

Ezone Map Correction Project

Summary of Testimony and Site Visits

Updated May 7, 2021

This document is intended to provide a more comprehensive summary of responses to comments received regarding the Ezone Map Correction Project. It includes a table and maps that summarize concerns by property owner/agent documented through testimony or heard through site visits. The materials are available on the project website:

<https://www.portland.gov/bps/ezones/project-documents>.

Each row in the table represents a single property or testifier, in alphabetical order by last name. The information included in the table is:

1. Map reference ID.
2. Summary of testimony, if submitted.
3. Natural resource features present on the site as of June 2020 data
4. Natural resource feature map corrections based on site visits or additional research conducted since June 2020.
5. Policy decisions about which natural resources should be protected based on adopted reports published between 1991-2002 (exception – wetlands).
6. Status of discussions with the property owners.

This table and maps will be updated as site visits continue.

Please note, while all people who testified about feature mapping were offered a site visit, not all have requested one. Site visits continue to be available to anyone who is affected by the project through at least fall 2021. Property owners can request a site visit through the [Ezone Map App](#), by entering a property address and then choosing the button “request site visit” or by emailing ezone@portlandoregon.gov.

Here is a summary of the information in the table:

- 181 property owners requested a site visit but did not provide testimony
- 106 property owners testified and requested a site visit
 - Of those, 3 have voiced continued objections to the feature mapping
 - Of those, 63 have voiced continued objections to other aspects of the project
- 125 property owners testified and did not accept staff’s offer to do a site visit
 - Of those, 80 have voiced an objection to the correction of the ezones as it relates to a specific property

While there is some disagreement regarding the location of the natural features (e.g., streams, forests or steep slopes), most property owners who testified object to having ezones on their property. Many say that while they agree with protecting natural resources generally, they are concerned about the impacts on future development and/or property value.

Below are examples of the correspondence staff have had with property owners. The correspondence typically falls into one of two categories:

1. Response to testimony
2. Site visit follow up

Response to Testimony

Staff responded to all people who provided testimony on the project and either were disputing the feature mapping or had questions about the implication of the ezones. Two examples of emails are provided below with names and addresses blacked out for privacy. Following the first hearing on July 27, 2020, staff sent approximately 200 emails similar to the examples below. Following the second hearing on February 23, 2021, approximately 50 additional emails were sent.

Example A:

From: BPS E-Zone Map Correction Project

Sent: Wednesday, August 19, 2020 3:37 PM

To: [REDACTED]

Cc: BPS E-Zone Map Correction Project <ezone@portlandoregon.gov>

Subject: Ezone Map Correction Testimony

Hi.

You provided testimony on the Ezone Map Correction Project indicating that you would like a site visit performed at [REDACTED]. I've submitted your information for a site visit and you will receive an email with the next available date and time.

In the meantime, I'm happy to answer any specific questions about the project and what the conservation overlay zone means. The house can stay, be maintained and repaired, and be replaced in its current footprint. Any legal deck, yard and fence can be maintained and repaired as well. The overlay zones would impact if or where new development, such as an expansion to the house is allowed. Trees that are certified by an arborist as dying or dead and dangerous or trees within 10 feet of existing structures can be removed. If the tree is larger than 6 inches diameter, measured at 4.5 feet above the ground, it would need to be replaced.

Here is an explanation of the overlay zones www.portland.gov/bps/ezones/what-are-ezones and here is a diagram of how the overlay zone related to existing development www.portland.gov/sites/default/files/2019-07/2019-06-19_regrequiregraphic_residentialexample_updated.pdf

Thanks

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**Mindy Brooks, City Planner**  
**she/her/hers & they/them/theirs**

**City of Portland Bureau of Planning and Sustainability**  
**503-823-7831**  
[www.portlandoregon.gov/bps/](http://www.portlandoregon.gov/bps/)

*Example B:*

**From:** BPS E-Zone Map Correction Project  
**Sent:** Monday, August 24, 2020 10:27 AM  
**To:** [REDACTED]  
**Cc:** BPS E-Zone Map Correction Project <ezone@portlandoregon.gov>  
**Subject:** Ezone Map Correction Testimony

Hi.

You submitted testimony regarding [REDACTED]. You asked about the trees along [REDACTED] on your property and about road improvements associated with [REDACTED].

The Ezone Map Correction Project is correcting the location of the conservation 'c' and protection 'p' overlay zones to better align with existing natural resources including trees. There are no proposed changes for your property at [REDACTED]; however, the 'c' zone is being adjusted to include the trees along [REDACTED].

Trees within the 'c' zone can be removed if they are certified by an arborist as dying or dead and dangerous or if the tree is within 10 feet of a structure. Trees 6 inches diameter, measured at 4.5 feet off the ground, must be replaced. Trees can also be removed as part of a development project, such as road improvements.

Please contact the Portland Bureau of Transportation to inquire about specific projects associated with [REDACTED].

[503-823-5185](tel:503-823-5185)  
[PBOTFrontDesk@portlandoregon.gov](mailto:PBOTFrontDesk@portlandoregon.gov)

Thanks

~~~~~  
Mindy Brooks, City Planner
she/her/hers & they/them/theirs
City of Portland Bureau of Planning and Sustainability
503-823-7831
www.portlandoregon.gov/bps/

Site Visit Follow Up

Site visits have been conducted since the beginning of the project in June 2018. Prior to an individual site visit, maps are sent to the property owner that show the mapped features (trees, streams, etc.) and the existing and proposed ezones. Staff also bring hard copies to the site visit, which can be left with the property owner.

At the site visit staff explain the project, the feature mapping and ezones, as well as answer any questions the property owner has. The features are reviewed, and notes are made on maps to record changes to feature mapping.

After the site visit, the changes are transferred to the GIS data. Maps showing the changes are sent to the property owner for their records. If there is still a dispute, staff offer to return, perhaps after a rain event or a dry spell, to review the features again. If the property owner has additional questions, staff answer those via email or phone.

Below is an example of a follow up email sent after a site visit.

Example C:

From: Soebbing, Daniel <Daniel.Soebbing@portlandoregon.gov>

Sent: Thursday, March 18, 2021 2:40 PM

To: [REDACTED]

Cc: BPS E-Zone Map Correction Project <ezone@portlandoregon.gov>

Subject: Ezone site visit follow up

Hello [REDACTED]

I'm writing to follow up on your [REDACTED] site visit, which was conducted at [REDACTED]. Following the site visit, the vegetation mapping was edited to exclude trees that were not contiguous to the larger forest patch. Please see the attachments for reference. These changes will be reflected in the draft Ezones that are posted on the online map when it is next updated, which should happen in the next few months.

During the site visit we discussed the distinction between the transition area and the resource area of the conservation 'c' zone. Activities, such as the creation of new disturbance area that would be subject to restrictions in the resource area are not limited in the transition area. We also discussed the fact that existing legal disturbance areas and structures are exempt from the code that applies to the Ezones. The code that applies to the Ezones can be found at the following address: <https://www.portland.gov/sites/default/files/code/33.430-environmental-zones.pdf>

Please let me know if you have any other questions.

Thank you,

Daniel Soebbing | Planning Assistant

He/him/his

River & Environmental Planning

City of Portland Bureau of Planning & Sustainability

1900 SW Fourth Avenue | Suite 7100 | Portland, OR 97201

503.823.7855 | daniel.soebbing@portlandoregon.gov

Map Page Number	Property Owner Last Name	Property Owner First Name	Property Address	State ID	Testified	Testimony ID	Testimony Summary	Site ID	Land Use	Proposed Draft Mapped Features	Proposed Draft ESEE Decision	Site Visit Requested	Site Visit Date	Research	Site Visit Results Feature Map Changes	Resolved	Notes
842-843	Abadia	Robin	708 NW Skyline Crest Rd	R237540	Y	256894, 256893	Apply a 'p' zone, instead of 'c' zone, to the steep forest on either site of 7318 NW Penridge Rd	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous and more than 50 feet from streams.					o	Multiple property owners in this area are asking for a stronger level of protection to prevent development on a unique high elevation habitat.
975-976	Ahmad	Khoshnevis	590 NW St Helens Ave	R111957	Y	185019	Requests being able to maintain existing site conditions and managing vegetation.	SK10	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					+	The approved disturbance area (aka yard) can be maintained and vegetation type can be changed as long as no invasive species are planted. Outside of the approved disturbance area, invasive plants can be removed and native plants can be planted. Trees within 10 feet of the structure or that are certified by an arborist as dead, dying and dangerous can be removed (tree replacement is required).
297-299	Ainsworth	Landa	6329 S Corbett	R273384	N			SW11	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	12/2/2020		Remap forest vegetation	+	Requested a site visit. Did not testify. Assumed resolved
1,2,3	Alderman	Melissa	10304 SW 31st Ave	R167579	N	N/A	N/A	SW15	neighborhood R10	forest canopy	The conservation zone that is mapped on this site follows the environmental zone modification that was approve through land use review decision: LU 93-08300	X	6/29/2020		No change - confirmed vegetation mapping	+	Requested a site visit. Did not testify. Assumed resolved
603-605	Alderman	James	10001 S Riverside	R330576	Y	185035	Does not understand the proposal, requests staff contact. Concerned about property value	SW23	neighborhood R20	forest canopy - SHA	Apply a lower level of protection (c zone) to unique forests (Special Habitat Area)	X	9/10/2020		Remap forest patches to follow tree canopy and removed steep slope designation from flat areas	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
4,5,6	Ambrose	Terry	2847 SE 109th Ave	R244369	N	N/A	N/A	EB13	neighborhood R7	forest canopy, steep slopes	Apply the highest leevl of protection (p zone) to forest vegetation on steep slopes	X	8/10/2020		Updated slope mapping Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
7,8,9	Ancona	Tomas	2450 SW Sherwood Dr	R173426	N	N/A	N/A	sw9	neighborhood R10	forest canopy, stream riparian area	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (czone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/18/2020		Confirmed intermittent stream; updated stream alignment Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
573-575	Anderson	Charles	7454 SE 112th Ave	R336712	N	N/A	N/A	BL4	neighborhood R10	steep slope only	N/A	X	9/29/2020	GIS	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
10,11,12	Andoh	Justice	9826 NW Kaylee St	R219181	N	N/A	N/A	Sk6	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to natural resource tracts. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/12/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
969-970	Angel	Joe	5100 NW SKYLINE BLVD	R324402	Y	185025	Maintain the existing ezones.	FP15	neighborhood RF	stream and riparian area forest canopy herbaceous vegetation	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.	X	12/17/2019		Deleted segments of streams that could not be located, updated forest canopy mapping to better follow dripline of vegetation.	o	The existing 'c' zone is being corrected to follow the tree canopy.
407-409	Arnan	Josa	5901 SW Huddleson	R273848	N	N/A	N/A	FC12	neighborhood R7	forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of wetlands Apply a lower level of protection (c zone) to forest vegetation that is contiguous to but greater than 50 feet of the top-of-bank of streams.	X	11/2/2020		Remap forest to exclude tree that is not contiguous to forest patch	+	Requested a site visit. Did not testify. Assumed resolved

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496-499	Atiyeh	Megan	4600 SW Northwood Ave	R328620	N	N/A	N/A	SW10	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to but more than 50 feet from the top-of-bank of streams.	X	10/12/2020		Remap forest veg to exclude low structure vegetation	+	Requested a site visit. Did not testify. Assumed resolved
420-423	Audubon	Society of Portland	5151 NW Cornell Rd	R316628	Y	185041, 185339	Supports project and application of 'p' zone applied to property. Requests the area near care center have a 'c' zone applied.	FP29	open space OS	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest in open space.			GIS	No site visit - updated tree canopy mapping based on newest aerial photography	+	Manual edit to convert 'p' to 'c' zone between 50-100ft from stream near care center (consistent with ezone application to private property)
N/A	Ayers	Amber	1880 NE Elrod Dr	R315034	Y	185288	Please exempt small improvements to existing flood control structures to accomodate safety upgrades.	CS	industrial IG2	stream and riparian area wetlands and riparian area	(See Airport Futures ESEE Decisions)					+	Staff proposed and PSC approved a new standard per MCDD request.
345-347	Baack	Don	Greater Portland Bible Church 2374 S Vermont St.	R330092	N	N/A	N/A	SW13	Residential Multi Dwelling RM1	woodland	Apply a lower level of protection (c zone) to forest vegetation	X	11/18/2020		Remap forest to follow dripline of trees.	+	Requested a site visit. Did not testify. Assumed resolved
342-344	Baggenstos	Jessica	1402 SW Myrtle St	R246731	N	N/A	N/A	SW9	neighborhood R10	forest canopy, stream and riparian area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	11/18/2020		Remap forest to follow dripline of trees.	+	Requested a site visit. Did not testify. Assumed resolved
13-15	Bailey	Jessica	8916 SW 36th Ave	R106540	N	N/A	N/A	SW12	neighborhood R7	steep slopes only	N/A	X	7/28/2020		Removed ephemeral stream	+	Requested a site visit. Did not testify. Assumed resolved
16-18	Bainnson		4716 SW Brugger St	R301800	N	N/A	N/A	FC10	neighborhood R7	Riparian area	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of stream	X	8/20/2020		Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved
238-240	Baker	Peter	5901 SW Brugger St	R290960	N	N/A	N/A	FC11	neighborhood R10	Forest Canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	7/9/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
726-727	Barman	Roma	3133 NW Vaughn St	R307771	Y	185349, 174980	NW 33rd St (Silas Beebe) - keep the buffer 'b' zone.	FP31	neighborhood R5	N/A	(For FP31) Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	x	1/14/2021		Previously unmapped stream added to inventory	+	The buffer 'b' zone is not being changed as part of this project; the 'b' zone will remain as is.
756-757	Barrett	Rick	9743 SE Tenino Ct	C229676	N	N/A	N/A	BL13	neighborhood R7	Forest Canopy	Apply a lower level of protection (c zone) to forest and woodland vegetation contiguous to but more than 40 feet from the top-of-bank of streams.	X	9/29/2020	GIS	No change - overlay zone based on vegetation and city boundaries	+	Requested a site visit. Did not testify. Assumed resolved
22-24	Basantani	Jennifer	4625 SW 42nd Pl	R104856	N	N/A	N/A		neighborhood R10	forest canopy, stream riparian area, riparian wetlands	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 50 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	6/24/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved

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803-804	Bauer	Jason	3421 NW Quimby	R307842	N	N/A	N/A	FP31, FP30	neighborhood R5	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to all forest vegetation that is contiguous to and greater than 50 feet from streams.	X	11/19/2020		No Change	+	Requested a site visit. Did not testify. Assumed resolved
512-514	Baxter	Donald	7718 SE 114TH CT	R274689	N	N/A	N/A	BL4	neighborhood R10	Stream, Riparian area, Forest Canopy	Apply the highest level of protection (p zone) to the stream channel and within 40 feet of the top-of-bank of streams and to forest vegetation between 40 and 100 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 100 feet from streams.	X	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.	+	Requested a site visit. Did not testify. Assumed resolved
726-727	Beebe	Silas	2146 NW 33rd Ave	R307759	Y	185346, 174971	Keep the buffer 'b' zone.	FP31	neighborhood R5	N/A	(For FP31) Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	x	1/14/2021		Previously unmapped stream added to inventory	+	The buffer 'b' zone is not being changed as part of this project; the 'b' zone will remain as is.
N/A	Beebe	Jane Spencer	1807 NW 32nd Ave	R307886	Y	185028	Do not remove the buffer 'b' zone.	FP31	neighborhood R5	none	N/A					+	The buffer 'b' zone is not changing with this project.
567-569	Berg	Heidi	4117 SW 58th Ave	R327372	Y	174941	The ezones include the garage and driveway and shouldn't.	FC3	neighborhood R20	forest canpoy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.	x	10/2/2019 10/6/2020		updated tree canopy mapping to follow drip line	+	The ezones follow the edge of the tree canopy, which may overhang structures. Existing structures can be maintained, repaired and replaced in the current footprint. Trees and branches within 10 feet of existing structures can be removed.
25-27	Bermingham	Margaret	2201 SW Marigold	R114820	N	N/A	N/A	SW16	neighborhood R7	woodland	N/A	X	7/21/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
N/A	Billingham	James	12241 SW 18th Ave	R274812	Y	185345	Move the project faster because a site with resources could be approved for development and the ezones would protect.	SW21	neighborhood R10	N/A	(For SW21) Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands.					o	Staff are not sure the specific property but there are new wetlands mapped within SW21 that are not currently protected and will be if the project is approved.
536-538	Bitar	Bill	15580 NE SISKIYOU CT	R318673	N	N/A	N/A	EB15	neighborhood R7	Stream, Riparian area, wetlands, Forest Canopy, Herbaceous	Apply the highest level of protection (p zone) to the stream channel and to wetlands and to land within 25 feel of streams and wetlands. Apply a lower level of protection (c zone) to and between 25 feet and 50 feet of the top-of-bank of streams or wetlands and to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams or wetlands.	X	9/28/2020		Change top of bank mapping on branch of Columbia slough	+	Requested a site visit. Did not testify. Assumed resolved
850-851	Blaize	Less	9630 NW SKYLINE BLVD	R236960	Y	246848, 185352	Don't apply ezones to trees planted by property owner. City should take part on the state wildlife or riparain area tax deferral programs	FP5	neighborhood RF	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.	x	4/22/2019			o	The city analyzed taking part in the state programs and decided not to. That can be re-evaluated if City Council is interested.
444-446	Blazer	Don	11007 SW 32nd Ave	R331352	N	N/A	N/A	SW18	neighborhood R10	Forest Canopy, Woodland	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	10/1/2020		Remap vegetation to create break in forest patch	+	Requested a site visit. Did not testify. Assumed resolved

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691-693	Boettcher	Rod	8037 SE 162nd	R337128	N	N/A	N/A	BL13	neighborhood R10	herbaceous, woodland	Apply a lower level of protection (c zone) to forest and woodland vegetation that is contiguous to and greater than 40 feet from streams.	X	3/10/2021		Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved
591-593	Bohach	John	7840 SE Barbara Welch	R337120		N/A	N/A	BL13	RF	Forest Canopy, woodland, herbaceous	Apply the highest level of protection (p zone) to forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams. Apply a lower level of protection (c zone) to forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams.	X	9/29/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
636-638	Boyd	Dedrick	2709 NW Bullfinch Pl	R481571	N	N/A	N/A	SK6	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/27/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
1064-1065	Boyd	Benjamin	8427 SE 145th PL	R563956	Y	164918	Do not apply the ezones to the house and landscaped areas on the property.	BL13	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and wetlands, and land within 50 feet of streams and wetlands.					o	The ezones are applied to the area near streams and wetlands, even if developed, because those areas have a direct and significant impact to the hydrology and water quality of th stream. Existing development and the yard can be maintained, repaired and replaced in the current footprint. New development would be limited.
28-30	Boylston	Patrick	2845 SW Upper Dr	R271336	N	N/A	N/A	SW7	OS and neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/12/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
31-33	Brady	Richard	8329 NW Hazeltine St	R255408	N	N/A	N/A	SK6	neighborhood R10	Forest Canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	7/6/2020		No change - confirmed vegetation mapping	+	Requested a site visit. Did not testify. Assumed resolved
438-440	Braner	Dana	705 SW 48th Dr	R312570	N	N/A	N/A	SW3	neighborhood R20	forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams.	X	9/29/2020		Delete ephemeral stream segment	+	Requested a site visit. Did not testify. Assumed resolved
924-925	Breen	Justin	11506 SW 41st ave	R302836	Y	185077	Do not apply ezones to property. Question about how this impacts existing structures.	SW20	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.					o	Existing structures can be maintained, repaired and replaced in their current footprint.
363-365	Brice	Glyn	9240 SW 18th Pl	R212497	N	N/A	N/A	sw16	neighborhood R10	forest canopy, herbaceous, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to land between 50 and 75 feet of streams.	X	11/16/2020		Convert segment of stream from open channel to piped.	+	Requested a site visit. Did not testify. Assumed resolved
743-745	Brown	Jeffrey	1321 SW 61st Dr	R326885	Y	246831	Add the season stream on the property downhill and maintain the existing p zone.	FC1	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.		4/8/2021 4/22/2021		Added stream channel	+	Staff accessed the channel via the right-of-way and confirmed flow.
N/A	Brown	Ethan	N/A	N/A	Y	185080	Represents BES. Support for the project.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	

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34-36	Burns	Amanda	10638 SE Clinton St	R244391	N	N/A	N/A	EB13	neighborhood R7	forest canopy, steep slopes	Apply the highest level of protection (p zone) to forest vegetation on steep slopes. **Manual conversion of p to c zone to preserve ability to divide the lot.	X	8/10/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
912-913	Burr	Myron	3223 NW Skyline Blvd	R617501	Y	185117	The conditions for development for MacLeay Overlook, FP20, need to be followed by the city.	FP20	neighborhood	forest canopy and stream riparian area	Apply the highest level of protection (p zone) to the streams and land within 50 feet. Apply a lower level of protection (c zone) to forest contiguous to streams.	x	4/18/2019		Confirmed vegetation mapping, confirmed the presence of one stream on site, but deleted another stream	o	The PUD was built according to conditions of approved land use review. All existing uses are vested. Buildings, retaining walls, parking areas and landscaping are exempt from the Ezone code and can be maintained and/or replaced within their existing footprint.
551-553	Campf	Joan	4324 SW Shattuck Rd	R327306	N	N/A	N/A	FC3	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank.	X	10/7/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
844-845	Carlson	Glenn	5005 SW Fairvale Court	R303518	Y	256890, 256889, 256888	Do not apply ezones to the property or the adjoining property. Concerned with impact on property value.	FC7	neighborhood R7	wetland riparian area	Apply a lower level of protection (c zone) to land between 25-50 feet of wetland.					o	Duplicative testimony. Wetland is located off-site. The ezone on the site is transition area.
852-853	Carothers	Devlin	15012 SE Gladstone St	R270615	Y	246838	Open env code violation and concerned with lack of communication from BDS about how to resolve.	JC23	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to Powell Butte Natural Area.					+	BPS contacted BDS code enforcement to facilitate communication to resolve the violation. Ezones can be adjusted to reflect the mitigation planting.
934-935	Carroll	Dave Cathy	13845 SE Tenino St	R130196	Y	185069, 184331	Please maintain protections for the green space behind property and do not allow public trails because it encourages camping.	BL8	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet. Apply the highest level of protection (p zone) to forest on steep slopes contiguous to streams. Apply a lower level of protection (c zone) to forests contiguous and more than 50 feet from streams and on non-steep slopes.					o	The "green space" north of the property is proposed to remain in a 'p' zone. 33.430 allows for public trails.
694-696	Carter	Susan	4020 SW Kelly Ave	R129336	N	N/A	N/A	SW10	RM3	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to Interstate 5 right-of-way	X	3/16/2021	GIS	Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved
545-547	Cash	Keith	1885 N/NW Ramsey Dr	R270731	N	N/A	N/A	FP25	neighborhood R10	forest canopy	N/A	X	10/1/2020		Removed overlay from forest patch	+	Requested a site visit. Did not testify. Assumed resolved
557-559	Chamlou	Merdad	6338 SW Dover St	R145591	N	N/A	N/A	FC6	neighborhood R10, R7	Forest canopy, woodland	Apply the highest level of protection (p zone) to land within 25 feet of the top-of-bank of streams and wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands and to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	10/7/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
570-572	Champion/Eilers	Family Trust	637 SE Englewood	R157463	N	N/A	N/A	SW22	RF	Forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to Tryon Creek State Park.	X	10/8/2020	GIS	Updated tree canopy mapping; redesignated smaller patches woodland	+	Requested a site visit. Did not testify. Assumed resolved

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576-578	Chang	Stewart	4012 NW McGrath Ct	R165416	N	N/A	N/A	SK6	neighborhood R10	Forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest or woodland vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams. ** Manually convert area from p zone to c zone to allow for additional development on dividable lot.	X	10/6/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
357-359	Chlapowski	Roland	2246 SW Mitchell	R271062	N	N/A	N/A	FC5	neighborhood R10	forest canopy, herbaceous	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	11/16/2020		Delete ephemeral stream segment and edit forest mapping.	+	Requested a site visit. Did not testify. Assumed resolved
37-39	Choi	Lawrence	10128 SE Jesse Ln	R554341	N	N/A	N/A	EB13	neighborhood R5	N/A	N/A	X	8/20/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
560-562	Christiansen	Dunigan	10652 SW 42nd Ave & 10712 SW 42nd Ave	R330839	N	N/A	N/A	SW15	neighborhood R7	Forest canopy	Apply lower level of protection (c zone) to forest vegetation.	X	10/7/2020		Updated tree canopy mapping; removed steep slope designation	+	Requested a site visit. Did not testify. Assumed resolved
838-839	Ciecko	Scott	4027 SW Stephenson St	R561833	Y	256901	Concerned about the zoning implication for future development.	SW20	neighborhood R7	wetland riparian area	Apply the highest level of protection (p zone) to wetland and land within 50 feet of wetlands.					o	Wetland is located in public right of way, not on property.
40-42	City Bible Church		9200 NE Fremont	R318429	N	N/A	N/A	EB11	neighborhood R7	Forest canopy, woodland	Apply the highest level of proteciton (p zones) to slopes greater than 40% in steepness. Apply a lower level of protection (c zone) to forest vegetation not on steep slopes.	X	8/20/2020		Updated slope mapping Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
506-508	Clark	Jesse	7012 SW 49th Ave	R208379	N	N/A	N/A	FC9	neighborhood R7	Streams, Riparian area, forest canopy, (wetlands on neighborhing property)	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams and within 25 feet of wetlands and on forest vegetation between 50 and 100 feet from streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams and on land between 25 and 50 feet of streams. **Convert area from p zone to c zone to create additional developable space on dividable lot.	X	10/8/2020	GIS	Updated tree canopy mapping; redesignated patches woodland	+	Requested a site visit. Did not testify. Assumed resolved
854-855	Claude	Moss	3564 SW Council Crest Dr	R327550	Y	246837, 164941	Do not apply ezones to the forest because it is mostly small maples and the understory include invasive species.	SW9	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more then 50 feet from streams.	x	12/9/2019			o	The ezones are applied to forests even if the understory is invasive plants or if the trees are aging. This is consistent with regional mapping protocols approved as meeting State Land Use Goal 5.
703-705	Compton	Christina	2734 NW Mill Pond Rd	R218756	N	N/A	N/A	SK6	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to designated natural resource tracts, streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	3/18/2021		Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved

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814-815	Corrado	Dominic	6917 SW 49th Ave	R673229	Y	174953, 174945, 174944, 185356, 185025, 185024, 185023, 257004	Has an approved Land Division and is concerned about completing the project with the timeline. Concerned with property rights and property value. Requested a wetland determination.	FC9	neighborhood R7	Wetland riparian area woodland vegetation steep slopes	Apply highest level of protection to streams, wetlands, land within 50 feet of streams and 25 feet of wetlands and forests contiguous to waterbodies extending to 100 feet. Apply a lower level of protection to forests located more than 100 feet from water bodies and to land between 25 and 50 feet of wetlands. **Manually convert building site that approve through land use review from protection to conservation zone.		TBD		TBD		Property owner testified in February objecting to any changes to ezones that may impact property development or values. Staff have met with property owner multiple times by video chat. Main objection of property owner is to draft wetland mapping that, if confirmed, could constrain future development due to the terms of the land use review that was approved for the site.
515-517	Cox	Bruce	8105 SE 86TH AVE	R163008	N	N/A	N/A	JC10	neighborhood R7	forest canopy, floodplain	Apply a lower level of protection (c zone) to forest or woodland vegetation contiguous to but more than 100 feet from the top-of-bank of streams.	X	10/13/2020		Remap forest veg to exclude isolated trees that are not part of forest	+	Requested a site visit. Did not testify. Assumed resolved
940-941	Crabbe	John	3614 SW Nevada St	R210340	Y	185063	Do not apply a 'p' zone to the intermittent stream and land within 50 feet. Concerned about future development of an ADU.	FC9	neighborhood R7	stream and riparian area woodland canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams.	X			Staff scheduled a site visit with property owner. Property owner asked to cancel the site visit. The lot has been sold. It now has a different owner.	o	New development could be allowed within the transition area, which is the first 25 feet of the 'p' zone.
545-547	Crosby	Brewster	12080 S Terwilliger	R331691	N	N/A	N/A	SW23	neighborhood R20	Forest canopy, woodland, herbaceous, wetlands	Apply the highest level of protection (p zone) to stream channels and land within 25 feet of the top-of-bank of streams and wetlands. Apply a lower level of protection (c zone) to land between 25 feet and 50 feet of the top-of-bank of streams and wetlands, and to forest vegetation contiguous to and greater than 50 feet from streams.	X	8/20/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
43-45	Cummings	Patrick	4041 SW Patrick Pl	R178159	N	N/A	N/A	SW9	neighborhood R10	steep slopes only	N/A	X	7/17/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
414-416	Dane	Mark	3808 SW Mt Adams Dr	R141521	Y	185072	Please review the structures and shadow from the vegetation mapping.	SW9	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.			GIS	Vegetation mapping was updated using aerial imagery in response to testimony	o	Forest mapping follows tree canopy, which overhands the structure. Existing structures can be maintained, repaired and replaced in the current footprint.
981-982	Darby	Charles	3021 sw champlain	R316748	Y	185014	Questions about maintaining the house, specifically tree roots near the foundation.	SW1	neighborhood R7	forest canopy woodland canopy	Apply a lower level of protection (c zone) to forest vegetation along W Burnside Rd.					+	The area of 'c' zone is being reduced on teh site. Maintenance of the house and legal disturbance area is exempt from 33.430. Trees within 10 feet of the house can be removed.
500-502	David Douglas	School District	7144 SE Deardorff Rd	R626117	N	N/A	N/A	BL8	neighborhood R20	Forest canopy, woodland wetlands	Apply the highest level of protection (p zone) to stream channels to top-of-bank, Wetlands, land within 40 feet of the top-of-bank of streams, land within 40 feet of wetlands, and forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams. Apply a lower level of protection (c zone) to forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams.	X	10/15/2020	GIS	Updated tree canopy mapping; desiganted some patches woodland	+	Requested a site visit. Did not testify. Assumed resolved
805-807	Davis	Jaimee	8612 SW 30th Ave	R657687	N	N/A	N/A	SW12	RM1	N/A	Apply a lower level of protection (c zone) to land between 50 feet and 75 feet of the top-of-bank of wetlands.	X	11/24/2020		No Changes	+	Requested a site visit. Did not testify. Assumed resolved
46-48	Dayton	Nancy	6012 SW Kruse Ridge Dr	R199900	N	N/A	N/A	f13	neighborhood R10	N/A	N/A	X	8/19/2020		Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved

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1058-1059	de Looze	Theodore	420 NW Skyline Blvd	R112009	Y	164931	Concerned about ability to maintain landscaped areas and prune hazardous trees.	FP35	neighborhood RF	forest canopy shrubland	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					+	The landscaped areas can be maintained. Trees or tree branches within 10 feet of structures can be removed with a tree permit. As can trees that are certified by an arborist as dead, dying and dangerous.
382-384	De Los Santos	Nelida	11546 SW 61st Ave	R489126	N	N/A	N/A	FC12	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/9/2020		Exclude line of trees from forest patch	+	Requested a site visit. Did not testify. Assumed resolved
794-796	Dea-Mattson	Wendy	6315 SW Dolph Dr	R109991	N	N/A	N/A	FC11	neighborhood R10	forest canopy, stream, wetland	Apply the highest level of protection to streams and wetlands and land within 50 feet of streams and wetlands. Apply a lower level of protection (c zones) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/9/2020		No change	+	Requested a site visit. Did not testify. Assumed resolved
49-51	Dearborn	Robert	5620 SW Hewett Blvd	R326975	N	N/A	N/A	FC2	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	X	7/21/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
N/A	Denecke	David	PO Box 1085		Y	174981	Do not apply ezones to private property.									o	No property address was provided
388-390	Deppa	John	12631 NW Creston	R175877	Y	185113	Do not protect right of way. There are no trees in the right of way.	FP1	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous public parks.	X	11/5/2020		Exclude areas of low structure vegetation from forest patch.	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
388-390	Deppa	John	NW Mountain View Rd	R175876	Y	185118, 185113	Disagrees with applying ezones to the property.	FP1	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests vegetation	x	11/5/2020		Remap forest vegetation to exclude low structure tree canopy.	+	Conducted site visit and sent follow up email. Owner stated during site visit that he agreed with changes to vegetation mapping. Did not testify in February.
1013-1014	Dexter	Michael	11744 SW Boones Ferry Rd	R331583	Y	174975	Do not apply ezones to aging maple trees.	SW22	neighborhood R10	forest canopy herbaceous vegetation	Apply a lower level of protection (c zone) to forests contiguous to public open space.	X	2/4/2020		Remapped forest vegetation to follow dripline of tree canopy.	o	The ezones are based on tree canopy and do not consider the specise of tree.
820-821	Dickinson	Cassandra	638 NW Skyline Crest Road	R237540	Y	256919	Protect the unique habitat on Cornell Mountain	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to streams.				N/A	o	Multiple property owners in this area are asking for a stronger level of protection to prevent development on a unique high elevation habitat.
932-933	Dieringer	Keith	7315 SE 152nd Ave	R337052	Y	185070	Do not apply ezones to private property. Allow to fully develop with housing.	BL11	neighborhood R10	streams and riparian areas forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous and more than 50 feet from streams.					o	There are three streams on the property that are proposed for 'p' zone. The remaining area in 'c' zone and out of ezones can be subdivided and developed through Environmental Review.
317-319	DiLorenzo	John	1736 SW Prospect	R128405	N	N/A	N/A	SW8	neighborhood R7	N/A	N/A	X	11/25/2020		Remap forest veg to exclude trees on site.	+	Requested a site visit. Did not testify. Assumed resolved
490-492	Dinihanian	Vahan	237 NW SKYLINE BLVD	R324598	N	N/A	N/A	SK10	neighborhood R10	forest canopy, woodland, herbaceous, streams	Apply the highest level of protection to stream channels to top-of-bank and the land within 100 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams.	X	9/30/2020		Exclude strip of vegetation from forest patch.	+	Requested a site visit. Did not testify. Assumed resolved
688-690	Djernaes	David	11929 SE Lexington St	R153881	Y	185006	Objects to changing the ezones boundaries. Concerns regarding property value	BL5	neighborhood R10	forest canopy	N/A	X	12/10/2020		Stream was deleted from inventory, forest canopy was remapped	o	The area had a 'c' zone applied prior to development. The 'c' zone was not removed after development was completed. This project is removing the 'c' zone from areas where there is no longer tree canopy. Site will not have any ezones if proposed changes are adopted.

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52-54	Doherty	Brian	1525 SW Highland Rd	R286022	Y	184982	Disagrees with stream mapping and requested a site visit. Concerned with impact on property value. Asked to not apply 'p' zone; keep 'c' zones only.	SW5	neighborhood R20	stream riparian area	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25-50 feet of streams.	X	8/24/2020		Confirmed intermittent stream; updated stream alignment	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
55-57	Dorman	Scott	7508 NE Sacramento St	R209670	N	N/A	N/A	EB8	neighborhood R5	woodland	Apply a lower level of protection (c-zone) to forest and woodland vegetation on steep slopes.	X	7/20/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
621-623	Dorner	Johan	4031 NW Riggs Dr	R502657	N	N/A	N/A	SK4	neighborhood R10	Forest canopy	Apply the highest level of protection (p zone) to land within 25 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams and to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/31/2020		Extended stream to outfall; updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
N/A	Duncan	Richarrd	NW Willbridge Ave	R308373	Y	185009	Concerned about future development of a warehouse on the site.	FP22	industrial IH	forest canopy	N/A	X	5/9/2019		Staff conducted two site visits at site on different dates.	+	Industrial properties along Highway 30 have been removed from this project and added to the EOA for consideration of ezones.
58-60	Dunham	Kathleen	2840 SW Fairmount Blvd	R239419	N	N/A	N/A	SW9	neighborhood R7	Forest Canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	7/9/2020		Updated stream alignment - deleted segment of stream. Confirmed vegetation mapping	+	Requested a site visit. Did not testify. Assumed resolved
61-63	Dunn	John	11639 SW 33rd Pl	R282624	N	N/A	N/A	SW20	neighborhood R10	Steep slopes	NA	X	7/9/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
612-614	Dweik	Izzat	7008 Sw Capitol Hill	R330067	N	N/A	N/A	SW13	neighborhood R7	Forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of stream and within 50 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	9/9/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
1033-1034	Dye	Gary	11942 SE Lexington St	R336828	Y	174949	Remove the ezones from the developed portion of the lot.	BL5	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to public open space.	x	10/9/2019		Corrected forest canopy mapping	+	The extent of the 'c' zone is being reduced to follow tree canopy.
679-681	Edelman	Steven	3980 NW North	R118533	Y	256914	Change the percentage of tree canopy captured as forest and be more percise than using aerals and site visits.	SK4	neighborhood RF	stream and riparian area forest canopy herbaceous vegetation	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	12/17/2020		Remap forest vegetation	+	3 site visits have been conducted to confirm the tree canopy mapping. The last correspondence indicates that property owner is satisfied with the final results. Assumed resolved.
64-66	Edsel	Kim	5929 SW Hamilton Rd	R327295	N	N/A	N/A	FC3	neighborhood R20	forest canopy, woodland	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank.	X	8/17/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
898-899	Ekandem	Josh	7494 SW 48th Ave.	R329486	Y	185340, 185029	Disagrees with the forest canoy mapping.	FC9	neighborhood R7	woodland canopy	N/A	X	No site visit	GIS	Staff never visited site, but edits were made to vegetation mapping on the site based on GIS data and aerial imagery.	+	Ezone no longer apply to the site.
67-69	Esener	Sadik	1505 SW Highland Rd	R286020	Y	184983	Disagrees with stream mapping and requested a site visit. Concerned with impact on property value. Asked to not apply 'p' zone; keep 'c' zones only.	SW5	neighborhood R20	stream riparian area	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25-50 feet of streams.	X	8/24/2020		Confirmed intermittent stream; updated stream alignment	o	No further communication after follow up email sent with site visit results. Did not testify again in February.

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894-895	Essig	Rachel	8421 SW Macadam Ave	R330294	Y	185344, 184995	Riverview cemetery. Please do not expand the ezones so that burial requires Environmental Review.	SW17	open space OS	streams and riparian areas wetlands and riparian areas forest canopy woodland canopy herbaceous vegetation	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet of streams and wetlands.					+	Staff included in the Proposed Draft a zoning code amendment to allow for burial within the ezones. Staff mistakenly did not follow up with Riverview Cemetery letting them know about the proposed amendment. Staff have reached out since testimony was provided.
	Evans	Joseph	10606 SE Rex St	R167682	Y	185047	Do not apply ezones to property. Concerned about future use and property value.	BL3	neighborhood R7	stream and riparian area woodland canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to woodland contiguous to and more than 50 feet from streams.					o	The site is developed with a house. Future development would be allowed within the transition area, which is the first 25 feet of the 'p' zone on the property.
339-341	Faegre	Aron	8945 SW 9th Dr	R227907	Y	184994	Requests remapping of forest canopy to remove areas of invasive plants.	SW16	neighborhood R10	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams, and wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 50 and 75 feet of streams and land between 25 and 50 feet of wetlands and forests contiguous to but more than 50 feet from streams or wetlands.	X	11/18/2020		Remap forest to exclude trees that are separate from forest patch.	+	Following site visit, staff sent property owner a follow up email. In response to follow up email, property owner requested to have Ezones removed from specific areas of lot where he hopes to divide lot and do future development. Staff explained that Ezones are intended to follow the features on the site. Following this email exchange, staff did not hear back from property owner. Did not testify again in February. Assumed resolved
457-459	Farhang	Ali	6123 SW Sheridan St	R126594	N	N/A	N/A	FC2	neighborhood R20	forest canopy, woodland	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams.	X	10/19/2020		Remap forest canopy to exclude area of woodland vegetation.	+	Requested a site visit. Did not testify. Assumed resolved
997-998	Farley	Walter	3310 SW Arnold Heights Ter	R109032	Y	184996	Do not include the tree canopy on my property in the ezone.	SW18	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	X	N/A		Staff responded to site visit request with an offer to schedule a site visit in an email. Property owner never responded to staff email.	o	Based on the adopted mapping protocols, forests are mapped using tree canopy, which may cross property lines.
521-523	Feinberg	Richard	10660 SW 4th Ave	R184457	N	N/A	N/A	SW22	neighborhood R20	forest canopy	Apply the highest level of protection (p zone) to forest vegetation in Tryon State Park that is contiguous of top-of-bank of streams. Outside Tryon State Park, apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	10/12/2020		Remap vegetation to exclude single line of trees	+	Requested a site visit. Did not testify. Assumed resolved
70-73	Fisque	Stanton	5035 SW Fairvale Ct	R303516	N	N/A	N/A	FC7	neighborhood R7	forest canopy, Stream riparian area, wetland,	Apply the highest level of protection (p zone) to land within 25 feet of the top-of-bank of streams and within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams and wetlands.	X	8/6/2020		Confirmed intermittent stream; updated stream alignment Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
429-431	Flaherty	Karen	1139 NW Mayfield	W337104	N	N/A	N/A	SK8	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to natural resource tracts. Apply a lower level of protection (c zone) to forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	10/27/2020		Remap forest vegetation to exclude low structure tree canopy.	+	Requested a site visit. Did not testify. Assumed resolved

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74-76	Florence	Christopher	6521 S Corbett Ave	R273391	N	N/A	N/A	SW11	neighborhood R5	Forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to SW Terwilliger Blvd, SW Barbur Blvd or Interstate 5 right-of-way	X	7/16/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
77-79	Follett	Brian	2900 SE 103rd Ave	R244399	N	N/A	N/A	EB13	neighborhood R5	forest canopy	Apply the highest level of protection (p zone) to forest vegetation on steep slopes protection. Apply a lower level of protection (c zone) to forest vegetation on not on steep slopes.	X	7/27/2020		Updated slope mapping	+	Requested a site visit. Did not testify. Assumed resolved
886-887	Fox	Lynn	3344 SW Evergreen Terrace	R184200	Y	185364, 185026	Feature does not meet stream definition.	SW8	neighborhood R7	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to streams.	x	9/11/2019		Updated stream channel mapping Confirmed there is a stream	o	Site visit conducted prior to hearings. Testimony indicates that property owner disagrees with result of site visit. Did not testify again in February. Assumed to continue to disagree with proposal
N/A	Fraley	Robert	1120 Sw 5th Ave	R334930	Y	184993	Representing Portland Water Bureau. Please do not apply ezones to existing infrastructure. Inconsistencies as to when the ezones are and are not applied to infrastrucutre, access roads, etc.	N/A	N/A							o	The ezones are applied based on presence of significant features such as streams, wetlands, forests or special habitat areas. Sometimes those features overlap infrastructure (water lines, stormwater pipes, streets, et.) as well as private development. There are exemptions for maintenance, repair and replacement. Expansion or new developepment would require meeting standards or going through Environmental Review.
291-293	Francis	Barbara	1834 SW Vista Ave	R128290	N			SW8	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	12/3/2020		Remap forest vegetation	+	Requested a site visit. Did not testify. Assumed resolved
326-327	Frank	Petterson	4602 SW 25th Ave	R328631	Y	185008, 185005, 184998	Please remove shadow from the tree canopy mapping. Concerned about development potential within the ezones.	FC5	neighborhood R10	stream and riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams. **Manually convert area on vacant lots from p to c zone to preserve developable space.	X	11/23/2020		Remap multiple stream segments on lot.	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
302-304	Franklin	Doug	13725 NW Glendoveer	R180581	Y	185289	Do not apply the ezones to the single tree canopy on the property.	FP4	neighborhood RF	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	11/30/2020		Remap forest vegetation	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
300-301	Franklin	Brad	1110 NW Greenleaf	R324746	Y	174951 174950	Do not expand the p zone on the property. Concerned about repairing the septic system.	SK10	neighborhood RF	stream riparian area forest canopy herbaceous vegetation	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams. **Manual conversion of area of p zone to c zone to ensure buildable space on undeveloped lot.	X	12/1/2020	GIS	Site visit was conducted in 2019 prior to Proposed Draft Report.	o	No further communication after follow up email sent with site visit results. Did not testify again in February. Code amdments to exempt some spetic systems and to allow repair and replacement through a standard instead of review.
791-793	Fryer	Jeffrey	5810 SW Idaho St	R294306	N	N/A	N/A	FC9	neighborhood R10	Forest canopy herbaceous	Apply the highest level of protection (p zone) to land within 25 feet of wetlands. Apply a lower level of protection to land between 25 and 50 feet of wetlands.	X	11/4/2020		no change	+	Requested a site visit. Did not testify. Assumed resolved
524-526	Fuhrer	James	4155 SW Hillsdale Ave	R141687	N	N/A	N/A	FC5	neighborhood R7	Woodland	N/A	X	9/29/2020	GIS	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved

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758-759	Garge	Kenny	2910 SW Dolph Ct	R211294	N	N/A	N/A	SW12	CE	Stream riparian area	Apply the highest level of protection (p zone) to land within 25 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to land between 25 feet and 50 feet of the top-of-bank of streams.	X	9/29/2020		No change. Requested that BES do a wetland determination in the stormwater swale next to the site. BES determined that there was no wetland.	+	Requested a site visit. Did not testify. Assumed resolved
606-608	Gedrose	Chris	5115 SW Westwood	R179367	Y	174942, 185338	Do not apply ezones to forest canopy on the lot. Using aerials to draw the forest vegetation is not specific enough.	SW10	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	1/20/2021	GIS	Remap forest vegetation	o	Conducted site visit and sent follow up email. In response to follow up email, property owner requested further reduction in area mapped as forest. Staff made additional edits to forest vegetation mapping. Did not testify again in February. However, likely still does not agree with the mapping.
904-905	Geerer	Meighan	3930 SE 162nd Ave	R237765	Y	185287	Supports project and ezones on Powell Butte	JC23	neighborhood RMP	N/A	N/A					+	N/A
832-833	Gibbon	John	9822 SW Quail Post Rd	R250875	Y	256912, 256910, 256909, 256906, 185354	Do not increase the level of protection on Quail Creek because it recieves stormwater runoff. Concerned about replacing public trail and stream crossings.	SW15	neighborhood R7	stream and riparian area wetland and riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams and wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of streams and wetlands.	X	5/1/2019 3/25/2021		confirmed intermittent streams	o	Two site visits conducted with flowing water in the streams both times. Streams were moved from original channels in the 1970s when houses were developed, but the stream was put in a separate track and trail constructed for the neighborhood.
971-972	Glick	Richard	4830 SW Dosch Park Lane	R148017	Y	185021	Questions about the changes to the ezones and impact on property value	FC5	neighborhood R10	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands.					+	The area of 'p' zone, which is the higher level of protection, is being reduced slightly to follow the stream. Further than 50 feet from the stream, the 'p' zone is being changed to 'c' zone, which is less restrictive, where there is tree canopy.
81-82	Goldfeder	Simone	2975 SW Upper Dr	R271348	N	N/A	N/A	SW7	neighborhood R10	forest canopy, stream riparian area, wetlands	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of streams. Apply a lower level of protection (c zone) to land within 25 and 50 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	6/23/2020		Confirmed intermittent stream; deleted segments of stream on subject properties	+	Requested a site visit. Did not testify. Assumed resolved
404-406	Gosack	Heather	5118 SW Richenberg	R254591	Y	185282	Do not apply a ezone applied to property because a street separates property from stream.	FC5	neighborhood R10	stream riparian area forest canopy	Apply a lower level of protection (c zone) to forests contiguous to streams.	X	11/2/2020		Remap forest to follow dripline of trees.	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
818-819	Goss	Leslie	11888 S Breyman Ave	R100247	Y	257003, 185359	The feature does not qualify as a stream. Retain the c zone, do not apply the p zone.	SW23	neighborhood R20	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25-50 feet of streams.	X	2/25/2020		confirmed intermittent stream.	o	Staff did a site visit and returned to view the channel from the right-of-way when there had been no rain for a week. There was still flowing water in the channel, which meets the definition of an intermittent streams.
874-875	Goudey-Forster	Jeffinfer	9634 NW Skyview Dr	R233984	Y	185377	Do not change ezones on property. Allow removal of hazardous trees	SK1	neighborhood RF	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to public open space.					+	The existing 'p' zone is being removed and the area of existing 'c' zone is being reduced based on updated tree canopy mapping. There are exemptions for removal of hazardous trees.

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	Gradinger Frask	Gus Gabriela	6400 SE 101st Ave	R336673	Y	185401, 185061, 185039	Do not apply ezones to developed portions of the property.	JC	industrial EG2	stream and riparian area wetland and riparian area flood area forest canopy woodland canopy shrubland herbaceous vegetation	Apply the highest level of protection (p zone) to streams and land within *25-50 feet* of stream. Apply a lower level of protection (c zone) to wetland and land *near* wetland. Apply a lower level of protection (c zone) to land within ~25-100 feet of streams.	X	6/18/2019		Updated wetland mapping based on provided delineations	+	This area was included in the Ezone Project, but was moved to the EOA because of the Goal 9 implications. The feature mapping is determined to be correct. The existing ezones will remain in place unless the EOA results in different policy choices. Note - The width of the 'p' and 'c' zones around streams and wetlands is not consistent across the property.
271-273	Graham	Andrew	5945 SW Vermont	R329056	N	N/A	N/A	FC9	neighborhood R20	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and forest vegetation contiguous to but between 50 to 100 feet from top-of-bank and to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams and to land between 25 and 50 feet of wetlands.	X	12/17/2020		Remap forest vegetation	+	Requested a site visit. Did not testify. Assumed resolved
83-85	Granofsky	Lewis	430 NW Skyline Blvd	R112003	Y	185348	Concerned about house and asphalt being captured. The project is moving too fast, please slow down.	SK10	neighborhood R20	forests canopy	Apply a lower level of protection (c zone) to forests contiguous streams.	X	7/30/2020		Updated tree canopy mapping	o	Following site visit, property owner contacted project staff in early 2021 to ask for an exemption for the replacement of septic drain fields in conservation zones. Did not testify again in February.
862-863	Gravenall	Clare	11537 SW 58th Ct	R481895	Y	236814	Don't understand why the existing c zone is being changed to p zone.	FC13	neighborhood R10	wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to wetland and land within 25 feet of wetland. Apply a lower level of protection (c zone) to land between 25-50 feet of wetland. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from wetland.	x	1/14/2020		No changes were made to resource mapping. Draft Ezones have changed since site visit. New wetland mapping has added new protection zone and additional conservation zone to site.	o	
509-511	Green	Trent	11010 S TRYON AVE	R232960	N	N/A	N/A	SW17	neighborhood R20	Forest Canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams outside of the River View Natural Area.	X	10/14/2020		Remap vegetation to exclude maple tree that is part of a line of trees that extends away from forest patch.	+	Requested a site visit. Did not testify. Assumed resolved
688-690	Green	Jamie	11929 SE Lexington	R153881	Y	185120, 185124, 185362	Do not apply the ezones to the tree canopy on the property	BL5	neighborhood R10	forest canopy	N/A	X	12/10/2020		Delete ephemeral stream Remap forest to remove smaller patch	+	Ezones no longer apply to the property. Did not testify again in February. Assume resolved.
391-393	Greene	Pam	3325 NW Skyline	R324462	N	N/A	N/A	SK6	RF	forest canopy, Stream riparian area	Apply the highest level of protection (p zone) to stream channels and land within 50 feet of the top of bank. Apply a lower level of protection (c zone) to Forest or woodland vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/5/2020		Exclude patches of forest vegetation and add stream.	+	Requested a site visit. Did not testify. Assumed resolved
308-310	Griffin	Oscar	S of 9643 SE Tenino	C384620	N	N/A	N/A	BL1	CL (Clackamas Co zoning)	forest canopy	Apply a lower level of protection to land on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams. **Manual application of conservation zone to areas where there is existing c zone, within which, an unmitigated environmental violation was recorded in 2008 #08-168478 CC.	X	12/1/2020		Remap forest to follow dripline of trees. Manual add conservation zone applied to follow existing c zone. Unmitigated Ezone violation reported on site in 2008.	+	Requested a site visit. Did not testify. Assumed resolved

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884-885	Griffith	Robert Stephen	319 S Taylors Ferry Rd	R330309	Y	185366, 185361, 185100, 185099, 185098, 185097, 185096, 185095, 185094, 185093, 185092, 185091, 185090, 185088, 185086, 185085, 185084, 185083,	Request removal of 'c' zone that does not have significant resources. Concerned about the impacts of the updates 's' zone. Concerned about how to develop the site in the future. Also provided Information on land use applied for but denied due to not providing sufficient information.	SW14	open space OS	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	X	10/3/2019		Delete stream segments	+	The feature mapping has been updated to follow the tree canopy. The land use was denied based on inadequate information on street access and stornwater management facilities.
N/A	Grimm	Jere	1734 NW Aspen Ave	R307884	Y	174974	Support the project, in particular applying ezones to steep, erodable slopes.	FP31	neighborhood R5	none	N/A					+	Trees on steep slopes hold soil in place and reduce landslide risks.
N/A	Hall	Malek	5391 NW St Helens and 5555 NW 55th Ave	R308370 R308368	Y	185003	States that the ezones don't apply to public right-of-way and should not apply to private property.	N/A	Industrial IH	Stream and riparian area and forest canopy	N/A	X	4/9/2019		Confirmed stream and forest mapping	o	The ezones apply to public rights-of-way. There area exemptions and standard for development in the ezones for public rights-of-way as well as private development. If the standards cannot be met, then Environmental Review is required. Lots are zoned industrial. They are no longer included in the ezone project.
717-719	Hamilton	Mark	2404 NE Multnomah	R182000	N	N/A	N/A	EB6	neighborhood R2 (R2.5)	woodland	Apply lower level of protection (c zone) to areas designated as special habitat area.	X	1/6/2021		Remap woodland vegetation; correct SHA boundaries	+	Requested a site visit. Did not testify. Assumed resolved
320-322	Hampson	Blair	4708 SW 39th Ave	R122366	N	N/A	N/A	FC5	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands and to forest vegetation that is contiguous to and greater than 50 feet from streams and wetlands.	X	11/24/2020		Exclude trees from forest patch and delete areas of steep slope from site.	+	Requested a site visit. Did not testify. Assumed resolved
585-587	Hannah	Rich	6253 SW Hamilton Wy	R251792	N	N/A	N/A	FC4	neighborhood R10	Forest Canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of top-of-bank. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams.	X	10/8/2020		Remap stream to follow Lidar	+	Requested a site visit. Did not testify. Assumed resolved
86-88	Harries	James	10500 SW 25th Ave	R154198	N	N/A	N/A	SW19	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	7/22/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
1050-1051	Hart	Paul	678 S. PALATINE HILL RD	R330644	Y	164939	Concerned about the hazard mapping of slopes on the property.	SW22	neighborhood R10/R20	forest canopy steep slopes	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					+	Email to owner on 9/2/20 explaining that the ezones on this property are not based on slope; the ezone is based on tree canopy only. The NRI steep slope data is not used for any regulatory purpose. Having NRI steep slopes mapped on the lot will not impose any restrictions on the lot. Did not testify again in February. Assume Resolved.

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463-465	Harvey	Margaret	4307 SW Lobelia	R304847	N	N/A	N/A	FC10	neighborhood R7	Forest Canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams.	X	10/20/2020		Remap forest vegetation to exclude low structure tree canopy.	+	Requested a site visit. Did not testify. Assumed resolved
956-957	Hatch	Thomas	1011 S. Comus St	R232917	Y	185049, 185010	Forest mapping is incorrect and includes the backyard. Concerned that new overlay would prevent future development.	SW17	neighborhood R20	stream and riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					o	Draft overlays are very similar to existing overlays. They now better follow the forest and stream. There is space on the lot outside of the overlays or in the transition area where the house could be expanded in the future. Overlays would not prohibit maintenance of existing yards or landscaped areas, but new disturbance in the ezones would need to meet standards or be subject to environmental review.
954-955	Hayes	Cassandra	10626 SE REX ST	R208123	Y	185050	Do not change the zoning to a 'p' zone around the stream. Concerned that they cannot add a fence. Concerned about impact on property value.	BL3	neighborhood R7	stream and riparian area woodland canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to woodland contiguous to and more than 50 feet from streams.					o	A new fence would likely not be allowed. Existing development can be maintained, repaired and replaced in the current footprint. Invasive species can be removed.
N/A	Hesford	Peter	2115 NW 32nd AVE	R307752	Y	185089	Do not remove the buffer 'b' zone.	FP31	neighborhood R5	none						+	The buffer 'b' zone is not being changed with this project. The 'b' zone is remaining the same.
518-520	Hester	Nellie	4432 SW Westdale Dr	R220909	N	N/A	N/A	FC3	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to stream channels and land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet to 200 feet from top of bank.	X	10/12/2020		Remap stream headwater and remap forest to follow dripline of trees	+	Requested a site visit. Did not testify. Assumed resolved
756-757	Hilderbrand	DA	Undeveloped lot next 9743 SE Tenino Ct	C229679	Y	185001	Do not appy ezones to the property based on tree canopy.	BL1	neighborhood R7	forest canopy and steep slopes	Apply a lower level of protection (c zone) to forests contiguous to streams and to forest on steep slopes..					o	Existing policy is to apply conservation zone to forest vegetation on lots in this subdivision. Much of the subdivision remains outside of Portland Urban Service Boundary limits, but the lots in the subdivision are gradually being annexed into the City as they are developed and subdivided. As annexation occurs lot by lot, the ezones that were mapped at the time of original plan adoption (1997) are applied to the individual lots. The proposal is to correct the forest mapping and to apply the conservation zone to all of the mapped forest canopy on lots that have been annexed and on lots that will be annexed into the City in the future.
858-859	Hill	Justin	10045 NW Skyview Drive	R233997	Y	236821, 236822	There is no wetland or scenic resources on the site.	SK1	neighborhood RF	wetand and riparian area herbaceous vegetation	Apply the highest level of protection to the wetland and land within 50 feet of wetland					o	The scenic 's' overlay zone was applied through the 1991 Scenic Resources Protection Plan. The 's' zone is not proposed to change other than to reflect changes to the 'c' or 'p' zones. A wetland determination can be done to confirm if that feature exists on the site or not. If there is, then the area where the 'p' zone is applied would have 's' zone removed. If there is no wetland, than the area will stay 's' zone as adopted in 1991.
858-859	Hill	Jennifer	10045 NW Skyview Drive	R233997	Y	236823	There is no wetland or scenic resources on the site.	SK1	neighborhood RF	wetand and riparian area herbaceous vegetation	Apply the highest level of protection to the wetland and land within 50 feet of wetland					o	The scenic 's' overlay zone was applied through the 1991 Scenic Resources Protection Plan. The 's' zone is not proposed to change other than to reflect changes to the 'c' or 'p' zones. A wetland determination can be done to confirm if that feature exists on the site or not. If there is, then the area where the 'p' zone is applied would have 's' zone removed. If there is no wetland, than the area will stay 's' zone as adopted in 1991.

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840-841	Hingorani	Sandeep	9505 N/ NW HARBOR BLVD	R169433	Y	256899, 256898	Concerned that the ezones will make it impossible to develop the site	FP12	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to the stream and land within 25 feet of stream. Apply a lower level of protection (c zone) to land between 25-50 feet of stream.					o	Staff will review this site for a potential 'p' to 'c' zone conversion.
89-91	Hinsdale	Karen	4525 SW Condor Ave	R247695	N	N/A	N/A	SW10	CM1	Forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to SW Barbur Blvd or Interstate 5 right-of-way	X	7/16/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
830-831	Hodge	Chris	10715 SE Knapp Cir	R285001	Y	256915	Concerned we are missing a wetland in the neighborhood. that should be protected.	BL3	neighborhood R7	none	Apply the highest level of protection (p zone) to streams and wetlands and land within 25 feet of wetlands and stream top-of-bank and forest or woodland on steep slopes. Apply a lower level of protection (c zone) to land between 25 and 40 feet of wetlands.		TBD	TBD	TBD	TBD	
311-313	Holm	Mike	10601 NW Skyline Blvd	R237550	N	N/A	N/A	SK1	RF	forest canopy, herbaceous, streams and wetlands.	Apply the highest level of protection (p zone) to streams, wetlands and land within 50 feet of streams and wetlands. Apply a lower level of protection (c zone) to forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	11/25/2020		Extend stream and reduce coverage of forest patch.	+	Requested a site visit. Did not testify. Assumed resolved
288-290	Holmes	Devin	4210 SW 58th Ave	R327282	Y	185369	Supports project with a balance for property owner rights.	FC3	neighborhood R20	forest canopy woodland canopy herbaceous vegetation	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	12/3/2020		Remap forest vegetation	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assume resolved.
880-881	Holmes	John	3264 SW Evergreen Terrace	R305060	Y	185370, 185018	On behalf of Lynn Fox. Concerned about applying ezones to development. Disagrees with stream mapping.	SW8	neighborhood R7	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to streams.					o	Oral testimony. Unsure if resolved.
890-891	Honn	Darin	9721 NW Caxton Ln	W336970	Y	185357	Do not apply ezones to development.	SK8	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.					o	The existing policy is to continue to apply ezones to developed areas when the development is within 50 feet of a stream or when contiguous tree canopy is over houses.
848-849	Hopkins	Kristen	424 NW Skyline Blvd	R112005	Y	246852, 174977	Do not apply ezones to tree adjacent to house.	SK10	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					o	Trees within 10 feet of house can be pruned or removed.
481-483	Hopkins	S	155 NW Miller Road	R324726	Y	164938	Do not apply the ezones because there are no natural resources on the property.	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.			GIS Aerial	Update tree canopy mapping	+	Feature mapping was updated to follow the tree canopy. Did not testify again in February. Assume Resolved.
914-915	Horkulic	Rayona	706 SW Maplecrest Dr	R212402	Y	185115	Do not apply ezones to developed area or fruit trees.	SW16	neighborhood R20	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to the streams and land within 50 feet. Apply the highest level of protection (p zone) to forest contiguous to streams.					o	Existing policy is to apply 'p' zone to steams and riparian area even if there is development in that area. Forest canopy can include non-native trees.

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417-419	Horstkotte	David	6129 SW Salmon St	R282578	Y	164920	Do not apply ezones to property that slopes away from stream	FC1	neighborhood R10	stream riparian area forest canopy	Apply a lower level of protection (c zone) to forests contiguous to streams. **Manual conversion of area of contiguous forest canopy from p zone to c zone.	X	10/29/2020		Remap forest to exclude disconnected grove of trees.	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
92-94	Horter	Candace	5121 SW 26th Dr	R164840	N	N/A	N/A	FC5	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams outside Council Crest Park	X	8/24/2020		Updated slope mapping Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
1009-1010	Hossaini	Kelly	7144 S.E. Deardorff Road	R626117	Y	184984	Representing David Douglas School District. Concerned about the impact of the proposed ezones on housing capacity and future development.	JC19	neighborhood R20	stream and riparian area wetland and riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands.			supplement environmental analysis provided by school district; GIS	updated forest and woodland mapping	o	The results of the wetland determination are needed before it can be determined if the concerns are resolved.
958-960	Howard	Brook	4243 SW McDonnell Ter	R178169	Y	185046	Questions why the project is needed. Would like the process to prioritize other values such as views. Wants the City to assume cost and responsibility of tree maintenance on private property.	SW10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.			GIS	Application of the scenic overlay resulted in slivers of conservation zone, some of which intersected with this lot. Staff adjusted where manual edits to the conservation zone were applied to remove the c zone slivers from this lot and neighboring lots.	+	Because the forest canopy with the proposed 'c' zone overlaps with the existing 's' zone, the 's' is retained.
876-877	Howsley	Jamie	10177 SE Powell Blvd	R333365	Y	185376	Tim Ramis on behalf of Curtis Trailers. Concerned about tree removal and wildfire hazard.	EB13	commerical EG2	forest canopy	Apply the highest level of protection (p zone) to forest on steep slopes. Apply a lower level of protection (c zone) to forest on non-steep slopes.					o	PSC approved clarifications to vegetation management for wildfire hazards. However, testimony requests additional allowances for ground disturbance.
305-307	Huffines	Duane	10609 SE Malden	R147003	N	N/A	N/A	BL3	neighborhood R7	woodland	Apply the highest level of protection (p zone) to streams and land within 40 feet of streams and to forest and woodland vegetation that is contiguous to streams that is on steep slopes.. Apply a lower level of protection (c zone) to woodland vegetation contiguous to and greater than 40 feet from top of bank streams.	X	12/1/2020		Remap forest to exclude solitary tree.	+	Requested a site visit. Did not testify. Assumed resolved
95-97	Hunter	Kelly	9544 SW 51st Ave	R301843	N	N/A	N/A	FC11	neighborhood R7	Woodland, stream riparian area	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of stream. ** Convert area of p zone to c zone on adjacent lot to preserve developable space on vacant lot.	X	8/17/2020		Confirmed intermittent stream; updated stream alignment Updated slope mapping	+	Requested a site visit. Did not testify. Assumed resolved
98-100	Iliff	William	7810 SE 108th Ave	R157002	N	N/A	N/A	BL2	neighborhood R7	forest canopy and riparian area	Apply the highest level of protection (p zone) to land within 40 feet of the top-of-bank of streams and to forest vegetation within 100 feet of top-of-bank streams.	X	7/29/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved

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995-996	Ingalsbe	Marita	6214 SW 41st Av	R328864	Y	184997	Extend ezones to cover all of Fanno Creek	FC8	neighborhood R7	none						o	All segments of Fanno Creek that are mapped as open channels have ezones applied to them. There is a mapped trench that intersects with the property that was identified in testimony, and this trench does flow into Fanno Creek. But according to stream and stormwater infrastructure data, the mainstem of Fanno Creek runs in a pipe through this lot. As far as staff are aware, the trench on this site does not meet the definition of a stream - it does not carry flowing water for a week or more during the wet season.
1011-1012	Izquierdo	Emily	7630 SE Arnold Way	R336917	Y	174983	Supports the project. Questions about illegal dumping and adding an extension to the house.	BL8	neighborhood R10	stream riparian area forest canopy steep slopes	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forests contiguous to streams and on steep slopes. Apply a lower level of protection (c zone) to forests contiguous to streams and on non-steep slopes.					+	Correspondence with property owner via email to answer questions.
370-372	Jacobson	Craig	4212 SW Altadena Ave	R327630	Y	164921	Questions about how the ezones would impact repair of driveway or construction of new ADU. If not allowed, then doesn't support ezones.	FC5	neighborhood R10	stream riparian area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	11/12/2020		Remap forest vegetation to follow dripline of forest canopy.	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assumed resolved.
101-103	Jennings	Andrew	2840 SW Fairmount Blvd	R239419	Y	185055	Disagreed with the feature mapping on the second, vacant lot owned.	SW9	neighborhood R7	stream forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and greater than 50 feet from streams.	X	7/9/2020		Updated stream alignment - deleted segment of stream. Confirmed vegetation mapping	o	Testified in July that the Ezone Map App had not been changed based on the site visit. The Ezone Map App was updated in December. Did not testify again in February.
1005-1006	Johanson	Aaron	2303 SW Market Street Dr	R128364	Y	184986	Do not apply ezones to the house.	SW8	neighborbood R7	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	X	9/3/2020		Staff confirmed that the natural resource mapping on the site was correct. No changes were made.	o	Staff conducted a site visit after testimony was submitted. Staff determined that the 'c' zone correctly follows the forest canopy. Property owner did not testify again in February.
104-106	Johnson	Raymond	765 SW Menafee Ln	R285219	N	N/A	N/A	SW11	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/5/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
107-109	Johnson	Tim	11328 SE Ogden St	R227805	N	N/A	N/A	BL4	neighborhood R10	forest canopy, steep slopes	Apply the highest level of protection (p zone) to forest vegetation on steep slopes that is contiguous to streams extending out to 100 feet.	X	8/10/2020		Updated tree canopy mapping		Video of a Kim Johnson, but not sure if it is this address
441-443	Johnson	Craig	621 SW Englewood	R157462	N	N/A	N/A	SW22	RF	Forest Canopy, Woodland, Herbaceous, stream riparian area	Apply the highest level of protection (p zone) to stream channels and land within 50 feet of the top-of-bank of streams. Apply a lowevel level of protection (c Zone) to forest vegetation on steep slopes contiguous to Tryon Creek State Park.	X	10/1/2020		Remap vegetation patch and Delete ephemeral stream segment	+	Requested a site visit. Did not testify. Assumed resolved

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1027-1028	Jones	Adam	6326 NW Manor	R263087	Y	174960	Do not change the ezones on the property. Allow property owners to manage the forests on private property.	FP35	neighborhood R20	stream and riparain area forest canopy	Apply the highest level of protection (p zone) to stream and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					+	The area of 'p' zone on the site is remaining the same around the stream. The extent of 'c' zone is being reduced and will follow the tree canopy. Within both ezones, invasive plants can be removed and native plants can be planted. Trees that are within 10 feet of structures or that are certified by an arborist as dead, dying and dangerous can be removed.
1068-1069	Jones	John	8035 SW Ruby Terrace	R330306	Y	164915	Changes observed, no additional feedback	SW13	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to stream and land within 50 feet of streams.					o	
N/A	Jortner	Roberta	7201 SE 36th Ave.	R153150	Y	185087	Supports the project and its contribution to meeting City goals in the Comprehensive Plan and Climate Action Plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	
944-945	Kaempf	Darlene	2616 SW Fairmount	R310573	Y	185060	Concerned with wildfire risk.	SW9	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	X			Staff scheduled a site visit with property owner. Property owner asked to cancel the site visit.	o	PSC approved clarifications for vegetation managment to reduce wildfire risk and a new exemption for fire breaks.
328-330	Kathryn	Cushman	11009 SW 61st Ave	R240630	N	N/A	N/A	FC12	neighborhood R7	Woodland, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of top-of-bank streams and to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land that is between 25 and 50 feet of wetlands.	X	11/23/2020		Add segments of open stream channel to NRI.	+	Requested a site visit. Did not testify. Assumed resolved
110-112	Kaven	Daniel	NW Winston and NW Dover	R263072	Y	164929, 164928, 164927, 164926, 164925, 164924, 164923, 164922	Do not apply 'p' zones to the property, keep the 'c' zones only. Concerned about development potential.	FP35	neighborhood R20	stream and riparain area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest contiguous and between 50-100 feet of streams. Apply a lower level of protection (c zone) to forests contiguous and more than 100 feet from streams.	X	7/30/2020		Removed an ephemeral stream Added a new intermittent stream	o	Property owner contests the newly added intermittent stream, that it is ephemeral not intermittent. Staff performed two site visits and confirmed stream; offered to return in winter 2021 to confirm flow but staff was not invited back. Did not testify again in February. (Testimony is duplicative.)
1023-1024	Kehoe	Martin	11627 SW Summerville Ave	R240323	Y	174963	Questions about what the proposed ezones means and it may impact use of the property.	SW23	neighborhood R20	forest canopy woodland canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					+	The existing 'c' zone is being reduced on the site and will follow tree canopy. There is no impact on the existing house or continued use of the legal disturbance area (aka yard).
846-847	Kelly	Barry	4929 SW Fairvale Court	R303515	Y	256887	Do not apply ezones to the property. Concnered with impact on property value.	FC7	neighborhood R7	wetland riparian area	Apply the highest level of protection (p zone) to land within 25 feet of wetland. Apply a lower level of protection (c zone) to land between 25-50 feet of wetland.					o	Wetland is located off-site.
900-901	Kendall	KIC	3550 SW Kanan Dr	R146913	Y	185327	Add ezones the woods from SE Kanan to SW Iowa	FC8	neighborhood R7	woodland canopy	N/A					o	The existing policy is to apply ezones to forest canopy not woodland canopy.
N/A	Kennedy	Libby	2136 NW 33rd Ave	R307758	Y	184989	Do not remove the buffer 'b' zone.	FP31	neighborhood R5	none						+	The buffer 'b' zone is not being changed with this project.
1056-1057	King	William	14623 NW Newberry Rd	R211032	Y	164933	The extent of the ezones is disporportional to the size of the streams. The driveway should be excluded from the ezones.	FP3	neighborhood RF	streams and riparian areas forest canopy	Apply the highest level of protection (p zone) to stream and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					o	The proposal is to remove the existing 'c' zone from portions of the site that have no tree canopy and to apply a 'p' zone to the streams, which are headwaters to Miller Creek. The driveway and all existing development are exempt from the ezones.

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720-722	Klassen	Susanne	319 NW Royal	R111978	N	N/A	N/A	FP35	neighborhood RF	forest canopy, stream and riparian area	Apply the highest level of protection to stream channels, land within 50 feet of the top-of-bank of streams and to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 100 feet from streams. **Neraby lots include areas where manual conversions from p zone to c zone have been applied to preserve developable space on vacant lots.	X	1/14/2021		Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved
113-115	Klein	Mark	12130 SW 34th Ave	R331399	N	N/A	N/A	SW20	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	8/11/2020		Removed ephemeral stream Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
985-986	Kleinstub	Paul	9943 NW McKay Ave 9935 NW McKay Ave	R554526 R532574	Y	185012	On behalf of two properties located adjacent to each other.	FP11	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to public open space.	X	10/15/2020		Staff confirmed natural resource mapping	o	Both lots are within the existing 'c' zone and will remain in the 'c' zone. Staff conducted site visit with property owners. Property owners did not testify in February.
834-835	Koback	Christopher	5838 SE 111th Avenue	R167692	Y	256913	Represents Jack Benson Trust. Do not apply ezones to industrial property.	JC14	industrial IG2	wetland and riparian area	Apply the highest level of protection (p zone) to the wetland. Apply a lower level of protection to the land within 50 feet of the wetland.	X	2/18/2021			o	There is an existing c zone that is being modified based on more accurate mapping of Beggar's Tick Wetland.
1017-1018	Koenen	Westly	3327 SW Dosch Rd	R291295	Y	174970, 167942	Concerns regarding value of lots.	FC3	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					+	The extent of both the 'p' zone and 'c' zone is being reduced on the site.
432-434	Koida	Chris	920 S POWERS CT	R301336	Y	174978	The ezones should follow the property line and not include shrubs.	SW23	neighborhood R10	forest canopy	N/A	X	10/26/2020		Remap forest vegetation to follow dripline of canopy.	+	No further communication after follow up email sent with site visit results. Ezones no longer apply to property. Assume resolved.
117-118	Korhonen	Jouni	2725 SW Streamside Dr	R277678	N	N/A	N/A	SW20	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land wthin 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	6/23/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
119-121	Kraus	Andrew	1021 SW Stephenson Ct	R172302	N	N/A	N/A	SW21	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	8/4/2020		Updated slope mapping Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
N/A	Labbe	Ted	N/A	N/A	Y	185101	Representing Urban Greenspaces Institute. Please expand protection for Oregon White Oak.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	o	Some Oregon White Oak is protected where existing policy was specific to that species. There are areas of Oregon White Oak that are not protected and it would require an updated policy to do so.
1042-1043	Lamp	Brannon	7250 NE Sacramento St	R209675	Y	174943	Supports the project based on site visit revisions	EB8	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to the forest canopy along Rsoe City Golf Course.	x	1/27/2020		updated tree canopy mapping to follow drip line	+	
820-821	Larson	Chris	638 NW Skyline Crest Rd	R324631	Y	256996	Protect the unique high elevation habitat. See LU 17-150354	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams and wetlands.				N/A	o	Multiple property owners in this area are asking for a stronger level of protection to prevent development on a unique high elevation habitat.

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1025-1026	Laurila	Brett	SE Tenino St	R667700	Y	174961	Request no change to the zone and to follow the decisions of LU 2011-153362.	JC6	neighborhood R10	wetland riparain area forest canopy	Apply the highest level of protection (p zone) to wetland and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to forest contiguous to and more than 25 feet of wetlands.					+	<p>The land use decision did not specify that the ezones should be modified in any way. Current proposal is to reduce the 'c' zone coverage on all of the lots on which development was approved. The only proposed 'p' zone is applied to the natural resource tract, which has a conservation easement applied to it, and which cannot be developed. Proposed ezones do not conflict with LUR 11-153362. In fact, they better reflect the outcome of the LUR than than the existing ezones do. All approved permits and land use review decisions can proceed without impact from the proposed ezones as long as the schedules specified therein are followed.</p> <p>The area of 'c' zone is being reduced to reflect the land use decision and the tree canopy. The 'p' zone, off-site, is changing to reflect updated wetland mapping and the 'p' zone will now come up to the property line.</p>
942-943	Lawrence Cawthon	Mary	3205 SW Dosch Road	R577747	Y	185062, 185059	Support for ezones applied to undeveloped lot next to property to protect trees and stream.	FC3	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.					+	New development is allowed by standards or review within the 'c' zone on the vacation lot.
122-124	Lee	Stacey	2451 SW Bertha Blvd	R115852	N	N/A	N/A	FC5	neighborhood R7, RM1	Forest canopy, stream, riparian area	Apply the highest level of protection (p zone) within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams outside Council Crest Park.** Convert area of p zone to c zone to create potential development site on dividable lot.	X	8/25/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
125-127	Legleiter	Michael	10905 SE Mt Scott Blvd	R336863	N	N/A	N/A	BL3	neighborhood R7	forest canopy	Apply the highest level of protection (p zone) to forest and woodland vegetation on steep slopes contiguous to and greater than 40 feet from top of bank streams and apply a lower level of protection (c zone) to forest vegetation contiguous to and greater than 100 feet from top of bank streams.	X	7/28/2020		Updated slope mapping	+	Requested a site visit. Did not testify. Assumed resolved
435-437	Li	Li	5050 SW Patton	R327363	N	N/A	N/A	FC2 and FC3	neighborhood R10	Forest Canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams and to forest vegetation contiguous to streams and between 50 and 100 feet from streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams.	X	10/26/2020		Remap forest vegetation to follow dripline of canopy and to exclude isolated grove.	+	Requested a site visit. Did not testify. Assumed resolved
323-325	Liefeld	Mike	9726 NW Durrett	R219193	Y	185042	Do not extend ezones ont to private property where the vegetation has been disturbed.	SK6	neighborhood R10	forest canopy, streams and riparian areas	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	11/24/2020		Remap forest to exclude trees at edge of property	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assumed resolved.

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441-443	Lilly	Michael	621 SW Englewood Dr	R157462	Y	185038	Representing owners of property. Questions regarding quasi-judicial or legislative process. Questions about ORS 197.307(4) housing standards.	SW22	neighborhood RF	forest canopy herbaceous vegetation	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams and contiguous to public open space.	X	10/1/2020		Updated forest canopy mapping, deleted segment of stream	o	The existing 'p' zone is removed from the site entirely and the eixsting 'c' zone is adjusted to follow tree canopy. The site is developed. Land division is possible with new housing allowed through the standards of 33.430.140.
441-443	Lilly	Michael	777/E SW Englewood Drive	R157460	Y	185037, 185030	Representing owners of property. Questions regarding quasi-judicial or legislative process. Questions about ORS 197.307(4) housing standards.	SW22	neighborhood RF	forest canopy herbaceous vegetation	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams and contiguous to public open space.	X	10/1/2020		Updated forest canopy mapping, deleted segment of stream	o	The existing 'p' zone is removed from the site entirely and the eixsting 'c' zone is adjusted to follow tree canopy. Land division and new housing is allowed through the standards of 33.430.140.
1021-1022	Lindquist	SH	11357 SW RIVERWOOD RD	R578882 R631451 R257958	Y	174964	Do not apply ezones to the properties. Concerned about impact on future development.	SW23	neighborhood R20	stream and riparian area woodland canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams.					o	The three lots are contiguous to eachother. R257958 is a vacant lot with no proposed ezones. R631451 is devloped with one single residential structure; the 'p' zone will limit expansion to areas outside of the 'p' zone. R578882 has a stream bisecting the lot and existing stream protections that constrain development. Ezones were applied to open channels of streams in resource site SW23 when natural resource protections were originally adopted. Segments of this stream that are located upstream and which are connected to this stream by a pipe already have ezones applied to them.
728-730	Lippman	Ellen	3232 SW Upper Cascade	R184206	N	N/A	N/A	sw8, sw7	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	1/27/2021		Remap forest vegetation	+	Requested a site visit. Did not testify. Assumed resolved
128-130	Littlefield	Kellie	5435 SW Coronado St	R302721	N	N/A	N/A	FC13	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	7/15/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
936-937	Lohstroh	Bret	13927 SE Tenino St	R568920	Y	185068	Do not change the zoning from 'c' to 'p' zone.	BL8	neighborhood R5	forest canopy	Apply the highest level of protection (p zone) to forest on steep slopes contiguous to streams.					o	There was an Environmental Violation on the site in 2010. Existing structures can be maintained, repaired and replaced in the current footprint.
131-133	Lotti	Martin	8404 NW Thompson Rd	R270771	Y	174954	Do not apply 'p' zone applied to the stream. Concerned about impact on property value and future development.	SK6	neighborhood R10	stream riparian area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams.	X	8/4/2020		Confirmed intermittent stream; updated stream alignment	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
336-338	Lowe	Robert	3881 SW Bridlemile	R121327	N	N/A	N/A	FC3	neighborhood R10	forest canopy, wetlands	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and wetlands. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank	X	11/19/2020		Remap forest to exclude trees that are separate from forest patch.	+	Requested a site visit. Did not testify. Assumed resolved
460-462	Lurie	Michael	9507 NW Roseway	R169421	N	N/A	N/A	FP12	neighborhood R10	Forest Canopy, stream and stream riparian area	Apply the highest level of protection (p zone) to stream channels and the land within 25 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to land between 25 feet and 50 feet of the top-of-bank of streams	X	10/19/2020		Realign stream to follow property line	+	Requested a site visit. Did not testify. Assumed resolved
842-843	Lyford	Steve	390 nw brynwood In	R237540	Y	256908	Apply a p zone to the site to protect it from future development	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous and more then 50 feet from streams.					o	Multiple property owners in this area are asking for a stronger level of protection to prevent development on a unique high elevation habitat.

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135-136	Lynch	Sanford	2415 SW Scholls Ferry Rd	R326996	N	N/A	N/A	FC2	neighborhood R20	stream and riparian area forest canopy woodland canopy herbaceous vegetation	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forests contiguous to and between 50-100 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 100 feet from streams.	X	6/23/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
708-710	Ma	Sean	3306 SW Scholls Ferry	R327367	Y	256924	Do not apply the c zone to the tree canopy. Concerned with impact on development potential.	FC2	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams and wetlands.	X	3/25/2021		Exclude low structure veg from forest patch	o	Still objects to the application of ezones to the tree canopy
137-139	MacDonald	Thomas	11603 S Summerville Ave	R240322	N	N/A	N/A	SW17	neighborhood R20	Forest canopy, woodland	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	7/30/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
797-799	Makarova	Natalia	1554 NW Benfield	R218931	N	N/A	N/A	SK7	neighborhood R10	forest canopy	Apply a lower level of protection (c zones) to forest or woodland vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of stream.	X	11/12/2020		No Change	+	Requested a site visit. Did not testify. Assumed resolved
926-927	Malcolm	David	1511 SW Skyline Blvd	R180598	Y	185076	Raises concerns regarding this being a quasi-judical or legislative process. Concern raised regarding ORS 197.307(4) for clear and objective housind standards.	SW5	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and between 25-100 feet from streams.					o	The proposed correction reduces the area of 'c' zone on the property and slightly expands the 'p' zone based on the stream. The scenic 's' overlay zone is adjusted based on the corrected 'c' and 'p' zones.
928-929	Malcolm	David	1240 SW 60 Avenue	R704695	Y	185075, 185071	Raises concerns regarding this being a quasi-judical or legislative process. Concern raised regarding ORS 197.307(4) for clear and objective housind standards.	FC1	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.					o	The site is undeveloped. The standards of 33.430.140 allow for development of a house, duplex or combo of a house/ADU with a maximum disturbance area of 5,000 square feet.
952-953	Manilla	Mary	2626 S/ SW SHERWOOD PL	R247422	Y	185051	Keep the existing ezones.	SW9	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.					o	The existing 'c' zone is reduced on the property and will follow the tree canopy.
866-867	Mankowski	Heather	3555 SW Kanan Dr	R146889	Y	185399	Concerned about being able to remove hazard trees near house.	FC8	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more then 50 feet from streams.					+	Tree within 10 feet of structures or trees that are certified by an arborist as dead, dying and dangerous can be removed in the ezones.
475-477	Marshall	Inge	4233 NW Twilight Terrace	R532869	Y	164916	Disagrees with the forest mapping on the property.	SK4	neighborhood R10	forest canpoy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.	x	1/3/2020	GIS aerial	updated tree canopy mapping	+	Updated the mapping to follow the tree canopy. No ezones will apply to the property based on feature map update.
918-919	Marten	Paul Christyne	3435 NW Vaughn	R307925	Y	185111	Do not change the buffer 'b' zone	FP28	neighborhood R5	stream riparian area forest canopy	Apply the highest level of protection (p zone) to the streams and land within 50 feet. Apply the highest level of protection (p zone) to forest contigous to streams.					+	The buffer 'b' zone is not changing as part of this project. The 'b' zone is remaining as is.
140-143	Martin	Soot Family Trust	1310 SW Taylors Ferry Rd	R227977	N	N/A	N/A	SW16	neighborhood R10	Herbaceous, Forest Canopy, Stream Riparian Area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to land between 50 and 75 feet of streams.	X	6/29/2020		No change - confirmed vegetation mapping	+	Requested a site visit. Did not testify. Assumed resolved
963-964	Massimino	Connie	7222 SE 133rd place	R287958	Y	185044	Do not add ezones to private property. Concerns regarding property value and taxes.	JC18	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					o	The existing conservation zone arbitrarily cuts through the middle of the forest, leaving some trees in and some trees out. The 'c' zone is being remapped to include the entire forest patch

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977-978	Matthews	Daniel	602 NW Skyline Crest	R324625	Y	185017	Requests that replacing septic systems be exempt from the zoning code	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					+	PSC approved changes to exemptions for septic systems and a new standard for replacement septic systems.
826-827	Mattson	Nancy	2509 SW Palatine St.	R331401	Y	256917	Supports the application of 'p' zone her property. Concerned about people trying to beat the updates and fill in resources before the ezones are corrected.	SW20	neighborhood R20	stream and riparian area wetland and riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forest contiguous to but more than 50 feet from streams and wetlands.	X	8/28/2019			o	The features on the site are mapped correctly. But the concern is about unprotected features being destroyed while the project goes through the legislative process.
144-145	Maxwell	Jay	1432 SW College St	R246691	N	N/A	N/A	SW9	RM1	forest canopy	N/A	X	7/22/2020	LU 93-00296	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
760-762	May	Leigha	5421 SW BAIRD ST	R301696	N	N/A	N/A	FC11	neighborhood R7	Stream and riparian area	Apply the highest level of protection (p zone) to stream channles and land within 50 feet of the top-of-bank of streams.	X	10/21/2020		No Change	+	Requested a site visit. Did not testify. Assumed resolved
270-279	McAlpine	Scott	3719 SW 12th Ave	R247136	N	N/A	N/A	SW10	RM2	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	12/15/2020	Tree Permit	Remove trees that are permitted for removal	+	Requested a site visit. Did not testify. Assumed resolved
146-148	McCabe	Jean	11222 SW 27th Ave	R232752	N	N/A	N/A	SW20	neighborhood R10	Forest Canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	7/17/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
1035-1037	McCurdy	Derek	10035 NW Wilark Ave	R297558	Y	174948	Do not apply 'c' zone to the property because there is no stream near the property.	FP11	neighborhood R7	woodland canopy	Apply a lower level of protection (c zone) to forest and woodland contiguous to and more than 25 feet of streams.		5/5/2021	GIS, Aerial, Streetview	Corrected vegetation mapping	+	Vegetation on lot is not contiguous to larger vegetation patch. Edit will be reflected in future draft ezone mapping.
864-865	Mcghehey	Kenneth	4810 SW 60th Place	R251831	Y	256944	Disagreed with wetland mapping. Concerned about impact of ezones on property value.	FC4	neighborhood R10	wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to wetland and land within 25 feet of wetland. Apply a lower level of protection (c zone) to land between 25-50 feet of wetland.					o	Property owner disputes wetland mapping. Project staff have contacted property owner to offer a wetland determination. Property owner has not responded to offer.
906-907	McMullen	William	5420 SW Alfred St	R142910	Y	185284	Do not apply 'c' zone to property	FC12	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous streams.					o	The existing city policy is to protect the forest canopy on the site.
149-151	McMurty	Christopher	9486 SW 62nd Dr	R291167	N	N/A	N/A	FC11	neighborhood R20	Forest Canopy	Apply a lower level of protection (c zone) to forests contiguous to streams.	X	6/29/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
902-903	McNichols	Jason	8213 SW Woods Creek Ct	R126574	Y	185326	Supports ezones to protect the resources	FC10	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to the streams and land within 50 feet.					+	N/A

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152-154	McQueston	Elisabeth	2711 NW Bullfinch Pl	R481572	N	N/A	N/A	SK6	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest or woodland vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	8/13/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
348-350	Melady	Jason	10702 SW 14th Dr	R122681	N	N/A	N/A	SW19	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	11/17/2020		Remap forest to follow dripline of trees.	+	Requested a site visit. Did not testify. Assumed resolved
155-157	Mele-Wagner	Family Trust	9707 NW Henry Ct	R165225	N	N/A	N/A	SK6	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	7/21/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
961-962	Michaelson	Rick	1041 SE 111th	R183536	Y	185045	Request to follow the graded area of the site instead of the tree canopy. Slope data is incorrect.	EB12	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to forest vegetation.	X	12/2/2019		Corrected forest canopy mapping	o	The ezone in this resource site does not use the slope data. The existing 'c' zone is modified slightly to follow the tree canopy.
503-505	Millar	Cate	3000 NW CORNELL RD	R316691	N	N/A	N/A	SW1	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest vegetation in the Balch Creek Watershed Special Habitat Area	X	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.	+	Requested a site visit. Did not testify. Assumed resolved
373-375	Miller	Matthew	2235 SW Marigold St	R114813	Y	185350	Can we rebuild our house if it burns down? Can we remove dangerous trees? Does the tree have to stay?	SW16	neighborhood R7	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to land within 25 feet of stream. Apply a lower level of protection (c zone) to land between 25-50 feet of stream. Apply a lower level of protection (c zone) to forests contiguous streams.	x	11/12/2020		updated tree canopy mapping	+	Replacement of structures in current footprint is exempt. Trees that are dead, dying and dangerous can be removed. Staff proposed a change to the code that trees removed do not need to remain on site if the site is less than 7,000 sq ft (this was included in the Proposed Draft.) Property owner did not testify again in February or continue to communicate with staff in response to follow up email after site visit. It is assumed that the issues raised in testimony
161-163	Mishler	Darris	5440 SW Buddington St	R302716	N	N/A	N/A	FC13	neighborhood R5	N/A	N/A	X	7/28/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
294-296	Moffett	Kevan	3415 SW Stonebrook	R276649	N			FC5	neighborhood R10	forest canopy, herbaceous vegetation	Apply a lowever level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	12/2/2020		Remap forest vegetation	+	Requested a site visit. Did not testify. Assumed resolved
164-166	Montgomery	Joyce	5557 Jenne Ln	R192823	N	N/A	N/A	N/A	neighborhood R20	Forest canopy,shrubland, herbaceous, wetlands,	N/A - Site is in Pleasant Valley. It is outside of the project area.	X	8/24/2020	taxlot data	Updated resource site boundary	+	Requested a site visit. Did not testify. Assumed resolved
164-166	Montgomery	Joyce Steven	5557 SE Jenne Ln	R192823	Y	185351, 185108, 185065	Do not include the property in the Ezone Map Correction Project because it is in the Pleasant Valley Plan District	PV	neighborhood R20/RF	wetland and riparian area forest canopy shrubland herbaceous vegetation	See Pleasant Valley Plan District ESEE decisions	N/A				+	The resource site accidently included a sliver of the property. The resource site boundary has been corrected.
1048-1049	Morford	Mark	1109 NW Greenleaf Rd	R140059	Y	164940	Concerns about continued use of the area for timber harvest.	FP26	neighborhood RF	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.	x	2/28/2019		Deleted stream segment from natural resource inventory.	+	Property is current entirely within the 'c' zone, proposal is to remove 'c' zone from areas where scenic overlay is applied. Forestry practices are allowed uses in the ezones and can continue.

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800-802	MUKTINOOTALA PATI	Shankar	5769 SW Clay	R690581	N	N/A	N/A	FC1	RM1	forest canopy, stream and riparian area	Apply the highest level of protection (p zone) to streams and land within 25 feet of stream top-of-bank and wetlands and land within 50 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams and to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	11/19/2020		No Change	+	Requested a site visit. Did not testify. Assumed resolved
167-169	Munroe	Peter	536 SW Cheltenham St	R124050	N	N/A	N/A	SW11	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to SW Terwilliger Blvd.	X	8/3/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
818-819	N/A	N/A	11888 S Breyman Ave		Y	256995	Representative for Leslie Goss. Would like a survey of top-of-bank and stream centerline to be required. States that the stream is a diverted 'roadside ditch'. Concerned about a reduction in allowed density.	SW23	neighborhood R20	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25-50 feet of streams.	X	2/25/2020		confirmed intermittent stream	o	Streams moved or diverted due to construction of roads or development can still quality as an intermittent stream if there is sufficient flow and evidence of a channel, bed and bank, which there is on this site and site upstream.
672-675	Nathanson	Leslie	1109 SW Palatine	R331619	N	N/A	N/A	SW21	neighborhood R20	forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	2/4/2021	GIS	Remap forest canopy	+	Requested a site visit. In response to follow up email, requested additional vegetation edits. Staff made further edits and emailed property owner with results. There has been no further communication. Did not testify. Assumed resolved
170-172	Nemeth	Shorin	1043 NW Skyline Blvd	R324662	Y	185011	Overlay zones are not necessary on this property becasue property has a house on it. Should get a tax break or compensation. Ezones discourage stewardship.	FP26	neighborhood RF	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest contiguous and between 50-100 feet of streams. Apply a lower level of protection (c zone) to forests contiguous and more than 100 feet from streams. ***p' zone to 'c' zone conversion to maintain dividability	X	7/30/2020		Confirmed stream alignmnets; confirmed tree canopy	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
173-175	Neupert	Kevin	4332 SW Semler Wy	R541411	N	N/A	N/A	FC3	neighborhood R10	stream riparian area, wetlands	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands.	X	7/1/2020		Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved
N/A	Newberry	Daniel	N/A	N/A	Y	185337	Urban Forest Commission support for the project. Would like to see additional ezone-like protections for forest groves in east Portland.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	o	This project is not proposing to expand the existing policies to protect small forest groves.
838-839	Newman	Brian	3917 SW Stephenson Street	R561836	Y	236812	Why does the overlay zone extend from the stream to include the street and property on the other side of the street?	SW20	neighborhood R20	wetland riparian area	Apply the highest level of protection (p zone) to land within 50 feet of wetlands.	x			Site visit was scheduled on Feb 18, 2021, but was cancelled at the request of property owner.	o	The city and regional policy is to protect the land within 50 feet of streams and wetlands and require mitigation for new impacts. The area within 50 feet of streams and wetland has a direct and significant impact on the hydrology and water quality in the waterbody.

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373-375	Nguyen	Christopher	2235 SW Marigold St	R114813	N	N/A	N/A	SW16	neighborhood R10	Stream, riparian area	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to land between 50 and 75 feet from streams and to forest vegetation that is contiguous to and greater than 75 feet from streams.	X	11/12/2020		Remap forest vegetation to follow dripline of tree canopy.	+	Requested a site visit. Did not testify. Assumed resolved
754-755	Nguyn	Hai	LEVY Code 001	R606434	N	N/A	N/A			forest canopy, stream riparian area	Apply the highest level of protection (p zone) to natural resource tracts.		8/5/2020	Aerial; taxlot data	Manual correct p zone	+	Requested a site visit. Did not testify. Assumed resolved
360-362	Nick	Lettin	1107 SW Stephenson Ct	R172300	N	N/A	N/A	SW21	neighborhood R10	forest canopy, herbaceous, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	11/16/2020		Delete ephemeral stream segment and edit forest mapping.	+	Requested a site visit. Did not testify. Assumed resolved
176-178	Nicolulis	Eric	911 SW Stephenson Ct	R172305	N	N/A	N/A	SW21	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to streams and on steep slopes more than 50' feet of streams.	X	7/15/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
180-181	Nielsen	Brent	9324 SW 55th Ave	R301698	N	N/A	N/A	FC11	neighborhood R7	stream riparian area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams.	X	6/22/2020		Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved
182-184	Nilsen	Erik	2111 SW Arnold St	R157606	Y	185048	The stream riparian area was altered and then improved by developers. Application of protection zone to site will limit future development on the site.	sw19	neighborhood R10	Stream	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams.	X	8/25/2020		Updated tree canopy mapping	o	Submitted testimony. Staff conducted a site visit, sent follow up email and offered to do follow up site visit to verify stream flow. Staff received no further communication after follow up email, and property owner did not testify again in February.
983-984	Nottage	Dan	SW Knightsbridge Dr	R237954	Y	185013	Opposed to changes to the ezone on the property. Concerned about property value and taxes.	FC11	neighborhood R10	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands. ** Manually convert area from p to c zone to preserve buildable space on vacant lot.					o	A manual conversion from 'p' to 'c' zone was completed on the site to create the maximum disturbance area in Table 430-1. Proposed ezones have more lot area outside of resource area of 'p' zone than existing zoning.
314-316	O'Connell	Kevin	9440 NW Harbor Blvd	R169411	N	N/A	N/A	FP12	neighborhood R10	forest canopy, streams	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to land between 25 feet and 50 feet of the top-of-bank of streams outside of public parks.	X	11/25/2020		Remap streams on site	+	Requested a site visit. Did not testify. Assumed resolved
973-974	Okuley	James	2535 SW Sherwood Dr	R327812	Y	185020	Existing houses and undeveloped lots should have the same rights for future development.	SW9	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					o	The existing house can be maintained, repaired and replaced in its current footprint. Additions to the house may be allowed outside of the 'p' zone.

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185-187	Olsen	Keith	5135 SW 38th Pl	R328748	N	N/A	N/A	FC5	neighborhood R10	Forest Canopy, Stream, Riparian Area	Apply the highest level of protection (p zone) to stream channels to top-of-bank and land within 50 feet of the top-of-bank of stream, and within 50 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank.	X	8/19/2020		Confirmed intermittent stream; updated stream alignment Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
426-428	Olsen	Anita	10211 SW 55th ave	R331072	Y	184992	Disagrees with including orchard trees as forest vegetation.	FC12	neighborhood R10	N/A	N/A	X	10/27/2020		Remap forest vegetation to exclude grove on lot from larger forest patch.	+	No further communication after follow up email sent with site visit results. Ezones no longer apply to property. Assume resolved.
1040-1041	O'Neill	Patrick	7307 NW Penridge Rd	R242501	Y	174946	Do not apply ezones to developed portions of the property.	SK10	neighborhood R20	forest canopy woodland canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.	x	10/8/2020		Confirmed forest canopy mapping	o	Conservation zone is mapped based on forest canopy that intersects with lot. Ezone extends fewer than 25 feet onto lot, so only transition area falls on lot. This will not restrict future expansion of development footprint and all existing development and landscaping is exempt
	Orizola	Alejandro	833 SW 11th Ave	R237540	Y	256911	Representative of the Forest Park Conservancy. Requests higher level of protection for a high elevation property in Balch Creek	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	o	No address was given for the property discussed. Did reference LU 17-150354 EN.
888-889	Patel	Harish	1299 SW Cardinell Dr	R127367	Y	185358	Do not apply the ezones to grass and shrubs	SW9	neighborhood R10	stream riparian area forest canopy shrubland	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	X	7/3/2019		updated tree canopy mapping	+	There was an Environmental Violation on the site LU 05-128719 for tree removal. The ezones reflect the required mitigation planting.
188-190	Patterson	Janina	4659 SW Maplewood Rd	R329426	N	N/A	N/A	FC9	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	X	8/5/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
930-931	Pearce	Joseph	9401 NW GERMANTOWN RD	R169403	Y	185073	Concerns about the changes to the scenic 's' overlay zone and relationship to 'c' zone. Concerns about impact to property value	FP12	neighborhood R10	stream riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of stream. Apply a lower level of protection (c zone) to land between 25-50 feet of stream.	X	10/14/2019		Corrected stream mapping	o	The existing scenic 's' overlay zone is being adjusted to reflect the corrections to the 'c' and 'p' zones based on the stream. Per the 1991 Scenic Resources Protection Plan, the 's' should be applied to 100 feet on either side of Germantown Rd to protect the scenic qualities of the tree canopy. Within 50 feet of streams, the ezones are applied instead of the 's' because the rules of the ezones also protect the stream, not just the trees.
818-819	Pelz	Carl	11744 S Breyman Ave	R100246	Y	256994	Map of stream is inaccurate with regards to culverts. Do not apply ezones to developed portions of property. People who didn't put stream in culverts are penalized for better stewardship.	SW23	neighborhood R20	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25-50 feet of streams.	X	2/25/2020		confirmed intermittent stream	o	Streams moved or diverted due to construction of roads or development can still qualify as an intermittent stream if there is sufficient flow and evidence of a channel, bed and bank, which there is on this site and site upstream.
191-193	Pendyala	Rahul	14851 NW Ash St	R211083	N	N/A	N/A	SK1	RF	forest canopy	Apply a lower level of protection (c zone) to forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	7/21/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
423-425	Person	Judit	11611 SW 55th Ave	R294829	N	N/A	N/A	FC13	neighborhood R10	N/A	N/A	X	10/28/2020		Remap forest vegetation to exclude low structure tree canopy.	+	Requested a site visit. Did not testify. Assumed resolved

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285-287	Peskin	Chris Sarah	13948 NW Country Woods	R233978	Y	185347, 185126, 185125, 185082, 185052, 256920	Major concern is regarding wildfire risks and vegetation management. Do not apply ezones near houses in high wildfire risks areas.	SK1	neighborhood RF	stream riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	11/30/2020		Remap forest to exclude vegetation patches and delete steep slope designation from area around house.	o	Following site visit, property owner requested additional changes to vegetation mapping. Staff determined that the requested changes would not be consistent with mapping protocols. No further emails were exchanged. Did not testify again in February. Code amendments proposed to clarify vegetation management and allow fire breaks in ezones.
808-810	Peterson	Teresa	3910 SW Comus	R302260	Y	185281	Requesting a site visit.	SW15	neighborhood R7	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25-50 feet of streams.	X	11/30/2020		No change	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assumed resolved.
1007-1008	Pfeiffer	Steve	430 NE Lloyd Blvd	R150158	Y	184985	The features on the site do not meet the definition of a Special Habitat Area and should not be included.	EB6	Central Commerical CX	shrubland vegetation	Apply a lower level of protection (c zone) to Special Habitat Areas.			GIS; aerial photography	update Special Habitat Area boundaries.	+	The SHA is intended to apply to Sullivan's Gulch, whihc is located along I84 from NE 1st to NE 28th. This section has no tree canopy and is significant constrained by MLK and Grand, making it substantively different than habitat areas that have fewer street crossing and include trees. Staff agree with the testimony and have updated the SHA boundaries.
194-196	Pham	Vanessa	6925 SE 152nd Ave	R337079	N	N/A	N/A	B11	neighborhood R10	forest canopy and streams	Apply the highest level of protection (p zone) to land within 40 feet of the top-of-bank of streams and apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 40 feet from streams.	X	7/29/2020		Updated tree canopy mapping and deleted stream segment from inventory	+	Requested a site visit. Did not testify. Assumed resolved
197-199	Phillips	Mary	4535 SW 54th Pl	R329174	N	N/A	N/A	FC4	neighborhood R10	woodland, stream riparian area	Apply the highest level of protection (p zone) to land within 25 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet from stream.	X	8/4/2020		Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved
200-202	Phipps	Kyle	6316 SW Orchid Dr	R109937	Y	185074	Disagreed with mapping the tree canopy. Asked for overlay zones to be removed where they overlap with piped streams.	FC11	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	X	7/28/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify again in February. Assumed resolved
200-202	Phipps	Cassera	6316 SW Orchid Dr	R109937	Y	185074	Disagreed with mapping the tree canopy. Asked for overlay zones to be removed where they overlap with piped streams.	FC11	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	X	7/28/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify again in February. Assumed resolved
910-911	Plaks	Kaeli	684 SW Maplecrest Dr.	R212401	Y	185119	Questions about why the ezone is being applied to the site which is developed.	SW16	neighborhood R20	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to the streams and land within 50 feet. Apply the highest level of protection (p zone) to forest contiguous to streams.					o	The existing policy is to protect streams and forest contiguous to streams. The forest canopy may be over developed area.
1031-1032	Poizer	Jay	8030 NW Skyline Blvd	R306449	Y	174952	Concerned about the 'c' zone expansions impact on future development and property values	FP9	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to public open space.					o	Roughly 1/3 of the site remains outside of the 'c' zone; impacts to the 'c' zone for future development could be approved through Enviornmental Review. There is also an existng scenic 's' zone on site that is not changing.

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203-205	Pollack	Douglas	1639 SW Joshua St	R567867	N	N/A	N/A	SW21	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	7/28/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
1038-1039	Ponce	Joanna	3877 SW Canby St	R167275	Y	174947	Support for the project.	FC9	neighborhood R7	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to stream and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetland and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams and wetlands.					+	
842-843	Pool	Mary	818 nw Skyline Crest Road	R324648	Y	256891	Apply a 'p' zone, instead of 'c' zone, to the steep forest on either site of 7318 NW Penridge Rd	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous and more then 50 feet from streams.					o	Multiple property owners in this area are asking for a stronger level of protection to prevent development on a unique high elevation habitat.
206-208	Posner	Jennifer	6514 SW Santa Monica Ct	R134962	N	N/A	N/A	FC3	neighborhood R10	steep slope only	N/A	X	8/13/2020		Removed stormwater facilities	+	Requested a site visit. Did not testify. Assumed resolved
234	Prapas	Christine	8402 SW Woods Creek	R126561	N	N/A	N/A	FC10	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams. **Manually convert are of p zone to c zone to allow for additional development on dividable lot.	X	11/17/2020		Remap forest to exclude grove of trees.	+	Requested a site visit. Did not testify. Assumed resolved
1015-1016	Pulver	Gene	4419 SW Multnomah Blvd	R330062 R329809	Y	174973	Questions about why the ezones are proposed for the property.	FC9	commerical CE	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of proteciton (p zone) to forests within 100 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 100 feet of streams.	X	10/22/2020		Staff confirmed natural resource mapping	o	The ezones are being corrected to follow the forest canopy on site. The forest is contiguous to a stream and associated wetland, both of which are located off-site. The riparian forest is providing functions - hydorlogy and water quality - for the stream and wetland. The existing policy is to protect those functions.
1046-1047	Rabkin	John	2231 SW Montgomery Drive	R128502	Y	164943	Disagrees with ezones on private property unless compensated for loss of allowed uses.	SW8	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					o	The existing 'c' zone on the site is being realigned to match the tree canopy. Existing structures and legal disturbances (aka yard) can be repaired, maintained and replaced in current footprint
723-725	Radcliffe	Sara	3144 SW Cascade	R305038	Y	185103	Postpone under the homeowners have more time to review and understand the proposal.	SW8	neighborhood R7	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams. **Manual conversion of area of p zone to c zone to preserve developable space on adajcent dividable lot.	X	1/14/2021		Remap forest canopy; correct stream alignmnet	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
1029-1030	Rader	James	6210 SW Sheridan St	R327301	Y	174957, 174956	The zoning is picking up non-forested area and applies to landscaped areas and the structure.	FC2	neighborhood R20	forest canopy and stream riparian area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.	X	10/7/2020		During site visit, staff updated forest canopy mapping. Also, a site visit that was conducted on adjacent lot to the west on a different date identified a previously unmapped seasonal stream that is located within 50 feet of lot.	+	The 'c' zone follows the tree canopy on the site. The through the site visit, the mapping was updated and no longer includes the house.

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209-210	Rafferty	Judith	8021 SE Barbara Welch Rd	R337063	Y	174955	Concerned about replacing septic sysytem and impact on property value	BL13	neighborhood RF	stream and riparain area forest on steep slopes wetland and riparian area forest on non-steep slopes	Apply the highest level of protection (p zone) to streams, wetlands and land within 40 feet of streams. Apply the highest level of protection (p zone) to forests contiguous to streams or wetlands and on steep slopes. Apply a lower level of protection (c zone) to forests contiguous to streams or wetlands and on non-steep slopes.	X	7/20/2020		Updated slope mapping Updated tree canopy mapping	o	No further communication after follow up email sent with site visit results. Did not testify again in February. (Staff recommended amendments for septic systems also included.)
816-817	Rafnel	Karen	1250 SW Englewood	R566918	Y	257005, 185367, 185107, 185106, 185105, 185104, 185102	The feature on the site is not a wetland and the ezones should not be applied to it.	SW22	neighborhood RF	wetland and riparain area herbaceous vegetation	Apply the highest level of protection (p zone) to wetlands and land within 50 feet of wetlands.	x	8/24/2020		N/A		During site visit, property owner claimed that the wetlands that are mapped on the site are due to the presence of pond that was dug on neighboring lot and/or excessive irrigation on the part of neighbors. Property owner is concerned that draft p zone mapping will preclude the construction of a driveway to rear lot and constrain the home building site that was approved through a land use review prior to annexation into Portland. Staff offered to schedule a wetland determination, but the property owner declined. Draft wetland mapping is based on remote identification methodology that is employed by the Bureau of Environmental Services. The wetland mapping is subject to confirmation. If the wetland mapping is incorrect, the draft ezones can be corrected.
868-869	Ramis	Tim	1136 SW Davenport St	R258342	Y	185384, 185031	Concerns about Metro code section 3.07.1340(4). Request to prioritize housing.	SW9	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more then 25 feet from wetlands.					o	The entire site has a 'c' zone applied based on the existing policy to protect tree canopy contiguous to wetlands. Boundary of 'c' zone is being reduced to follow the tree canopy. Site is developed with a house.
870-871	Ramis	Tim	4545 SW Northwood Ave	R641561	Y	185380	Concerns about Metro code section 3.07.1340(4). Request to prioritize housing.	SW10	neighborhood R20	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.					o	The site has existing 'c' and 'p' zones based on the existing policys to protect streams and tree canopy. The area of 'p' zone is being reduced based on remapped stream channel and the are of 'c' zone is being reduced based on remapped forest canopy.
872-873	Ramis	Tim	4700 NW Humphrey Blvd	R327191	Y	185378, 185034	Concerns about Metro code section 3.07.1340(4). Request to prioritize housing.	FC3	neighborhood R20	stream and riparian area forest canopy herbaceous vegetation	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.					o	The site has existing 'c' zone based on what was assumed to be, but not verified a stream. The 'p' zone is being applied based on a stream channel and the 'c' zone is being modified to follow tree canopy.
878-879	Ramis	Tim	3161 NW Cumberland	R304728	Y	185375, 185032	Concerns about Metro code section 3.07.1340(4). Request to prioritize housing.	FP34	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to public open space.					o	The 'c' zone is being expanded slightly to follow tree canopy instead of the property line.
N/A	Ramis	Tim	N/A	N/A	Y	185365	Representing a number of property owners - please see other testimony for specifics	N/A	N/A	N/A	N/A					o	Oral testimony. See other Ramis testimony
N/A	Ramsey	Logan	3026 NW Skyline Blvd	R324463	Y	185371	Concerned about developing the lots.	N/A	N/A	forest canopy	N/A					o	The testimony was provided orally and the site address given is outside the UGB and therefore has no existing or proposed ezones.
N/A	Ransom	Laurie	3204 NW Wilson Street		Y	174976	Do not remove the buffer 'b' zone.	FP31								+	The buffer 'b' zone is not being changed with this project.
N/A	Rasmussen	William		R325477 R325479 R325480	Y	185123, 185112	Do not apply ezones to industrial property.	N/A	industrial IH			X	9/29/2020		Create break in vegetation mapping, delete mapped stream and add stream segments.	+	Industrial lands along St Helens were removed from the Ezone Map Correction Project and will be addressed with the Economic Opportunities Analysis in summer 2021.

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N/A	Rasmussen	William	NW Marina and St Helens	R325477	Y	185112	Do not apply or change ezones on induatrial property	N/A	industrial IH	stream and riparian area woodland canopy	N/A	X	9/30/2020		Create break in vegetation mapping, delete mapped stream and add stream segments.	+	Industrial lands along St Helens were removed from the Ezone Map Correction Project and will be addressed with the Economic Opportunities Analysis in summer 2021.
763-765	Rasmussen	William	7823 NW Gales Ridge	R128405 R498891	N	N/A	N/A	FP24	RF	Forest canopy, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of bank. Apply a lower level of protection (c zone) to forest vegetation on steep and not steep slopes contiguous to but more than 100 feet from the top-of-bank of streams and to areas that were required to be replanted with native vegetation at the time of land division.	X	11/4/2020		no change		See other by William
740-742	Rawlins	John	10494 SW 62nd Dr	R647346	Y	256922, 185128	Ezones should be straight lines to make it easier to implement	FC12	neighborhood R10	stream riparian area wetland riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forest contiguous to but more than 50 feet from streams and wetlands.	x	4/8/2021		Remapped forest vegetation to follow dripline of tree canopy.	+	The objective the Ezone Map Correction Project is to follow the existing natural resources, which produces non-straight ezone boundaries. Staff conducted multiple site visits to refine vegetation mapping and confirm wetland mapping. Project staff sent follow up email after most recent site visit. Property owner did not respond to most recent email and is presumed to no longer be in objection.
107-109	Ray	Timothy	11328 SE OGDEN ST	R227805	Y	246833, 246832, 185363	Do not apply ezones to property	BL4	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to forests contiguous to and within 100 feet of streams.	x	8/10/2020			o	The existing p zone is being adjust to follow the tree canopy.
993-994	Ray	Marcus	335 NW Miller Rd	R324677	Y	184999	The building footprint online does not match the location of the house. Remove 'c' zone from structure.	SK10	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.					o	Mapping of the forest is based on tree canopy and may include structures located under the tree canopy. Existing structures can be maintained, repaired and replaced in the current footprint. Trees and tree branches within 10 feet of structures can be removed with a tree permit
788-790	Raz Properties LLC		1660 SW Bertha Blvd	R330121	N	N/A	N/A	SW13	neighborhood R7	Forest canopy, stream, wetlands	Apply the highest level of proteciton (p zone) to streams and wetlands and land within 50 feet of streams and wetlands. Apply a lower level of protection (c zone) to forest vegetation on steep and not steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/3/2020		No change	+	Requested a site visit. Did not testify. Assumed resolved
682-684	Reitz	Joel	4009 SW Seymour Ct	R122360	N	N/A	N/A	FC5	neighborhood R10	forest canopy, stream, wetland	Apply the highest level of protection (p zone) to streams and land within 50 feet of top-of-bank streams and wetlands and land within 25 feet of wetlands Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams and to land between 25 and 50 feet of wetlands.	X	2/25/2021		Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved

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1001-1002	Resley	William	1325 SW College St	R165945	Y	184988	Do not include the tree canopy on the property in the ezone.	SW8	neighborhood RM1	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	X	N/A		Property owner requested a site visit. Staff emailed property owner asking to schedule a site visit. Property owner never responded to the email.	+	The 'c' zone is being corrected to follow the dripline of the mapped forest canopy.
842-843	Risch	Amy	808 NW Skyline Crest Rd	R237540	Y	256897	Apply a 'p' zone, instead of 'c' zone, to the steep forest on either site of 7318 NW Penridge Rd	SK10	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous and more then 50 feet from streams.					o	Multiple property owners in this area are asking for a stronger level of protection to prevent development on a unique high elevation habitat.
766-768	Robinson	Taylor	7236 SW Capitol Hill	R126698	Y	185109	Do not apply ezones to private property where the property is landscaped.	SW13	neighborhood R5	stream and riparian area woodland canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams.	X	11/2/2020		No change	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
882-883	Robinson	Christopher	2340 SW Sherwood Dr	R173420	Y	185368	Need to see the transition area line on maps.	SW9	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	x	1/29/2020		Delete stream from inventory	+	Maps provided as subsequent site visits have included the transition area.
472-474	Romm	Carole	10401 SW Lancaster	R154185	N	N/A	N/A	SW16	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	10/21/2020		Remap forest vegetation to follow dripline of canopy and to exclude isolated trees.	+	Requested a site visit. Did not testify. Assumed resolved
828-829	Ross	Anastasia	8547 SW 10th Ave	R330244	Y	256916	Purchased the property after the first M56 notice. Feels that she was not given sufficient notice of the change to ezones.	SW16	neighborhood R5	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forest contiguous to but more than 50 feet from streams and wetlands.	X	2/25/2021			+	The property owner was not informed by the seller of the potential change to the ezones. We confirmed that that owner did recieve the M56 notice. We sent the notice information to Ms. Ross to follow up with her attorney. There is no dispute about the feature mapping here.
588-590	Ross	Michael	5700 SW Dosch Rd.	R328999	Y	185066, 185064	Represents Portland Christian Center. Do not apply the ezones to the piped portion of the streams.	FC5	neighborhood R7	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands.	X	9/24/2020		Remapped forest vegetation to follow dripline of tree canopy.	o	The mapping protocol is to apply the ezones to 50 feet around streams, which means piped areas within 50 feet of open channels are within the ezones. Likewise, any existing development within 50 feet of open channel are within ezones.
1060-1061	Rubens	Peter	5303 SW GARDEN HOME RD	R329361	Y	164930	Two contiguous properties. Do not apply ezones to paved and developed areas.	FC10	neighborhood R10	stream riparian area forest canopy	Apply the highest level of protection (p zone) to stream and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest canopy contiguous to and within 100 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 100 feet of streams.					o	The forest canopy may overhand paved or developed areas, however, the forest canopy and land has a direct and significant impact on the stream's hydorlogy and water quality. Existing development and legal disturbances can be maintained, repaired and replaced in their current footprint.

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920-921	Ruby	Jeff	1713 SW Joshua St	R567863	Y	185110	Questions about why ezone is expanding onto private property.	SW21	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet of streams and wetlands.	X	9/21/2020		No change	+	The existing 'c' zone on the site is being modified slightly to follow the tree canopy. Staff conducted a site visit and sent follow up email. Property owner did not respond to email and did not testify in February. Assumed to be resolved.
211-213	Ruder	Brian	4218 SW Westdale Dr	R220876	N	N/A	N/A	FC3	neighborhood R10	forest canopy, stream, riparian area	Apply the highest level of protection (p zone) to stream channels and land within 50 feet of the top-of-bank of stream. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank.	X	8/13/2020		Added an intermittent stream	+	Requested a site visit. Did not testify. Assumed resolved
214-216	Runckel	Christopher	6611 SW Parkhill Dr	R234366	Y	174979	Disagreed with mapping the tree canopy because they are non-native and overhang the house and could impact property value.	SW11	neighborhood R7	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and greater than 50 feet from streams.	X	7/16/2020		Updated tree canopy mapping	o	Following site visit and follow up email detailing changes to resource mapping, property owner expressed an objection to resource mapping and draft Ezones on site. He did not testify at the February hearing.
539-541	Rush	Natalie	15019 W/ SE CLATSOP ST	R337105	N	N/A	N/A	BL13	RF	forest, woodland, herbaceous, stream and riparian area	Apply the highest level of protection (p zone) to streams and land within 40 feet of streams and to forest on steep slopes. Apply a lower level of protection to forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams.	X	9/28/2020		Remove steep slope designations from portion of lot	+	Requested a site visit. Did not testify. Assumed resolved
824-825	Rutenberg	Laurie	10701 SW 25th Ave	R167570	Y	185409, 185342, 256918	Concerned about the approved land division and meeting the timelines for going forward with development. Does not want 'c' zones expanded to forest; feels the Tree Code is sufficient for areas further from stream.	SW18	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet. Apply a lower level of protection (c zone) to forest contiguous to and more then 50 feet of streams.					o	A site visit was offered but not accepted. Staff from BPS and BDS met with property owners to discuss the approved land division and path forward. The property owners need to file for final plat in 2024 and finish the development permits by 2029.
N/A	Saftencu	Cornell	19710 SE Cottonwood St	C163968	Y	174959	Request that the manager of the property listed immediately eradicate all non native vegetation per contract.	N/A	N/A	N/A	N/A					o	The property listed is located outside of the city limits.
860-861	Salholm	David	4007 SW Comus	R302214	Y	236815	Concerned about if the proposal would restrict development or sale of property.	N/A	N/A	N/A	N/A					o	The property address has no resource or ezones. Staff assume owner has another property and has contact testifier to confirm.
420-422	Sallinger	Bob	5151 NW Cornell Rd.	R316628	Y	185339, 185041	Requested a 'c' zone instead of 'p' zone to the forest near the care center that is more than 50 feet from stream.	FP30	open space OS	streams and riparian areas forest canopy	Apply the highest level of protection (p zone) to the streams and land within 50 feet. Apply the highest level of protection (p zone) to forest in open space.					+	Staff supported and PSC approved the request.
769	Sanchez	Edeleidys	16442 SE HIGH MEADOW LOOP	R249226	N	N/A	N/A	JC23	neighborhood R10	Herbaceous	N/A	X	10/13/2020		No change	+	Overlay is being removed from most lots in neighborhood. Did not testify. Assumed resolved.

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217-219	Santiago	Louis	629 SW Chestnut St	R124123	N	N/A	N/A	SW11	neighborhood R7	Forest Canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	7/2/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
N/A	SCENIC	N/A	SW Fairmount	multiple	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	GIS	N/A	+	Clean up edge between 's' and 'c' overlay zones to be consistent
N/A	SCENIC	N/A	NW Germantown Rd	multiple	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	GIS	N/A	+	Clean up edge between 's' and 'c' overlay zones to be consistent
770-772	Schaedel	Andrew	10631 SW 64th Ave	R303289	N	N/A	N/A	FC12	neighborhood R7	woodlands, stream, riparian area, wetlands	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams and within 25 feet of wetlands. Apply a lower level of protection (c zone) to land within 25 and 50 feet of wetlands.	X	10/28/2020		No change	+	Requested a site visit. Did not testify. Assumed resolved
922-923	Schmidt	Jan Steve	2616 NW SKYLINE BLVD	R236948	Y	185079	Questions regarding why the ezones are changing on the site. Concerns over impact to property value.	FP24	neighborhood RF	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous and more than 50 feet from streams.	x			Staf offered a site visit to property owners. They accepted the offer, but had to cancel. Staff communicated by email with property owners and answered questions that were posed about why Ezones were mapped in specific locations on their site. Property owners did not request to reschedule their site visit.	o	The stream is Balch Creek and a tributary. The existing 'p' zone varries in width and does not align exactly with the stream. The existing 'c' zone does not follow tree canopy and captures areas wthout any forest vegetation. This is being corrected. Scenic overlay is applied to portions of lot within 100 feet of NW Skyline Blvd.
824-825	Schoenberg	Gary	10701 SW 25th Ave	R167570	Y	185341, 185116	Concerned about the approved land division and meeting the timelines for going forward with development. Does not want 'c' zones expanded to forest; feels the Tree Code is sufficient for areas further from stream.	SW18	neighborhood R10	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.					o	A site visit was offered but not accepted. Staff from BPS and BDS met with property owners to discuss the approved land division and path forward. The property owners need to file for final plat in 2024 and finish the development permits by 2029.
685-687	Scholte	Cassandra	2818 SW Ridge Dr	R330822	N	N/A	N/A	SW15	neighborhood R7	forest canopy, stream, wetland	Apply the highest level of protection (p zone) to streams, wetlands and land within 25 feet of streams and 50 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 feet and 50 feet of the top-of-bank of streams and between 50 feet and 75 feet of the top-of-bank of wetlands.	X	2/25/2021		Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved
220-222	Schutysier	Tom	3061 SW Fairmount Blvd	R178262	N	N/A	N/A	sw10	neighborhood R20	Forest canopy, woodland	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	X	8/24/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
773-775	Sclesinger	Brand	1121 SW Maplecrest	R212419	N	N/A	N/A	SW16	neighborhood R20	Forest canopy, streams	Apply the highest level of protection (p zone) to stream channels and land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from top of bank. **Manual conversion of area near SW Plum right-of-way to create buildable space.	X	10/20/2020		No change	+	Requested a site visit. Did not testify. Assumed resolved
776-777	Scroggins	William	SW Vista and SW Market Street Dr	R128403	N	N/A	N/A	SW8	neighborhood R7	N/A	N/A	X	10/29/2020		Vegetation modified to create break in forest	+	Requested a site visit. Did not testify. Assumed resolved
582-584	Sells	Robert	5209 SE 34th ave	R263364	Y	185022	The intermittent drainage is eroding and is hazardous to the structure. Multiple trees on the site are also hazardous.	SW12	multidwelling RM1	stream and riparian area	Apply the highest level of protection (p zone) to steams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams.	X	9/22/2020		Updated stream mapping, confirmed that stream is extremely close to foundation	o	An open stream runs within two or three feet of building foundation. Property owner reported that electrical utility lines run through stream channel and voiced concerns about erosion. Property owner could potentially use stream enhancement standards or environmental review to remediate impacts and shore up building

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397-399	Sendelbach	Sean	9476 SW 62nd Dr	R291169	N	N/A	N/A	FC11	neighborhood R20	Forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep and not steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/3/2020		Remap forest vegetation to exclude trees that are not part of forest and to follow dripline of canopy	+	Requested a site visit. Did not testify. Assumed resolved
1066-1067	Sheldrake	Arleh	1718 SW Parkview Court	R300982	Y	164917	Information is too confusing, please send me a summary for my property.	SW5	neighborhood R7	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to stream and land within 25 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and between 25 and 100 feet of streams.					+	Email was sent on 8/25/20 summarizing the proposal for the property and the implications of the ezones. Did not testify again in February. Assumed resolved.
224-225	Sherbourne	Dale	2134 SW Palatine St	R103717	N	N/A	N/A	SW21	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	6/22/2020		No change - confirmed vegetation mapping	+	Requested a site visit. Did not testify. Assumed resolved
164-166	Shetler	Dale	12223 SE Brookside Dr	R192823	Y	185078	Testifying on behalf of Joyce Montgomery. Do not include the property in the Ezone Map Correction Project because it is in the Pleasant Valley Plan District	PV	neighborhood R20/RF	wetland and riparian area forest canopy shrubland herbaceous vegetation	See Pleasant Valley Plan District ESEE decisions	N/A				+	The resource site accidentally included a sliver of the property. The resource site boundary has been corrected.
226-228	Shiner	Christopher	714 SW 48th Dr	R312576	N	N/A	N/A	SW3	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	X	8/13/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
404-406	Shrensel	Matthew	5118 SW Rchenberg St	R254591	Y	185283	Do not apply ezone to property based on stream located off-site. Concerned with impacts on planned future development.	FC5	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous streams.	X	11/2/2020		Remap edge of forest canopy	+	Staff offered a site visit to the property owner in response to their testimony. A site visit was conducted and resource mapping was updated on the site. Property owner did not testify in February.
1052-1053	Silvia	Ellen	6915 SE 156th Ave	R497983	Y	164937	Support for the ezone corrections.	BL14	neighborhood R10	forest canopy steep slopes	Apply the highest level of protection (p zone) to forests contiguous to streams and on steep slopes.					+	
726-727	Smucker	Stu	2133 NW 33rd	R307918	Y	185355, 185000	Two additional unmapped streams be added to the map and have a p zone applied. Concerned with slope failure if not enough protection.	FP31	neighborhood R5	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	1/14/2021		Add intermittent stream	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assumed resolved. (Note - Also testified about the buffer 'b' zone and retaining it on the site. The 'b' zone is not proposed to change with this project and will remain on the site.)
484-486	Spassov	Jim	3450 NW Raleigh	R528440	N	N/A	N/A	FP31, FP30	neighborhood R5	Forest canopy	Apply a lower level of protection (c zone) to all forest vegetation on steep slopes.	X	10/8/2020		Remap vegetation to follow tree canopy	+	Requested a site visit. Did not testify. Assumed resolved
229-230	Spencer	George	4232 SW Greenhills Wy	R172879	N	N/A	N/A	FC3	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank	X	7/22/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
676-678	Spencer	Amanda	4432 SE Crystal Springs	R274951	Y	246843, 246844, 246845	There is not a steep slope or woodland vegetation on the property.	JC7	neighborhood R5	woodland canopy	Apply the highest level of protection (p zone) to land within 50 feet of wetlands.	X	2/17/2021	GIS	Delete woodland patch	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assumed resolved.
754-755	Stahmer	Gretchen	3165 NW Miller Rd	R606434	Y	174958	The forest does not extend between the buildings	SK6	neighborhood RM1	none	(Apply the highest level of protection (p zone) to the conservation tract.)			GIS Aerial imagery	Protection zone is applied to natural resource tract behind the subdivision. A mapping error caused the 'p' zone to also apply to a portion of common tract in front of buildings. Staff edited the map to remove the 'p' zone that was erroneously mapped on the tract in front of and between buildings.	+	The 'p' zone is corrected to follow the conservation tract. It is not based on the tree canopy in this situation. The 'p' zone comes up to, but does not include, the property in question.

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908-909	Stanley	Chris	2918 S/NE Rocky Butte Rd	R230417	Y	185122, 185121	Questions about how the ezones may impact future development on the lot	EB11	neighborhood R7	forest canopy	Apply the highest level of protection (p zone) to the forest on steep slopes. Apply a lower level of protection (c zone) to forests not on steep slopes. **Manual conversion of p zone to c zone on vacant lots to ensure that they remain buildable.					+	The proposed ezones reduce the area of 'p' zone on the site and maintain the existing 'c' zone.
354-356	Stark	Karen	5400 SW Patton Rd	R306090	Y	185043	Do not include house in ezones. Concerned about impact on property value.	FC2	neighborhood R20	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	X	11/17/2020		Remap forest to follow dripline of trees.	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
N/A	Starr	Charles	NW Willbridge Ave	R308373	Y	185127	Do not apply ezones to property	N/A	industrial IH	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to Forest Park.	x	5/9/2019		Remap edge of forest canopy	+	The industrial areas along St Helens have been moved to the EOA project. There are existing 'c' zone on the property that will be evaluated with the EOA.
967-968	States	Melody	SE Flavel St and SE 119th Dr	R290816	Y	185027	Undeveloped site. Please keep the process moving so I can develop it.	BL5	neighborhood R10	stream and riparian area forest canopy steep slopes	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest contiguous to streams and on steep slopes. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams. **Manual conversion of p zone to c zone to preserve developable space outside of stream riparian area on vacant lot.					o	33.430.140 can be used to develop a house on the site, provided the standards can be met.
991-992	Steen	Torn	4310 SW Warrens Way	R172931	Y	185002	Disagrees with the forest mapping.	FC3	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	X	2/18/2020		Corrected forest canopy mapping	o	During site visit, staff confirmed that trees on southern portion of lot are part of a larger patch of forest vegetation that spans a right of way, and which is contiguous to a stream. Forest canopy mapping does not take into account species
1003-1004	Stein	David	4850 SW 45th Ave	R237245	Y	184987	The ezones do not result in enhanced conditions.	FC5	neighborhood R5	stream and riparian area wetland and riparian area fores canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands.	X	7/15/2019		Staff confirmed that the natural resource mapping on the site was correct. No changes were made.	o	The ezones are intended to limit additional negative impacts to natural resources from development. The ezones do not require enhancing or restoring the resources.
818-819	Stephenson	Garrett	1211 SW 5th Avenue Ste 1900	R100247	Y	256905	Testimony on behalf of Lesslie Goss, 11888 S Breyman Avenue	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	o	Disagrees with the stream desigantion and application of p zone to the channel.
1019-1020	Stone	Patrick	1870 S Military Rd	R100297	Y	174966	Support for the ezone project and protecting wildlife and natural vegetation.	SW23	neighborhood R20	stream and riparian area	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams.					+	Existing ezone is intended to follow the stream, but there is significant divergence between the stream and the ezone. Ezones are being corrected to follow the stream.

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778-779	Sullivan	Shaina	7020 SW 36TH AVE	R210326	N	N/A	N/A	FC9	neighborhood R7	woodland, streams and riparian area	Apply the highest level of proection (p zone) to land within 50 feet of the top-of-bank of streams.	X	10/14/2020		No Change	+	Requested a site visit. Did not testify. Assumed resolved
542-544	Swanson	Murray	11821 SE LEXINGTON ST	R153879	N	N/A	N/A	BL5	neighborhood R10	forest canopy, streams and riparian area	Apply the highest level of protection (p zone) to stream channels and land within 40 feet of the top-of-bank of streams and to forest vegetation between 40 and 100 feet from streams. Apply a lower level of protection (c zone) to forest and woodland vegetation contiguous to but more than 100 feet from the top-of-bank of streams	X	9/28/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
989-990	Sweeney	Lyle	11209 S Southridge Drive	R272565	Y	185004	Do not include developed areas in the 'p' zone. Concerned about future development.	SW22	neighborhood R20	stream and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams.					o	The 'p' zone is applied to the riparian area even if there is development or a yard. Existing disturbances can be maintained, repaired and replaced in the current footprint. New development could be allowed in the transition area (the first 25 feet of the 'p' zone on this property.)
896-897	Swissa	Matan	6868 SW Terwilliger Blvd	R124126	Y	185343	Would like more explanation than the map about the project. What are the consequences?	SW11	neighborhood R7	stream riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	x	8/27/2020		Confirmed the mapping of streams and forest vegetation.	+	Staff offered a site visit to the property owner in response to their testimony. A site visit was conducted, and resource mapping was confirmed on the site. Property owner did not testify in February.
916-917	Symons	Dan	13153 SE Flavel St	R178532	Y	185114	Do not apply the ezones in the way proposed.	BL6	neighborhood 10	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and forest on steep slopes. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet of streams and wetlands not on steep slopes. **Manually convert area from p zone to c zone on dividable lot to ensure future development potential.					o	The existing 'p' zone will be reduced for much of the site and converted to a 'c' zone, this reflects the location of the stream and wetland. There is an area of 'p' zone expansion on the east site based on the remapped stream and existing policies for riparian area protection.
1054-1055	Szekely	Heidi Jeff	2804 NW Mill Pond Rd	R218755	Y	1649836	Do not apply ezones to property. Concerns about impact on use of property.	SK6	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					o	Property is developed. Existing structures and legal disturbances (aka yard) can be maintained, repaired and replaced in current footprint. Trees and tree branches within 10 feet of structures can be removed with a tree permit
231-233	Terrel-Lavine	Marianne	8619 SW 37th Ave	R330027	N	N/A	N/A	SW12	neighborhood R7	forest canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 50 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams and land between 50 and 75 feet of wetlands.	X	7/10/2020		No change - confirmed vegetation mapping	+	Requested a site visit. Did not testify. Assumed resolved

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856-857	Tharchen	Yeshi	15933 SE Gaibler Ln	R589915	Y	236825	There is not a wetland on the property.	BL23	neighborhood R10	wetland riparian area	Apply the highest level of protection to wetlands and land within 50 feet.					o	The wetland is located on-site on an adjacent property.
235-237	Thorud	Rev	9605 NW Skyline Blvd	R323872	N	N/A	N/A	SK2	RF	stream riparian area, forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of top-of-bank streams. Apply a lower level of protection (c zone) to contiguous forest and woodland vegetation. Apply a scenic overlay to land within 100 feet of NW Skyline Blvd except in locations that are within 50 feet of streams.	X	8/4/2020		Confirmed intermittent stream; updated stream alignment Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
379-381	Tibbs	Ashley	1222 SW Maplecrest	R212426	N	N/A	N/A	SW16	neighborhood R10	forest canopy	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of streams. Apply a lower level of protection (c zone) to, forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams outside Marshall Park	X	11/9/2020		Remap forest to better follow dripline	+	Requested a site visit. Did not testify. Assumed resolved
822-823	Tinkle	Aaron	1618 S Northgate Avenue	R547472	Y	256921	There is a seasonal spring on the property. Current proposed development meets the Drainageway Easement requirements of 15 feet setback. Do not require a larger setback	SW23	neighborhood R20	wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to the wetland and land within 25 feet. Apply a lower level of protection (c zone) to land between 25-50 feet of wetland.					o	With the 'p' zone, the setback would be increased from 15 feet to 30 feet from the wetland. Development within 'c' zone is allowed through standards.
20-21	Tolin-Baker	Peter	5901 SW Brugger St	R290960	N	N/A	N/A	FC11	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	X	7/9/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
241-243	Trudo	Robert	8426 SE 138th Dr	R130187	N	N/A	N/A	BL8	neighborhood R10	forest canopy and steep slopes	Apply the highest level of protection (p zone) to forest on steep slopes.	X	7/29/2020		Updated slope mapping Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
946-947	Trumbo	Peter	9015 SW Lancelot Lane	R110068	Y	185058	Concern with ability to subdivided the property if the 'c' zone is changed to 'p' zone. Believes the map of the stream centerline is inaccurate	FC11	neighborhood R10	stream and riparian area wetland and riparian area forest canopy	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands.				Site visit was conducted at the lot next door, from where staff were able to observe stream. But staff have never received request for site visit from property owner.	o	The existing 'c' and 'p' zones applied to Ash Creek make dividing the lot very difficult.
965-966	Ulman	Wendy	1553 SW Elizabeth St	R239666	Y	185033	Concerned that the 'c' zone may impact the ability to divide.	SW9	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.					o	There is likely enough space to divide and develop outside of the proposed 'c' zone when the transition area is taken into consideration.
780-782	Ulrich	Meg	1092 SW Plum Dr	R227970	Y	174982, 174582	Do not include the tree canopy from a maple located off the property or from a non-native tree in the 'c' zone.	SW16	neighborhood R10	stream riparian area forest canpoy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to streams.	X	10/27/2020		No change	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
811-813	van Staveren	John	320 NE Lloyd Blvd	R150020	N	N/A	N/A	EB6	CX	woodland vegetation	Apply a lower level of protection (c zone) to areas designated as special habitat areas.	X	1/21/2021		No Change	+	Requested a site visit. Did not testify. Assumed resolved

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892-893	VanderZanden	Carl	14845 NW Newberry	R211035	Y	185353	Address not provided on Newberry Road. Do not include non-native forests, its orchard.	N/A	N/A	N/A	(For FP3) Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	x	4/8/2019		Updated tree canopy mapping.	o	There was an Environmental Violation the site for tree remova (LU 16-203921)l. Ezones reflect the resource mapping and the areas where mitigation plantings were required. Property owner disagreed with results of site visit. Did not testify again in February. Assumed to continue to disagree with ezone mapping.
938-939	Vandewettering	Mari	12501 NW Creston Rd	R175866	Y	185067	Concerns regarding impact to property value and taxes.	FP1	neighborhoodR10	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to public open space.					o	The existing 'c' zone covers the majority of the property. The proposed 'c' zone will reduce the coverage over the house where there is no tree canopy.
244-246	Veentjer	Josh	4167 SW Greenleaf	R499514, R172843	N	N/A	N/A	FC3	neighborhood R10	forest canopy	There are existing ezones, but during site visit, staff determined that there aren't any streams on the lots and that the forest vegetation is not contiguous to any streams.	X	6/22/2020		No change - confirmed no stream present	+	Requested a site visit. Did not testify. Assumed resolved
700-702	Vinyard	Pat	636 SW Maplecrest	R212397	N	N/A	N/A	SW16	neighborhood R20	forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams and on land that is between 50 and 75 feet from streams.	X	3/18/2021		Remap forest canopy	+	Requested a site visit. Did not testify. Assumed resolved
600-602	Vonde Veld	Sara	3181 SW Sam Jackson Park Rd	R327744	Y	256947	Please do not apply ezones to the isolated forest patch located west of the Children's Hospital.	SW10	institution/hospital EX	forest canopy steep slopes	Apply the highest level of protection (p zone) to the steepest forested slopes uphill from Terwilliger Blvd. Apply a lower level of protection (c zone) to forest on less steep slopes.	X		GIS Aerial	update forest canopy mapping to follow drip lines and exclude lower structure vegetation	+	PSC voted to no apply the 'c' zone to the isolate forest patch located west of the Children's Hospital and not along Terwilliger Blvd. This decision is consistent with how isolate forest patches are treated on most private property.
400-401	Voorhes	Stephen	9729 NW LILAC CT	R169481	Y	185097	Do not change the ezones. The 'c' zonep provide sufficient protection, do not change the 's' zone.	FP11	neighborhood R20	stream riparian area forest canopy woodland canopy	Apply the highest level of protection (p zone) to streams and land within 25 feet of stream. Apply a lower level of protection (c zone) to land between 25-50 feet of stream. Apply a lower level of protection (c zone) to forests and woodland contiguous to and more than 50 feet of streams and wetlands. Adjust the 's' zone to reflect the corrected 'c' and 'p' zones.					o	The existing policy is that when significant natural resources overlap with a scenic area (designated in 1991 Scenic Resources Protection) plan there is a hierarch. If 'c' and 's' overlap, then 's' is retained and 'c' is not applied. If 'p' and 's' overlap, then 'p' is retained and 's' is not. This is policy is being retained and the overlay zone boundaries are being corrected.
999-1000	Waggener	Lloyd	16253 NE Fargo St	R180657	Y	184990	Do not include the tree canopy on the property in the ezone. Some trees are hazardous but located in HOA tract.	EB15	neighborhood RM1	forest canopy	Apply a lower level of protection (c zone) to the forest patch associated with the HOA tract.	X	6/9/2020		Remap forest vegetation to follow drip line of canopy.	o	Based on the adopted mapping protocols, forests are mapped using tree canopy, which may cross property lines. Trees or tree branches within 10 feet of structure can be removed with a tree permit. Trees that are certified by an arborist as dead, dying and dangerous can be removed with a tree permit.
247-249	Walen	Brady	9639 SE Crystal View Dr	R143334	N	N/A	N/A	BL13	neighborhood R7	forest canopy Herbaceous	Apply a lower level of protection (c zone) to forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	X	7/15/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
783-785	Walker	Mirth	4910 SW Richardson Dr	R162148	N	N/A	N/A	FC5	neighborhood R10	Woodland, herbaceous	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams.	X	10/14/2020		No change	+	Requested a site visit. Did not testify. Assumed resolved

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N/A	Walkiewicz	Marie	N/A	N/A	Y	185129	Representing BES. Supports project. Indicates importance of correctly applpying ezones to features to maintain the storwmater infrastucture.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	
N/A	Wallace	Connie	3930 SE 162nd Ave	R237765	Y	174972	Comments about a noise barrier along Powell Blvd.	JC23	neighborhood RMP	none						o	Unclear what this is in reference to. Property referenced is part of multi-dwelling development that borders Powell Butte Nature Area.	
250-252	Wang	May	4310 SW Selling Ct	R175151	N	N/A	N/A	FC3	neighborhood R10	forest canopy, woodland	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank.	X	8/12/2020		Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved	
354-356	Ward	Jerry	7409 SW Fulton Park Blvd	R306090 R167101	Y	185040, 185036	Testimony regarding multiple properties - 5400 SW Patton Rd, 7634 SW Kelly. Address submitted through testimony: 7409 SW Fulton Park Blvd. Disagrees with the feature mapping. Asks for more time for property owners to review changes.	FC2 SW14	neighborhood R20, R5	stream and riparian area forest canopy	(ESEE decisions are resource site specific) FC2 - there are no ezones for the site address 7634 SW Kelly. SW14 - Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to woodland contiguous to and more than 50 feet from streams.					o	Site visit was conducted at 5400 SW Patton Rd, during which, staff confirmed natural resource mapping on the site. Staff applied a manual conversion from p to c zone on a portion of the lot to create space for additional development because the lot is large enough to be divided according to land division code. Due to the elongated ranch-style layout of the house, large paved driveway, and proximity of the house to the stream, it would be challenging to do additional development on the site while retaining the existing house under both the existing and the proposed ezones. It is unclear from testimony if other properties are also of concern. The properties on Fulton and Kelly have no existing or proposed ezones.	
253-255	Waren	William	11240 SW Boones Ferry Rd	R184440	N	N/A	N/A	SW22	neighborhood R20	forest canopy, stream riparian area	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	8/11/2020		Updated slope mapping Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved	
394-396	Weidenbach	Craig	5915 SW Huddleson	R273847	N	N/A	N/A	FC12	neighborhood R7	Forest canopy, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	X	11/3/2020		Remap location of stream inlet	+	Requested a site visit. Did not testify. Assumed resolved	
786-787	West	Blain	10615 SW 42nd Ave	R330733	N	N/A	N/A	SW15	neighborhood R7	Forest canopy, woodland	Apply a lower level of protection (c zone) to forest canopy.	X	10/8/2020		No change	+	Requested a site visit. Did not testify. Assumed resolved	
987-988	Westbrook	Gary	4030 NW Thurman Street	R117633	Y	185007	Supports a 'p' zone along Forest Park.	FP28	neighborhood R10	forset canopy	Apply a lower level of protection (c zone) to forests contiguous to public open space.					+		
469-471	Wheatley	Don	9460 SW 62nd Dr	R291176	N	N/A	N/A	fc11	neighborhood R20	Forest canopy	Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	10/21/2020		Remap forest to exclude trees that are separate from forest patch.	+	Requested a site visit. Did not testify. Assumed resolved	

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447-449	White	Richard	9735 NW Lilac Ave	R169479	Y	185056	Do not apply ezones to the property	SW16	neighborhood R20	steep slopes forest canopy woodland canopy	Apply a lower level of protection (c zone) to forests and woodlands that are contiguous to streams. Don't apply c zone to areas where scenic overlay is applied.	X	10/22/2020		Remap woodland vegetation to exclude patches that were cleared when home was built.	o	No further communication after follow up email sent with site visit results. Did not testify again in February.
1044-1045	Whitney	Bailey	7636 SE 120th Pl	R536631	Y	164944	The ezones include a deck and detached shed. Questions about keeping and maintaining those structures.	BL5	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.					+	The ezones follow the edge of the tree canopy, which may overhang structures. Existing structures can be maintained, repaired and replaced in the current footprint. Trees and branches within 10 feet of existing structures can be removed. Proposal is to remove ezones from portions of lot where there are no mapped natural resources. This will result in a substantial reduction in ezone coverage compared to
331-333	Wilcoxon	Jennifer	1650 SW Radcliffe	R330638	N	N/A	N/A	SW23	neighborhood R20	forest canopy, streams and riparian areas	Apply the highest level of protection (p zone) to streams and land within 25 feet of top-of-bank streams. Apply a lower level of protection (c zone) to land that is between 25 and 50 feet of streams.	X	11/23/2020		Adjust stream mapping.	+	Requested a site visit. Did not testify. Assumed resolved
256-258	Willmarth	Gren	1402 SW Medwyn Ter	R567953	N	N/A	N/A	SW16	neighborhood R7	Shrubland and Forest canopy	N/A	X	7/16/2020	Aerial	Updated tree canopy mapping	+	Requested a site visit. Did not testify. Assumed resolved
385-387	Wilson	William	815 SW Chestnut	R124218	N	N/A	N/A	SW11	neighborhood R7	forest canopy	Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to streams	X	11/5/2020		Exclude trees from forest that were disconnected from larger patch.	+	Requested a site visit. Did not testify. Assumed resolved
110-112	WKL	Development LLC	4075 N Williams Ave #440	R263067	N	N/A	N/A	NA	CM3	forest canopy, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest contiguous and between 50-100 feet of streams. Apply a lower level of protection (c zone) to forests contiguous and more than 100 feet from streams.	X	7/30/2020		Removed an ephemeral stream Added a new intermittent stream	+	Requested a site visit. Did not testify. Assumed resolved
950-951	Wohlfeiler	Sabina	2125 NW 33rd Avenue	R307917	Y	185054	Do not change the buffer 'b' zone	FP31	neighborhood R5	forest canopy	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.					+	The buffer 'b' zone is not being changed with this project. The 'b' zone is remaining as is.
40-42	Wood	Bruce	9200 NE Fremont	R318429	Y	185053	Church campus. Concerned about future development plans.	EB11	neighborhood R7	forest canopy steep slopes	Apply the highest level of protection (p zone) to forests on steep slopes. Apply a lower level of protection (c zone) to forests on non-steep slopes.	X	8/20/2020		updated tree canopy mapping updated steep slope mapping	+	Email follow up with staff indicate the issues are resolved. Did not testify again in February.
1062-1063	Wood	Roger	5209 W Burnside Rd	R316608	Y	164919	Do not apply ezones to the house.	FP37	neighborhood R20	streams and riparian areas forest canopy	Apply the highest level of protection (p zone) to stream and land within 50 feet of streams. Apply the highest level of protection (p zone) to forest canopy contiguous to and within 100 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 100 feet of streams.					+	Under current zoning, the entire lot is covered by ezones. The proposal is to reduce the area of conservation 'c' zone to follow existing tree canopy and align the protection 'p' zone with the streams. Because the 'c' zone follows existing tree canopy, the corner of the house would continue to be within the 'c' zone; however, most the house, which is in the 'c' zone today, would come out.
268-270	Worley	Jon	11030 NW 2nd Ct	R288343	N	N/A	N/A	FP8	neighborhood R10	N/A	N/A	X	12/17/2020		Remap forest vegetation	+	Requested a site visit. Did not testify. Assumed resolved

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262-264	Wortman	Edward	3270 SW Fairmount Blvd	R238345	N	N/A	N/A	FC5	neighborhood R7	stream riparian area forest canopy	Apply the highest level of protection (p zone) to land within 50 feet of the top-of-bank of streams. Apply a lower level off protection (c zone) to land more than 50 feet from the top-of-bank of streams. Manual conversion of areas between 25 and 50 feet of stream from p to c zone to carve out buildable area on undeveloped lots.	X	7/16/2020		Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved
466-468	Wuttig	Kristi Mark	3322 SW Evergreen	R305061	Y	185015, 185360	The feature on the site is a swale not an intermittent stream and therefore should not be protected	SW8	neighborhood R7	stream and riparaian area forest canopy	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to streams.	X	10/20/2020		Delete segments of stream upstream of area where water was visible in channel	+	No further communication after follow up email sent with site visit results. Did not testify again in February. Assumed resolved.
979-980	Wyman	Tim	9310 SW 18th Place	R212496	Y	185016	On behalf of the property owners. Site previous letter from Tim Ramis	SW16	neighborhood R10	herbaceous vegetation	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet from streams.	X	10/16/2019 11/25/2019 1/7/2021		Project staff have visited the site on 3 separate dates. Staff have confirmed the location of streams and forest canopy mapping.	o	The 'p' zone has been adjusted to follow the stream. A manual 'p' to 'c' zone conversion was also applied to one of the taxlots to ensure some developability in the future.
515-517	Yadow	Joseph	8105 SE 86th Ave	R163008	Y	164932	The ezones should follow property lines and not extend on to the property.	JC10	neighborhood R7	forest canpoy shrubland herbaceous vegetation	Apply a lower level of protection (c zone) to vegetated/non-developed areas contiguous to and more than 50 feet of Johnson Creek.	X	10/13/2021		Remapped forest vegetation to follow dripline of tree canopy.	o	The 'c' zone follows the mapped forest, the edge of which is constituted by the drip line of the tree canopy. All existing development and landscaped areas are exempt from the code that applies to the ezones. There is additional space outside of the conservation zone on the lot for new or expanded development.
N/A	Yearly	Clifford Elizabeth	3930 SE 162nd Ave	R237765	Y	174969 174968	Comments about a noise barrier along Powell Blvd.	JC23	neighborhood RMP	none						o	Unclear what this is in reference to. Property referenced is part of multi-dwelling development that borders Powell Butte Nature Area.
948-949	Zilka	Daniel	5540 SW Hewett Blvd	R327352	Y	185057	Disagrees with forest mapping because there is less than 1/2 acre of forest on the property.	FC2	neighborhood R20	forest canopy woodland canopy herbaceous vegetation	Apply a lower level of protection (c zone) to forests contiguous to and more than 100 feet from streams.					o	Forest canopy is mapped based on the vegetation patch not amount of vegetation per property. The forest patch, which covers multiple properties is larger than 1/2 acre.
376-378			5431 SW 63rd Ave	R329112	N	N/A	N/A	FC6	neighborhood R10	forest canopy	Apply a lower level of protection (czone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/10/2020	GIS	Exclude grove of trees from forest. Trees are disconnected from larger forest patch.		
368-369			10860 SW Creightonwood	R142445	N			SW19	neighborhood R20	Forest canopy, streams, wetlands	Apply the highest level of protection (p zone) to stream channels and land within 50 feet of the top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	X	11/13/2020	GIS	Create break in forest veg mapping. This should remove conservation overlay from at least a dozen lots to the east of the break.		

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366-367			Skyline Heights	R502617	N						Apply the highest level of protection (p zone) to stream channels and land within 25 feet of the top-of-bank of streams and wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams and wetlands and contiguous forest vegetation that is greater than 50 feet from streams or wetlands.	X	11/16/2020	GIS	realign stream to follow Lidar and stream mapping in BES stormwater system data.		
334-335			5568 SW Hewett	R327072	N	N/A	N/A	FC2	neighborhood R20	forest canopy, shrublands, streams, wetlands	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of streams and wetlands and forest vegetation between 50 and 100 feet of top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams.	X	11/23/2020	GIS	Remove manual conversion from p to c. New WIP wetland intersects with area of conversion.		
274-276			NE Cadet Ave	R100491	N	N/A	N/A	EB11	neighborhood R5		Apply the highest level of protection (p zone) to forest and woodland vegetation on steep slopes.	X	12/23/2020	GIS	Remap forest vegetation		
697-699			SE 115th Ave	R227749	N	N/A	N/A	EB12	neighborhood R5	N/A	N/A	X	3/16/2021	GIS	Manually delete p zone slivers		
706-707			5514 SW Hewett	R327235	N	N/A	N/A	FC2	neighborhood R20	forest canopy, woodland, stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and forest vegetation between 50 and 100 feet of top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams. **Manual application of c zone to portion of lot where there has been a documented environmental violation and resources were removed.	X	3/18/2021		Add stream segment		