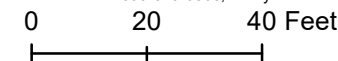
### Legend

-  taxlots
-  Transition Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone

**DRAFT**

March 23, 2021

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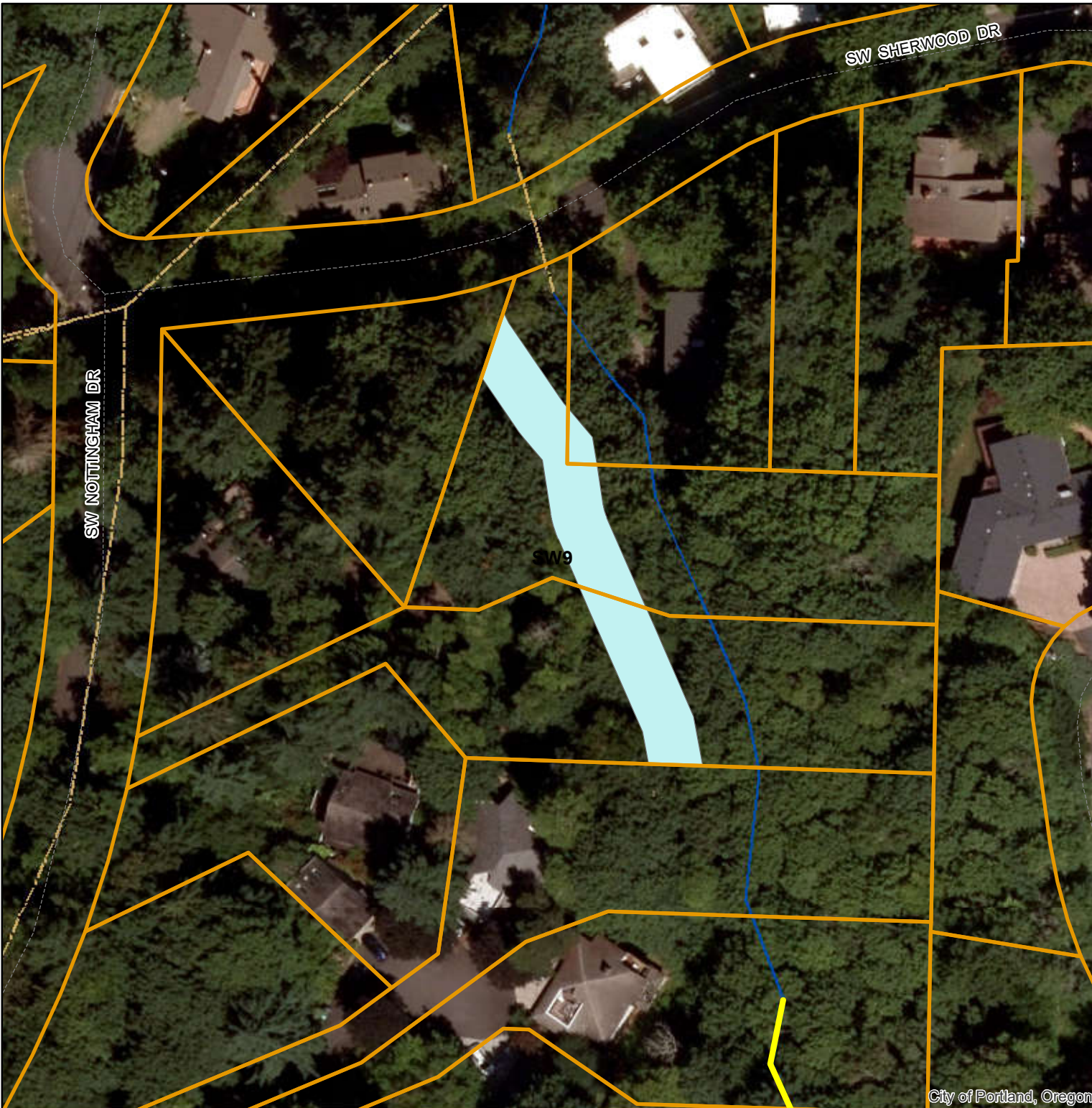










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**SW Nottingham and SW Sherwood  
 Environmental Overlay Zone**

**Map Correction Project**  
 Convert area of protection zone to  
 conservation to preserve buildable  
 area on vacant lots. After  
 Natural Resources - delete stream  
 segments uphill of stream headwater  
 that was located during site visit.



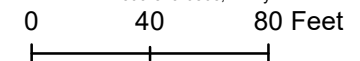
**Legend**

-  StreamEdit\_SWNottinghamDr
-  taxlots
-  Carve\_Out\_2019\_1\_9
-  piped stream segment
-  open stream channel
-  Wetlands

**DRAFT**

March 23, 2021

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**Attachment 2: Audubon's Request****April 13, 2021**

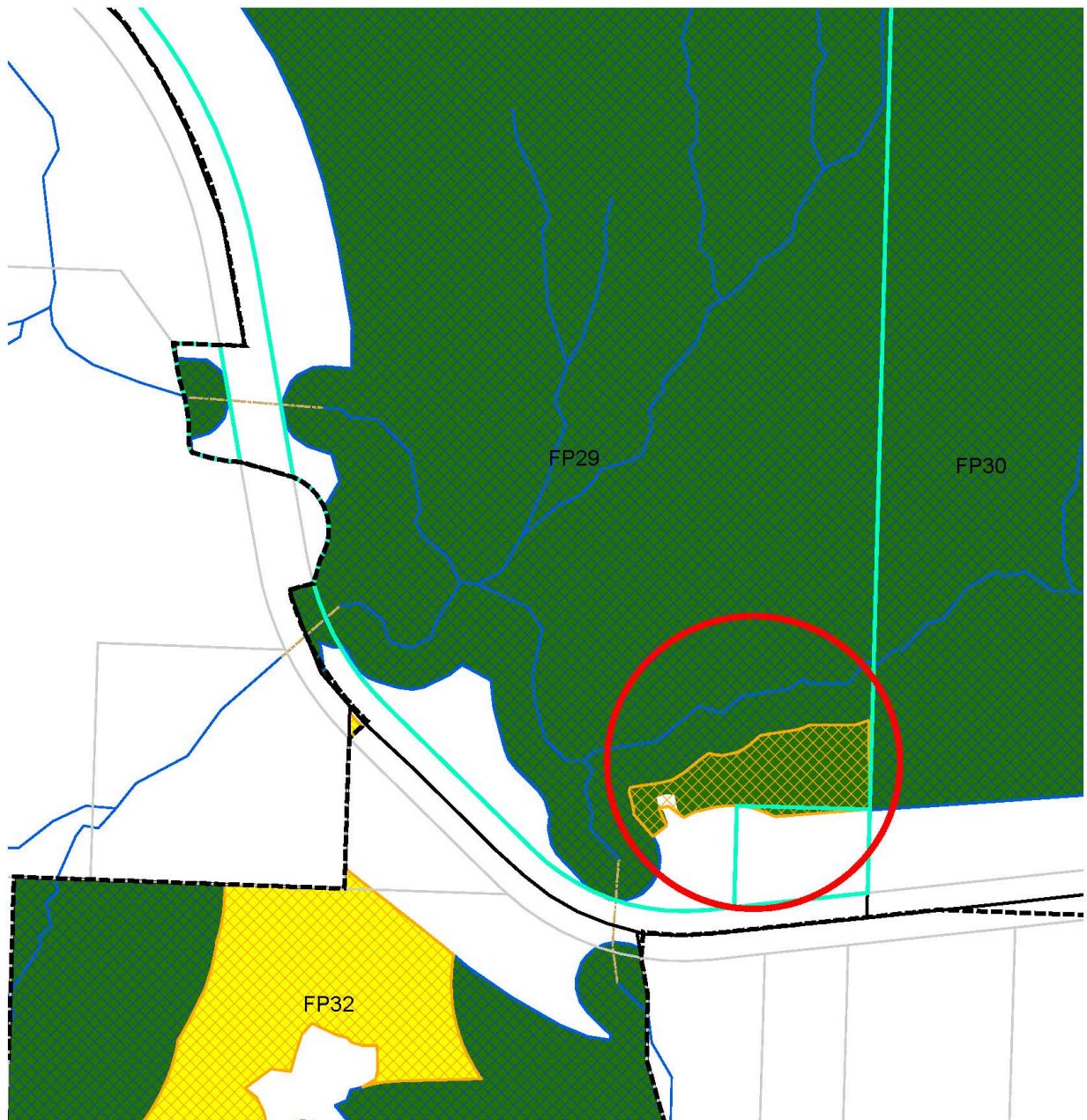
Issue: The Audubon Society of Portland requested in testimony that PSC consider a change to the recommendation for their property located at 5151 NW Cornell Rd.

Staff Recommendation: Apply the ezones as requested, reducing the level of protection for the southernmost stream from a 'p' zone to 'c' zone for the areas greater than 50 feet from the stream. Update Volume 1 and Volume 2 to reflect this change.

Summary: The Audubon Society of Portland property, located at 5151 NW Cornell Rd, is zoned Open Space (OS) but is privately owned. It is rare for the city to zone private property OS; typically, only publicly owned property or private recreation areas such as golf courses are zoned OS.

Because of the OS base zone, in resource site FP29 the proposal is to apply a protection 'p' zone to streams, wetlands and forests. If the property were not zoned OS, and treated like other private property in Portland, then the proposal would likely be to apply a 'p' zone to land within 50 feet of water bodies and a 'c' zone to forests contiguous to water bodies. Audubon has asked to be treated like a private property owner for areas near their wildlife care center.

Attachment J includes the before and after zoning maps. This recommendation will mean that Audubon can apply for an Environmental Review for improvements to their wildlife care facilities that would be located in the new 'c' zone. Mitigation for impacts to the natural resources will be required. Without the change, only maintenance, repair and replacement would be allowed; however, improvements that expand the footprint of those facilities would be prohibited within the 'p' zone. The change maintains 50 feet of 'p' zone around the streams and maintains 'c' zone on the forest canopy, thus triggering review and mitigation for any building expansion.



**Attachment J:**  
**Recommendation for Portland Audubon site at 5151 NW Cornell Rd**  
 Updated: January 2021

**Legend:**

- Site
- Recommended 'c' zone
- Recommended 'p' zone
- Proposed Draft 'c' zone
- Proposed Draft 'p' zone
- Streams
- Urban Service Boundary

**Scale:** 0 100 200 Feet

**North Arrow:** NORTH




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### **Attachment 3: OHSU's Request**

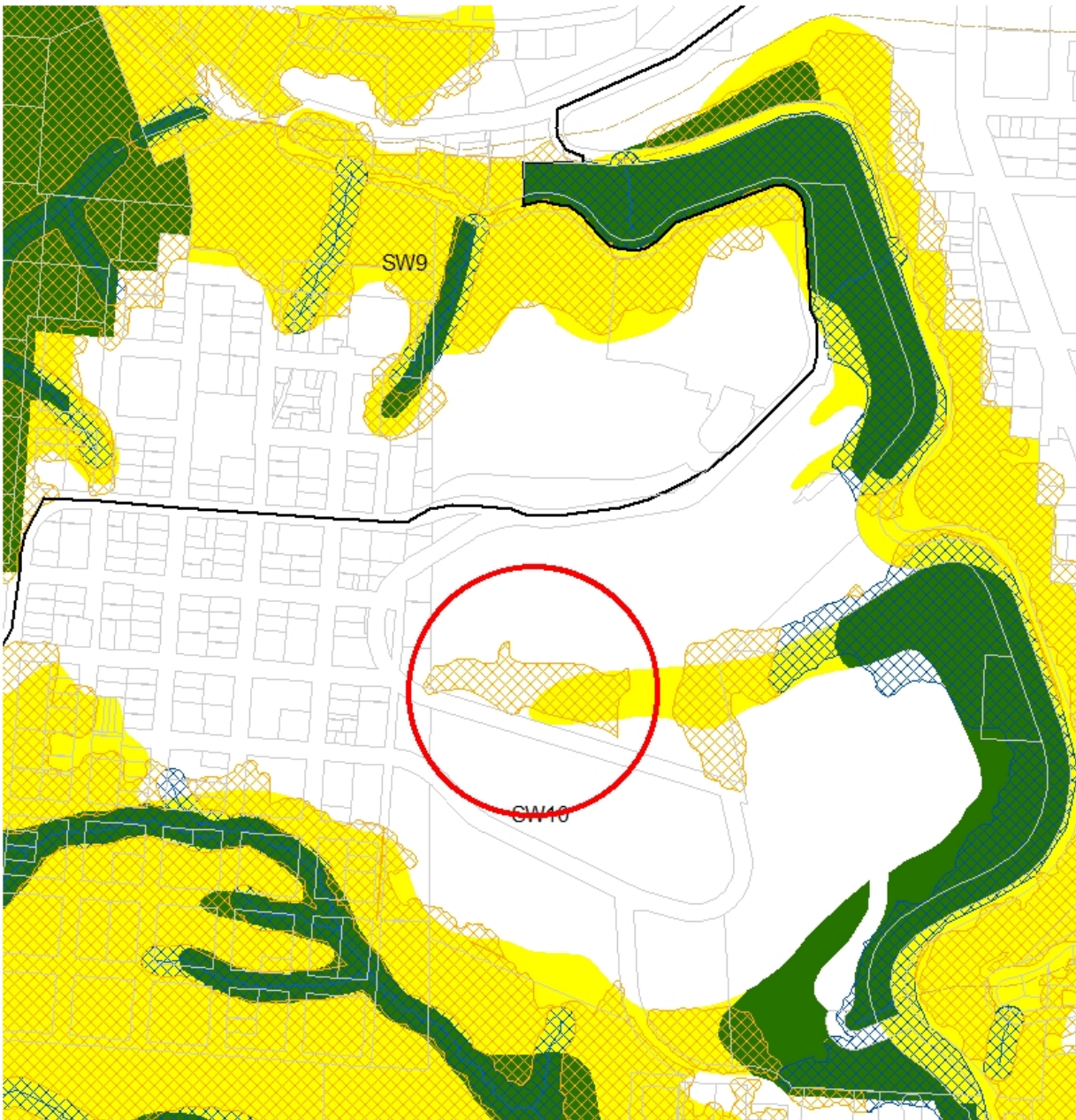
**April 13, 2021**

Issue: OHSU requested in testimony that PSC consider not applying an ezone to the isolated forest patch west of the Children's Hospital.

Staff Recommendation: Do not apply an ezone to the isolated forest patch, as requested. Update Volume 1 and Volume 2 to reflect this change.

Summary: Typically, in the West Hills and in the Johnson Creek watershed, a conservation 'c' zone is only applied to forest canopy if the canopy is contiguous to a stream or wetland. Isolated patches of forest are not typically included, unless they are located within a public park or they are a unique feature, such as oak woodland.

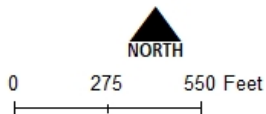
In the 1990's, when the original ezones were applied to OHSU, there was a large forest patch in the location that received a 'c' zone. A portion of that forest was removed through Environmental Review for the Children's Hospital; leaving an isolated patch of forest to the west of the hospital. It is appropriate to treat OHSU like other private property owners and not apply an ezone to the isolated forest patch on their property.










Ezone Map Correction Project

Recommendation for  
OH SU site at  
700 SW Campus Dr

Updated: April 2021



-  Remove 'c' zone
-  Proposed Draft 'c' zone
-  Proposed Draft 'p' zone
-  Existing 'c' zone
-  Existing 'p' zone
-  Streams
-  Urban Service Boundary



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**Attachment 4: Wildfire and Vegetation Management****April 13, 2021**

Issue: Vegetation management to reduce the risk of wildfire is addressed in Title 11 and Title 33; however, some testimony requested changes to the allowances for additional tree removal.

Staff Recommendation: Amend the commentary in 33.430.080.C.7.a(3) and 8 to clarify the exemptions for tree removal and pruning. Commentary will be adopted as legislative intent. And amend 33.430.080.D.9. to allow the exemption to apply to creating fire breaks between vegetation.

Summary: Staff prepared memos to PSC on August 25, 2020 (Topic F) and January 29, 2021 (Topic B) that provided a description of the concerns raised in the testimony and responses from staff.

BPS has collaborated with Portland Fire and Rescue (PF&R) over many years to make sure the city's codes allow for appropriate vegetation management to reduce the risk of wildfire. Overall, the existing exemptions of 33.430.080.C.7 and 8 are consistent with the recommendations of PF&R:

- Removal of any trees within 10 feet of buildings and structures; or removal of any trees that are certified by an arborist as dead, dying and dangerous (tree replacement is required)
- Pruning any trees and shrubs within 10 feet of buildings and structures
- Pruning in accordance with Title 11
  - Pruning coniferous trees within 30 feet of structures if within a wildfire hazard zone
  - Pruning to abate an immediate danger
- Removal of invasive plants and planting of native plants anywhere in the overlay zone (areas of bare soil must be replanted to prevent erosion)

A handout was produced by BPS, BDS, PF&R and Urban Forestry that explains the existing regulations and what types of vegetation management is allowed per the regulations. The handout was included in the January 29, 2021 memo to PSC. Because this handout was an explanation of existing regulations, there was no "compromise" between bureaus, as was suggested in testimony.

Testimony received on February 23, 2021 requested that the Title 11 allowance for tree pruning in a Wildfire Hazard Zone be expanded to include all trees, not just coniferous, and extended to 100 feet from structures. These requests have been forwarded to Urban Forestry to be considered in the upcoming update to the Title 11, Tree code.

Working collaboratively with PF&R, BDS and Parks, staff are recommending two amendments. The first amends the zoning code commentary, not the code, to reflect the current staff implementation of 33.430.080.C.7.a(3) and 8. This commentary would clarify that tree pruning within 10 feet of structures and between trees is measured horizontally (see Example A and B below). Commentary will be adopted as legislative intent that clarifies the zoning code.

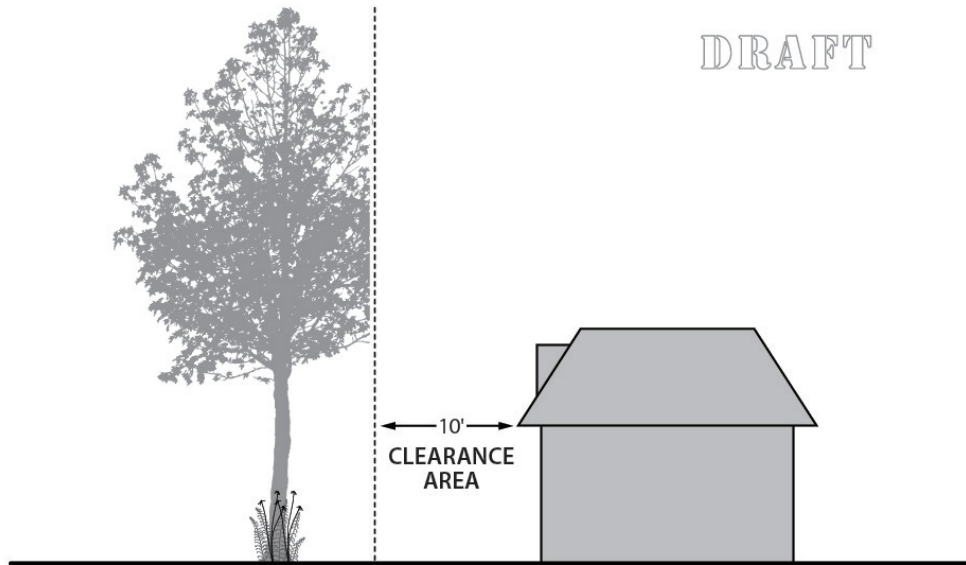
The second amends an existing exemption, 33.430.080.D.10, which allows non-paved trails, no wider than 30 inches, in the ezones as long as no trees greater than 6 inches are removed and the trail is at least 15 feet from water bodies. Staff recommend extending this existing exemption to allow fire breaks in additional to trails. PF&R supports this amendment.



### Commentary

#### 33.430.080.D.7.a(3)

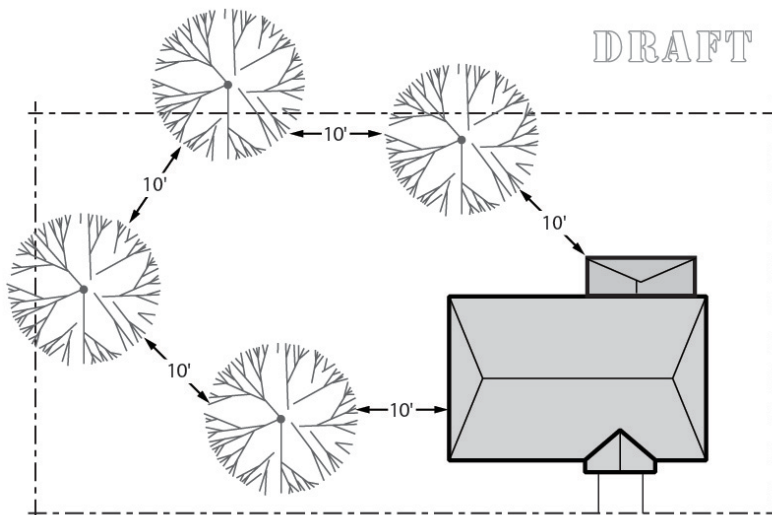
Portions of trees that are within 10 feet horizontally of the building or structure but are more than 10 feet above the building or structure can be removed through this exemption. The intent is to allow removal of branches that could drop onto roofs or structures and damage the structure. See example A below.



Example A: Tree removal within 10 feet of Structures (not to scale)

#### 33.430.080.D.8.

Title 11 allows pruning of coniferous trees in the Wildfire Hazard Zone to create 10-foot breaks between the canopy as long as the trees are within 30 feet from existing structures. See example B below.



Example B: Pruning Trees to Create 10-Foot Breaks in Canopy (not to scale)

**33.430.080 Items Exemption From These Regulations**

The following items, unless prohibited by Section 33.430.090, below, are exempt from the regulations of this chapter. Other City regulations such as Title 10, Erosion Control, and Title 11, Trees, must still be met. When no development or other activities are proposed that are subject to the development standards or review requirements of this chapter, tree removal or pruning allowed under the exemptions below is subject to the tree permit requirements of Title 11, Trees.

D. The following new development and improvements:

10. Trails and fire breaks meeting all of the following:

- a. The ~~T~~trails or fire breaks must be confined to a single ownership or be within a public trail easement;
- b. ~~Trail w~~Widths must not exceed 30 inches, For trails, stair width must not exceed 50 inches, and trail grade must not exceed 20 percent except for the portion of the trail containing stairs;
- c. Plant trimming must not exceed a height of 8 feet and a width of 6 feet as shown in Figure 430-2;
- d. No native trees 6 or more inches in diameter and no native shrubs larger than 5 feet tall may be removed;
- e. The ~~T~~trails or fire breaks must not be paved; and
- f. The ~~T~~trails or fire breaks must be at least 15 feet from the top of bank of all water bodies.

**Attachment 5: Septic Systems****April 13, 2021**

Issue: Older septic systems along Skyline have experienced failing drain fields. When a drain field fails, the owner is required by the County to create a replacement drain field. This is a public safety requirement. Often the replacement drain field must go in an ezone and may trigger Environmental Review. Requests in the testimony asked for an exemption when the replacement drain field will have minimal impacts on the natural resources.

Staff Recommendation: Amend 33.430.040.C.3 and 33.430.040.D.9 to allow the exemptions to apply to septic systems. In addition, make edits to the code language to improve the clarity of both exemptions by removing “such as” and creating definitive lists. Add a new standard 33.430.155 for septic systems that cannot meet the exemptions.

Summary:**Septic Systems**

When a drain field fails, sewage enters the environment creating a public health threat. It is important to decommission the failed drain field and create a new drain field.

33.430.080.C.3 is an existing exemption that allows changes to existing, legal outdoor areas. The amendment will allow an owner to add a new septic system under their existing lawn/landscaped area.

33.430.080.D.9 is an existing exemption that allows additional new disturbances within the ezone for outdoor uses like gardens. This means, outside of the existing yard or landscaped area, the property owner can create more disturbance if the requirements are met. The first requirement is that no more than 500 square feet of new disturbance can occur. The second requirement is that the entire disturbance area for the site (existing and new) cannot not exceed Table 430-1. The exemption also requires that no trees over 6” in diameter be removed and that the impacts area be at least 30 feet from streams and 50 feet from wetlands. The amendment will expand the types of new disturbance that is allowed to include septic systems.

In addition to expanding the existing exemptions, staff recommend creating a new standard for septic systems. A standard requires a “plan check” by BDS to make sure the requirements are met but does not require a full Environmental Review. The proposed standards require that no more than 2,000 square feet of new disturbance is allowed, no trees greater than 6 inches are removed, the disturbance area is more than 50 feet from water bodies and the area is replanted with native plants. The 2,000 square feet is based on a typical system of three lines, each 50 feet long, with a 10-foot interval between each line. After the lines are installed, they are buried, and the disturbance area must be replanted with native plants.

**Code Clarifications**

Recently there have been questions raised during development review regarding the terminology of 33.430.080.C.3 and D.9 that reads “such as gardens and play areas”. The phrase “such as” is open ended and “play areas” are subjective. Therefore, the exemptions are being amended to create specific lists of what is allowed. Staff from BPS and BDS agree that the intent is to allow swing sets and tool sheds in existing disturbance areas. (Existing disturbance areas are lawns and landscaped areas that were approved with the development of the house, were created through a process that conforms with standards or exemptions or which pre-exist the zoning code.)

**33.430.080 Items Exempt From These Regulations**

The following items, unless prohibited by Section 33.430.090, below, are exempt from the regulations of this chapter. Other City regulations such as Title 10, Erosion Control, and Title 11, Trees, must still be met. When no development or other activities are proposed that are subject to the development standards or review requirements of this chapter, tree removal or pruning allowed under the exemptions below is subject to the tree permit requirements of Title 11, Trees.

**C. Existing development, operations, and improvements, including the following activities:**

3. Changes to existing disturbance areas to accommodate ~~outdoor activities such as gardens and play areas~~ the following, when plantings do not include plants on the Nuisance Plants List and no trees 6 or more inches in diameter are removed:
  - a. Gardens, including raised beds no greater than 2 feet in height, and play areas, surfaced with grass, groundcover plants, bark chips, sand or gravel;
  - b. Accessory structures with a footprint no larger than 100 square feet that are not on a foundation or concrete pad; and
  - c. Septic systems.

**D. The following new development and improvements:**

9. Additional disturbance for ~~outdoor uses such as gardens, and play areas~~ surfaced with grass, groundcover plants, bark chips, sand or gravel, and septic systems where when the added disturbance area meets all of the following:
  - a. The added disturbance area does not exceed 500 square feet;
  - b. The total disturbance area on the site does not exceed standards in Table 430-1;
  - c. No native trees 6 or more inches in diameter are removed; and
  - d. The disturbance area is located at least 30 feet from the top of bank of a stream or drainage and at least 50 feet from the edge of a wetland.

**33.430.155 Standards for Repair and Replacement of Existing Septic Systems**

The following standards apply to the repair and replacement of an existing septic system. All of the standards must be met.

- A.** The proposed disturbance area is no greater than 2,000 square feet;
- B.** No trees greater than 6 inches in diameter may be removed with the exception of nuisance species trees. Nuisance species trees 6 inches in diameter or larger that are removed must be replaced with one tree meeting the standard of 33.430.140.K;
- C.** The proposed disturbance area is located at least 50 feet from stream top-of-bank or wetlands; and
- D.** The proposed disturbance area is replanted with native ground cover plants approved on the Portland Plan List with a minimum density of eight (8) plants in 4-inch pots per 10 square feet;

**Attachment 6: MCDD Request****April 13, 2021**

Issue: Recently the Multnomah County Drainage District (MCDD) has had to go through Environmental Review for very minor safety upgrades, such as adding a handrail to pump houses and other flood control structures. Review for these kinds of minor changes is not a good use of city staff and resources.

Staff Recommendation: Adopt a new standard, 33.430.185, that allows minor upgrades to specific flood control structures, not including levees, when the upgrade is coupled with natural resource enhancement.

Summary: MCDD requested in testimony that PSC consider an exemption that would allow a small increase to the impact area of their facilities located in the environmental overlay zone. The increases are needed to accommodate OSHA safety requirements for things such as new ramps, ADA access paths or handrails on pump stations. Staff from Bureau of Development Services (BDS) and Bureau of Environmental Services (BES), along with MCDD staff, have agreed a new standard, rather than an exemption, could be useful to allow these kinds of upgrades.

Staff recommend a new standard that would:

- Be available to everyone who owns and operates flood control structures, including BES;
- List the kinds of facilities that can be improved through the standard, such as pump stations;
- Exclude levees from the standard;
- List the kinds of minor improvements allowed, such as adding a handrail or ADA ramp;
- Limit where the improvements can occur to reduce impacts on natural resources;
- Prohibit tree removal as part of the improvements; and,
- Require enhancement in the form of planting native trees and vegetation.

Note – Repair, maintenance and replacement of existing flood control structures is already exempt from 33.430, as long as the footprint is not increased. And Environmental Review would continue to be available for improvements that cannot meet the new standards.

**33.430.185 Standards for Certain Flood and Water Control Facilities**

The following standards apply to minor improvements to certain existing flood and water conveyance control facilities. For the purposes of this Section, an existing flood or water conveyance control facility is defined as existing pump stations, wet wells, electrical panels or pads, and trash racks. The minor improvements that these standards apply to are defined as the addition or modification of handrails, access paths, ADA ramps, safety vaults, fall protection posts or pads, or Sewer Level Remote Telemetry (SLRT). All of the standards must be met.

- A. The disturbance area for the minor improvement is not greater than 10 feet wide, not greater than 500 square feet total, and is contiguous to the existing disturbance area for the flood or water conveyance control facility that is being altered;
- B. Temporary disturbance areas must be replanted as follows:
  - 1. Ten native shrubs for every 100 square feet of temporary disturbance area and a native grass and forb seed mix at a rate of 20 pounds per acre; or
  - 2. If on a levee, a native grass and forb seed mix at a rate of 50 pounds per acre or a grass seed mix approved by the US Army Corps of Engineers for use on levees applied at a rate of 50 pounds per acre.
- C. The proposed disturbance area must be located above the ordinary high water mark and outside of wetlands;
- D. No trees more than 6-inches in diameter are removed with the exception of nuisance species trees. Nuisance species trees 6 inches in diameter or larger that are removed must be replaced with one tree meeting the standard of 33.430.140.K; and
- E. At least one site enhancement option must be completed on the site. Applicants must show that an area equivalent in size to at least 100 percent of the proposed permanent disturbance area will be enhanced following one or more of the options described in Table 430-2. If the proposed permanent disturbance area is less than 100 square feet, the minimum enhanced area will be 100 square feet. The site enhancement area must be located outside of the proposed permanent and temporary disturbance area.

## **Attachment 7: Industrial and Employment Lands**

**April 13, 2021**

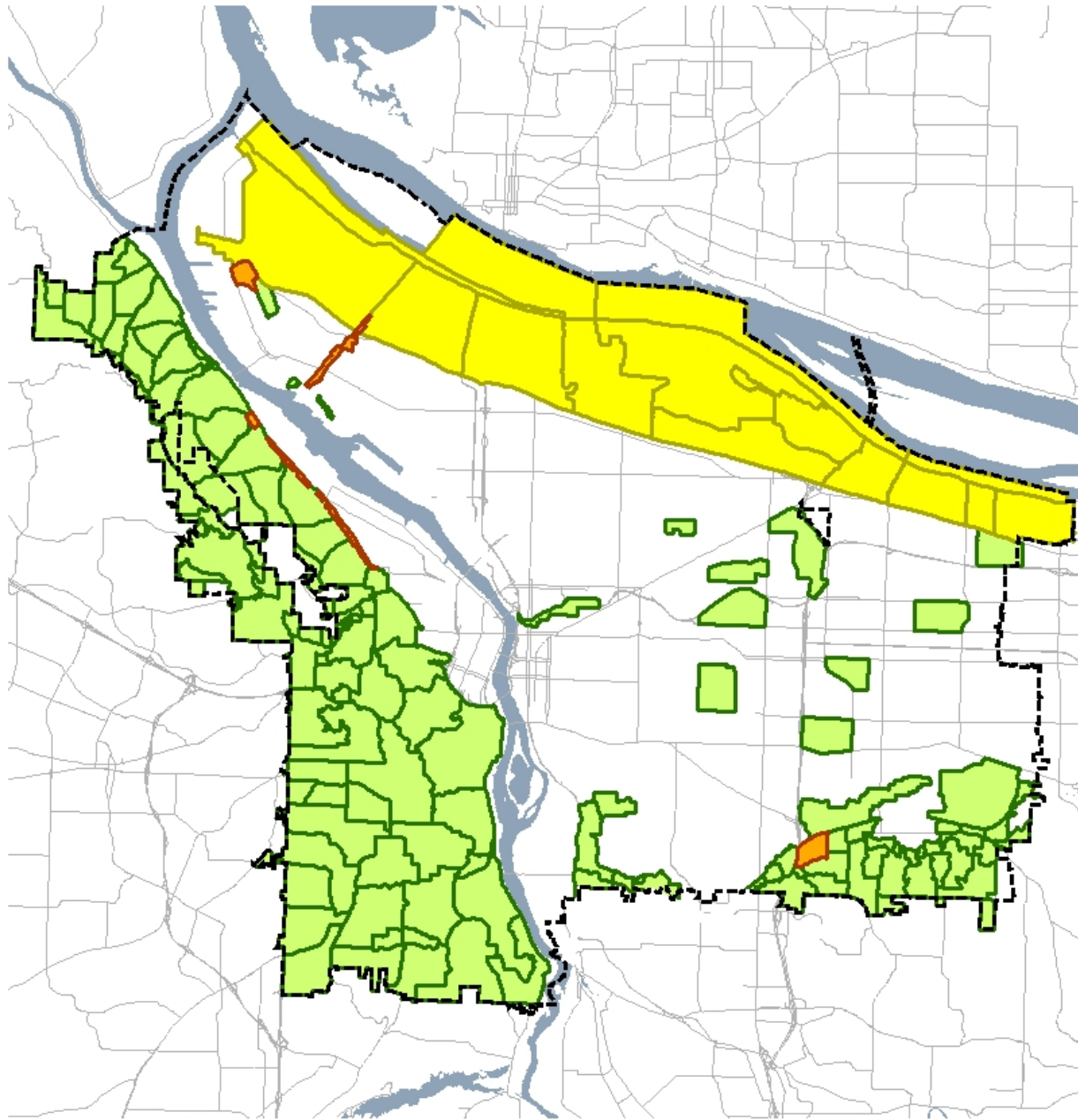
Issue: Correcting the ezones on industrial and employment lands could result in an increase in regulations that could impact land available for development.

Staff Recommendation: Shift resource sites identified in Attachment H from the Ezone Map Correction Project to the upcoming EOA update.




Summary: In December 2019, prior to beginning the PSC hearings process, staff removed the Columbia Corridor from the Ezone Map Correction Project. This was because the 2018 Draft Natural Resources Inventory identified significantly more wetlands and streams than were previously mapped in 2012. Adding ezones to those resources would have added nearly 100 acres of new regulations in the industrial sanctuary. These additions could impact Portland’s industrial land capacity, which needs to be accounted for in the Economic Opportunity Analysis (EOA), consistent with the Oregon Statewide Planning Goal 9, Economic Development, requirements.

The areas that were previously removed from the Ezone Map Correction Project did not include industrial lands located along the eastern side of St Helens Highway, which abut Forest Park or the area near Johnson Creek known as “Freeway Lands”. The hope was that the ezone corrections were minor enough in these resource site to not impact Portland’s compliance with Goal 9. We are now recommending the removal of these areas from the Ezone Map Correction Project.

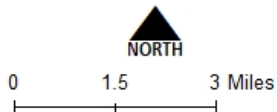
Changes to the ezones on industrial lands will be considered as part of the scenarios in the EOA update. BPS anticipates evaluating and discussing EOA scenarios in Summer 2021.



**Attachment E:  
Environmental Project Areas**

-  Columbia Corridor/Industrial Lands (CCIL)
-  Ezone Map Correction Project
-  Removed from Ezone/Added to CCIL

Updated: January 2021



**Bureau of Planning and Sustainability**  
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**Attachment 8: Mapping Protocol Amendments****April 13, 2021**

Issue: The text descriptions of the ezone mapping protocol, found in Volume 1 and Volume 2A-2G have minor errors that do not match the specific GIS model mapping criteria used to produce the draft ezone maps. The GIS mapping methodology, which is used to produce the [Ezone Map App](#) draft ezones is correct. These amendments are to make sure the text descriptions in the project report match the GIS mapping methodology.

Staff Recommendation: Correct the minor errors in the ezone mapping protocols in Volume 1 and Volume 2A-2G as documented on page 2 – 3 of this attachment.

Summary: Staff developed written mapping protocols early in the project and documented those in reports posted online between June 2018 and October 2019. Those written protocols were translated into GIS modelling rules to create the draft ezones that are posted in the [Ezone Map App](#). The draft ezones were reviewed and where the results followed the intended policy decisions, the GIS modelling rules were adjusted.

AS staff were producing the Proposed Draft report, an attempt was made capture all GIS modeling rule adjustments in the written mapping protocols found in Volume 1 and Volume 2A-2G. However, as additional site-by-site review has been conducted, a few errors in the written descriptions have been found.

In resource sites listed on page 2-3, the 'c' zone is applied to vegetation that is contiguous to streams and wetland, regardless of slope. This is how the GIS model applies the 'c' zone and has been shown in the [Ezone Map App](#) since June 2020. The amendments are to ensure that the written descriptions in the reports match the ezone maps.

**Edits to Volume 1****Mapping protocols for resource site SW20 should read:**

1. Stream channels to top-of-bank protection (p)
2. Wetlands protection (p)
3. Land within 50 feet of the top-of-bank of streams protection (p)
4. Land within 50 feet of wetlands protection (p)
5. Forest vegetation **on steep slopes** contiguous to but more than 50 feet from the top-of-bank of streams conservation (c)
6. Forest vegetation contiguous to but more than 50 feet from the top-of-bank of wetlands conservation (c)

**Mapping protocols for resource site SW21 should read:**

1. Stream channels to top-of-bank protection (p)
2. Wetlands protection (p)
3. Land within 50 feet of the top-of-bank of streams protection (p)
4. Land within 50 feet of wetlands protection (p)
5. Forest vegetation **on steep slopes** contiguous to but more than 50 feet from the top-of-bank of streams conservation (c)
6. Forest vegetation contiguous to but more than 50 feet from the top-of-bank of wetlands conservation (c)

**Mapping protocols for resource site SW23 should read:**

1. Stream channels to top-of-bank protection (p)
2. Land within 25 feet of the top-of-bank of streams protection (p)
3. Land between 25 feet and 50 feet of the top-of-bank of streams conservation (c)
4. In River View Natural Area, all vegetation **on steep slopes** contiguous to but more than 50 feet from the top-of-bank of streams conservation (c)
5. Forest vegetation **on steep slopes** that is contiguous to SW Terwilliger Blvd right-of-way conservation (c)
6. In Special Habitat Area W19, oak habitat conservation (c)

**Edits to Volume 2****Mapping protocols for resource site JC12 should read:**

1. Apply a protection overlay zone (p zone) to stream channels from top-of-bank to top-of-bank, wetlands, land within 50 feet of stream top-of-bank and land within 30 feet of wetlands.
2. Apply a conservation overlay zone (c zone) to land between 50 and 75 feet of stream top-of-bank and between 30 and 55 feet of wetland.
3. **Apply a conservation overlay zone (c zone) to areas of forest or woodland vegetation on steep slopes contiguous to but more than 75 feet from stream top-of-bank.**

4. Apply a conservation overlay zone (c zone) to areas of forest or woodland vegetation contiguous to but more than 75 feet from stream top-of-bank and areas of forest or woodland vegetation contiguous to but more than 55 feet from wetlands.
5. Allow conflicting uses within all other areas containing significant natural resources.

**Mapping protocols for resource site EB15 should read:**

1. Apply a protection overlay zone (p zone) to stream channels from top-of-bank to top-of-bank, wetlands, land within 25 feet of stream top-of-bank, and land within 25 feet of wetlands.
2. Apply a conservation overlay zone (c zone) to land between 25 and 50 feet of stream top-of-bank, 25 and 50 feet of wetland and areas of forest vegetation contiguous to but more than 50 feet from stream top-of-bank or wetlands, including forest on steep slopes.
3. Apply a conservation overlay zone (c zone) to **Habitat Conservation Areas** ~~areas of high, medium or low ranked wildlife habitat~~ that are more than 50 feet from stream top-of-bank or wetlands.
4. Allow conflicting uses within all other areas containing significant natural resources.

**Attachment 9: Corrections to Environmental Violations****April 13, 2021**

Issue: Clarify when the applicant may choose between the correction options and allow the correction to remove and repair to be done with any equipment.

Staff Recommendation: Amend the code to be clear that all options are available only if the impact is not within a waterbody; and to allow repair and replacement with any equipment necessary.

Summary: The Bureau of Development Services (BDS), requested through testimony on February 17, 2021 to amend 33.430.405, Correction Options, to clarify when the options can be used. There are three options for corrections to violations within ezones, depending on the situation. Two of the options allow for the violation to be corrected without environmental violation review. That means that the violation can be corrected through a permit process, which is quicker and less costly. However, many situations that could otherwise qualify to use "Option One, Remove and Repair" are not able to meet the requirements because it requires that all items and materials be removed with hand-held equipment.

BDS requests the code be amended to remove the requirement to only use hand-held equipment. This would allow more situations to be corrected without a land use review. Examples of the types of violations that need such an allowance are those where fill was placed or where structures such as a retaining wall or patio were installed without proper approvals. The code currently requires that no additional disturbance be created to correct the violation, so the use of heavier equipment to remove materials would not add to the overall scope or impact of the violation.

To ensure any use of heavy equipment near a stream, wetland or other water body has appropriate evaluation through environmental violation review, BDS also recommends that the use of Option One be restricted to violations that do not impact these features. An additional amendment to the Option Three (review path) is included for consistent language and to provide more clarity on when this path is required.

**33.430.405 Correction Options**

Applicants must choose one of the following options to correct environmental code violations.

**A. When these options may be used.**

1. If all of the following are met, the applicant may choose Option One, Option Two, or Option Three:
  - a. Tree removal:
    - (1) Only non-native trees have been removed;
    - (2) No more than 12 diameter inches of native trees have been removed; or
    - (3) No more than one of the following has been removed:
      - A Madrone 4 inches or less;
      - A Garry Oak 4 inches or less; or
      - A Pacific Yew 2 inches or less;
  - b. The proposal will remove all illegal development; and
  - c. The proposal will replant illegal clearing.
  - d. No development, exterior alteration, or exterior improvement occurred below the top of bank or within a wetland, stream channel, drainageway, or waterbody.
2. [No change]

**B. Option One, Remove and Repair.** This option results in removal of illegal development and replanting and repair of any damage. All of the requirements of this subsection must be met, and the notice and review procedure described in Sections 33.430.410 through 33.430.430 must be followed. Adjustments and modifications to these requirements are prohibited.

1. All items and materials placed in the area of violation are removed ~~using hand-held equipment~~ and no new disturbance area is created;
2. Any soil compaction resulting from the violation is tilled or otherwise broken up to a depth of 6 inches prior to planting; and
3. Violation remediation planting. The area to be planted is the area disturbed by the violation. All of the following must be met:
  - a – f [No change]
4. [No change]

**C. [No change]****D. Option Three, Environmental Review.** This option requires Environmental Review, using the approval criteria and procedures below:

1. Approval criteria. The approval criteria of Subsection 33.430.250.G must be met.
2. Review procedures. Reviews are processed as follows:
  - a. Type III. The following situations require a Type III review:
    - (1) The removal of trees that exceeds the quantity of environmental standard 33.430.140.J.

- (2) Any development, exterior alteration, or exterior improvement within or below top of bank of a wetland, stream channel, drainageway, or waterbody.

b and c. [No change]

**Attachment 10: Resource Enhancement Definition****April 13, 2021**

Issue: As part of River Plan/South Reach the definition for resource enhancement was changed; however, that change had unintended consequences for the 33.430, Environmental Zones. BDS has requested the definition be returned to what it was before South Reach.

Staff Recommendation: Strike the statement that mitigation banks are not considered resources enhancement.

Explanation: River Plan/South Reach established a new zoning code process for using mitigation banks to offset impacts within the new river environmental zones. In the code chapter that applies to the South Reach, the mitigation code (33.475.440 L) was substantively different from resource enhancement codes (33.475.440 H). When the South Reach Plan was adopted, the definition of Resource Enhancement (33.910.030) was amended to reflect this difference. However, the definitions apply to all zoning code, not just 33.475, which has created a problem for the interpretation of the code chapter that applies to the ezones (33.430). Code 33.430 has no specific regulations related to mitigation banks. BDS staff recommend returning the definition back to what it was prior to River Plan/South Reach.

**33.910.030 Definitions**

**Resource Enhancement.** The modification of resources or functional values. This may include the short-term loss of resources or functional values, to achieve improved quality or quantity of the resource or functional values in the long term or for future desired conditions. It can include actions that result in increased animal and plant species, increased numbers of types of natural habitat, and/or increased amount of area devoted to natural habitat. It may also include improvements in scenic views and sites, increased capacity for stormwater detention or infiltration, increased or improved floodplain function, changes in water quantity or quality, changes in ecosystem type, or other improvements to resources or functional values. A resource enhancement project must result in a net gain in total functional value and improvement in the quality or quantity of resources on the site. ~~Mitigation banks, which sell credits for off-site mitigation, are not considered resource enhancement.~~

**Attachment 11: Urban Service Boundary**

**April 13, 2021**

Issue: Clarify how the transition area is measured along the Urban Service Area boundary.

Staff Recommendation: Amend the code to include the Urban Service Boundary and update Figure 430-1 to show the Urban Service Boundary.

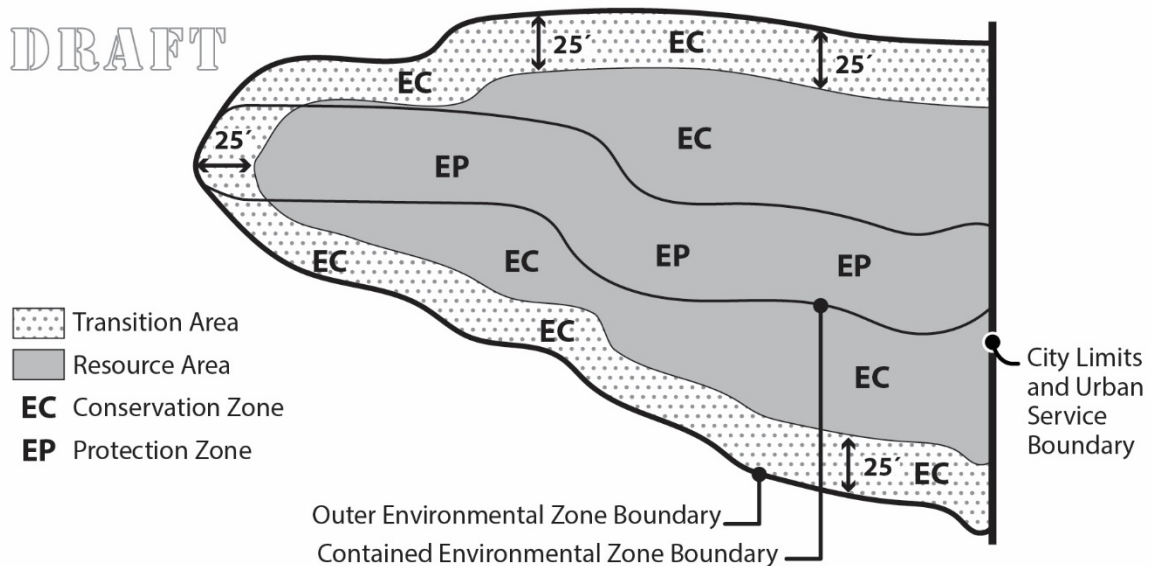
Summary: The codes of 33.430 describe how the transition area is measured when the ezone is located along the City Limits. In practice, staff treat the Urban Service Boundary like the City Limits boundary. This clarification codifies the standard practice.

**33.430.050 Subareas of Environmental Zones**

Environmental overlay zones contain resource areas and transition areas. Resource areas contain significant resources and functional values. Transition areas surround the resource areas. Resources and functional values within transition areas are not significant, but they provide a buffer for the significant resources and functional values within the resource area. The transition area is measured as the first 25 feet inward from an environmental zone boundary. The remaining area is the resource area. See Figure 430-1. The following are three exceptions:

- A. Where part of an environmental zone boundary is also the City Limits or Urban Service Boundary, there is no transition area.

Figure 430-1  
Environmental Zone Subareas





**Attachment 12: Scenic Documents****April 13, 2021**

Issue: Chapter 33.480, Scenic Resource Zone, lists the supporting document that have been adopted by the City. The South Reach Scenic Resources Protection Plan, which went into effect on March 4, 2021, was inadvertently left off the list of documents.

Staff Recommendation: Amend 33.480 to add the South Reach Scenic Resources Protection Plan:

**33.480.010 Purpose**

The Scenic Resource zone is intended to:

- Protect Portland's significant scenic resources that provide benefits to the public as identified by the City in the *Scenic Resources Protection Plan* (1991), ~~and the *Central City Scenic Resources Protection Plan* (2017)~~, and *South Reach Scenic Resources Protection Plan* (2020);
- Enhance the appearance of Portland to make it a better place to live and work;
- Create attractive entrance ways to Portland and its districts;
- Improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors; and
- Implement the scenic resource policies, goals, and objectives of Portland's Comprehensive Plan.

The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

**33.480.030 Application**

The Scenic Resource zone is to be applied to all significant view corridors, viewpoints, and scenic corridors identified in the *Scenic Resources Protection Plan*, ~~or the *Central City Scenic Resources Protection Plan*~~, or *South Reach Scenic Resources Protection Plan*. Any changes to land or development, including rights-of-way, within the Scenic Resource zone are subject to the regulations of this chapter.

**33.480.040 Development Standards**

The development standards of the Scenic Resource zone apply based on the mapping designations shown in the *Scenic Resources Protection Plan*, ~~or the *Central City Scenic Resources Protection Plan*~~, or *South Reach Scenic Resources Protection Plan*. The standards for each subsection below apply only to areas with that designation in the respective plan. The resource is defined as the width of the right-of-way or top of bank to top of bank for scenic corridors. Setbacks are measured from the outer boundary of the right-of-way unless specified otherwise in the ESEE Analysis and as shown on the Official Zoning Maps. In some cases, more than one development standard applies. For example, within a scenic corridor, a view corridor standard will apply where a specific view has been identified for protection.