

ENVIRONMENTAL OVERLAY ZONE MAP CORRECTION PROJECT



VOLUME 1, PART B:
Project Report, Zoning Code
and Map Updates



**PROPOSED DRAFT,
AS AMENDED**

July 2021



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

How to Testify

You may submit comments to the Portland Planning and Sustainability Commission on the Environmental Overlay Zone Map Correction Project Proposed Draft – As Amended in the following ways:

Use the Map App:

Go to www.portlandmaps.com/bps/mapapp

Click on “Ezone Project” and then click the “Testify” button.

By U.S. Mail

Planning and Sustainability Commission
Ezone Map Correction Project Testimony
1810 SW 5th Ave, Suite 710
Portland, OR 97201

In person at the public hearings

The hearing on August 24, 2021 will be held virtually. The meeting starts at 5 p.m. Please check the PSC calendar at www.portland.gov/bps/psc/events a week in advance to confirm the time of this agenda item. You can use a computer, mobile device or telephone to testify during the hearing.

To testify during the hearing, please visit the project website to register:

www.portland.gov/bps/ezones. You will receive a confirmation email containing information about joining the virtual hearing. The deadline to sign up for the August 24 hearing is Monday, August 23 at 4:00 p.m. Individuals have two minutes to testify, unless otherwise stated by the Commission Chair at the meeting.

The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 503-823-7700, Relay: 711

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| www.portland.gov/bps/accommodation

Acknowledgements

This plan is the culmination of three years of work across the City of Portland. Many thanks to the thousands of stakeholders, property owners, renters, business owners and interested people who attended dozens of neighborhood and community meetings and invited staff to their homes and businesses to perform site visits.

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A. INTRODUCTION

The primary tool Portland uses to protect natural resources are environmental overlay zones (ezones). Ezones were applied throughout the city between 1989 and 2004, following guidance from Title 33 and Goal 5. This project is updating the boundaries of the ezones to better align with existing natural resource features. This is done using GIS models to apply the ezones based on the decisions summarized Volume 1, Part A, and further explained in Volume 2, Part A – G, Volume 3 and Volume 4.

This Volume 1B includes the proposed amendments to the zoning code and maps. The majority of the amendments are clarifications or minor corrections. Substantive updates include the following:

1. Allowing new septic systems in already disturbed areas of a site and allowing replacement septic systems to create new disturbance within the ezones when specific standards are met that protect streams and wetlands.
2. Creating a new standard to allow for minor improvements to existing flood and water control facilities to improve safety for maintenance crews, such as adding handrails or access ramps.
3. Allow fire breaks that are surface with gravel or sand to create breaks in vegetation and slow the spread of a wildfire.
4. Interment within existing burial plots will be exempt if less than 20 cubic yards of soil is removed, if the disturbance area is further than 5 feet from the edge of a protection overlay zone and if no trees or native vegetation are removed; replanting is required. Previously, interment in an existing burial plot would have required Environmental Review.
5. Keeping portions of removed trees on site is only required on sites over 7,000 square feet. Previously, keeping portions of removed trees on site was required for all sites, regardless of size.
6. Disturbance area for stormwater outfalls will no longer count towards the maximum disturbance area limits and the size of stormwater outfall that can meet standards is increased from 4-inches to 6-inches diameter.

Rationale for each change is provided within the code commentary.

The proposed amendments to zoning maps follow the code amendments. Each map includes the existing and the proposed ezones. Existing ezones are shown as black lines and the proposed ezones are shown in color (dark green for protection 'p' overlay zones and light green for conservation 'c' overlay zones.) In addition, there are some proposed changes to the scenic 's' overlay in areas where the ezones boundaries have been adjusted (the s zone is shown in yellow on the zoning maps). The 's' zone is being removed where there is corrected 'p' zone.

The 'c' zone is being removed where there is 's' zone applied to a scenic corridor (see Section C.1 for further explanation). Other overlays, such as the buffer overlay, design overlay or the historic resource overlay, are not affected by this project. There are no proposed changes to the base zones.

The final section, D, includes instructions for future corrections to the zoning map ezone boundaries. Future corrections are allowed through zoning code section 33.855.070.A. Map error corrections may be made based on site-verified natural resource information.

B. ZONING CODE UPDATES

During the process of reviewing land use cases that addressed zoning code requirements of 33.430, Environmental Zones, staff identified minor clarifications that would make the zoning code clearer and easier to implement without changing the policies or intent of the code. In addition, other code chapters are clarified or updated for consistency. Those code amendments are presented with ~~striethrough~~ for text that is to be deleted and underline for new text. Code commentary further explains the edits.

Commentary

33.430 Environmental Zones

Code amendments to this chapter include a number of minor changes or clarifications. See code amendment sections for more information.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.430 Environmental Zones

430

Sections:

General

- 33.430.010 Purpose
- 33.430.015 Purpose of the Environmental Protection Zone
- 33.430.017 Purpose of the Environmental Conservation Zone
- 33.430.020 Environmental Reports
- 33.430.030 Relationship to Other Environmental Regulations
- 33.430.033 Relationship to Scenic Resources Zone
- 33.430.035 Other City Regulations
- 33.430.040 Overlay Zones and Map Symbols
- 33.430.050 Subareas of Environmental Zones
- 33.430.060 Where These Regulations Apply
- 33.430.070 When These Regulations Apply
- 33.430.080 Items Exempt From These Regulations
- 33.430.090 Prohibitions

Development Standards

- 33.430.110 Purpose
- 33.430.120 Procedure
- 33.430.130 Permit Application Requirements
- 33.430.140 General Development Standards
- 33.430.150 Standards for Utility Lines
- 33.430.155 Standards for Repair and Replacement of Existing Septic Systems
- 33.430.160 Standards for Land Divisions and Planned Developments
- 33.430.165 Standards for Property Line Adjustments
- 33.430.170 Standards for Resource Enhancement Projects
- 33.430.175 Standards for Right-of-Way Improvements
- 33.430.180 Standards for Stormwater Outfalls
- 33.430.185 Standards for Certain Flood and Water Control Facilities
- 33.430.190 Standards for Public Recreational Trails
- 33.430.195 Standards for Tree Removal in the Scenic Resources Zone

Environmental Review

- 33.430.210 Purpose
- 33.430.220 When Review is Required
- 33.430.230 Procedure
- 33.430.240 Supplemental Application Requirements
- 33.430.250 Approval Criteria
- 33.430.260 Use of Performance Guarantees
- 33.430.270 Special Evaluation by a Trained Professional
- 33.430.280 Modification of Base Zone Development Standards

Natural Resource Management Plans

- 33.430.310 Purpose
- 33.430.320 Scope
- 33.430.330 Procedure
- 33.430.340 Components
- 33.430.350 Approval Criteria for Adoption and Amendment

Commentary

Maps and 33.430.020 Environmental Reports

The Balch Creek, Fanno Creek, Skyline West, Southwest Hills and Johnson Creek protection plans (inventories, ESEE analyses and decisions) are being repealed and replaced by the Ezone Map Correction Project. The East, Buttes, Terraces and Wetlands and Northwest Hills plans are revised to only apply to specific resources sites; the remaining resource sites (inventories, ESEE analyses and decisions) are repealed and replaced by the Ezone Map Correction Project. Volume 2 of the Ezone Map Correction Project includes the inventories and decisions for each resource site.

The Columbia Corridor and Middle Columbia Corridor/Airport Plan are not repealed or revised and remain in effect in their entirety.

There are three Natural Resource Management Plans that also remain in effect and provide supplemental regulations - East Columbia Neighborhood NRMP, Forest Park NRMP and Peninsula One NRMP

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

Corrections to Violations of This Chapter

- 33.430.400 Purpose
- 33.430.405 Correction Options
- 33.430.407 Recurring Violations of This Chapter

Notice and Review Procedure

- 33.430.410 Purpose
- 33.430.420 When These Regulations Apply
- 33.430.430 Procedure

~~Map 430-1 Balch Creek Watershed Protection Plan Area~~

Map 430-1 Environmental Overlay Zone Map Correction Project Area

Map 430-2 Columbia Corridor Industrial and Environmental Mapping Project Area

Map 430-3 East Buttes, Terraces and Wetlands Conservation Plan Area

~~Map 430-4 Fanno Creek and Tributaries Conservation Plan Area~~

Map 430-~~54~~ Johnson Creek Basin Protection Plan Area

Map 430-~~65~~ Northwest Hills Natural Areas Protection Plan Area

~~Map 430-7 Skyline West Resource Protection Plan Area~~

~~Map 430-8 Southwest Hills Resource Protection Plan Area~~

Map 430-~~96~~ East Columbia Neighborhood Natural Resources Management Plan Area

~~Map 430-10 (Smith and Bybee Lakes Natural Resources Management Plan Area — repealed on 12/31/13)~~

Map 430-~~127~~ Peninsula One Natural Resources Management Plan Area

Map 430-~~118~~ Forest Park Natural Resources Management Plan Area

Map 430-~~139~~ Middle Columbia Corridor/Airport Natural Resource Inventory Environmental Mapping Project Area

Map 430-~~1410~~ Bank Reconfiguration and Basking Features Area

33.430.020 Environmental Reports

The application of the environmental zones is based on detailed studies that have been carried out within ~~sixteen~~ separate areas of the City. The City's policy objectives for these study areas are described in ~~the~~ reports. Each study ~~report~~ identifies the natural resources features and describes their functional values ~~of the~~ within resource sites. Functional values are the benefits provided by resources. The values for each resource site are described in the inventory section of these reports.

The City has adopted the following ~~sixteen~~ environmental study reports:

- Environmental Overlay Zone Map Correction Project
- ~~Balch Creek Watershed Protection Plan~~
- Columbia Corridor Industrial and Environmental Mapping Project
- East Buttes, Terraces and Wetlands Conservation Plan
- ~~Fanno Creek and Tributaries Conservation Plan~~
- Johnson Creek Basin Protection Plan
- Northwest Hills Natural Areas Protection Plan
- ~~Skyline West Conservation Plan~~
- ~~Southwest Hills Resource Protection Plan~~
- ~~ESEE Analysis and Recommendation for Natural, Scenic and Open Space Resources within Multnomah County Unincorporated Areas~~
- Middle Columbia Corridor/Airport Economic, Social, Environmental and Energy (ESEE) Analysis

Commentary

33.430.030

The maps are renumbered.

33.430.033

With the *Central City 2035 Plan*, the text in 33.480, *Scenic Resources*, about the relationship to the environmental overlay zones was moved from 33.480 to 33.430. This was done because it would be the environmental overlay zone that triggers the code relationship. However, when the language was moved, it was edited slightly, which has caused a problem when reviewing new development along a designated scenic corridor when there is no scenic 's' zone applied but there is a conservation 'c' or protection 'p' zone applied. The proposed amendments return the language to the original that was in 33.480, but keep it in 33.430 so it is triggered by the environmental overlay zones. The *South Reach Scenic Resources Protection Plan*, recently adopted, is also added.

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

33.430.030 Relationship To Other Environmental Regulations

Some of the ~~eight~~six study areas discussed under Section 33.430.020 impose additional environmental regulations in Plan Districts. These additional regulations either supplement or supersede the regulations of this Chapter. Paragraph 33.700.070.E describes the hierarchy of regulations within the Zoning Code.

Additionally, Natural Resource Management Plans may contain regulations that supersede or supplement the regulations of this chapter. Whenever natural resource management plan provisions conflict with other provisions of this chapter, the natural resource management plan provisions supersede. Non-conflicting provisions supplement the provisions of this chapter. Maps ~~430-9, 11 and 12~~430-6, 7 and 8 show Natural Resource Management Plan areas.

The following Plan Districts and Natural Resource Management Plans have additional regulations that may supersede or supplement the environmental regulations of Chapter 430:

- The Balch Creek Watershed (see Chapter 33.563, Northwest Hills Plan District)
- Cascade Station / Portland International Center Plan District (see Chapter 33.508, Cascade Station / Portland International Center [CS/PIC])
- The Columbia South Shore within the Columbia Corridor (see Chapter 33.515, Columbia South Shore Plan District)
- Johnson Creek Basin (see Chapter 33.537, Johnson Creek Basin Plan District)
- Northwest Hills Natural Areas (see Chapter 33.563, Northwest Hills Plan District)
- Skyline West Conservation Plan area (see Chapter 33.563, Northwest Hills Plan District)
- East Columbia Neighborhood Natural Resources Management Plan (separate document)
- Forest Park Natural Resources Management Plan (separate document)
- Natural Resources Management Plan for the Peninsula Drainage District No. 1 (separate document)
- Portland International Airport Plan District (see Chapter 33.565, Portland International Airport Plan District)

This chapter contains only the City's environmental regulations. Activities which the City regulates through this chapter may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

33.430.033 Relationship to Scenic Resources ~~Zone~~

When an environmental zone has been applied at the location of a designated scenic resource, a Scenic Resource zone has been applied at the location of an environmental zone environmental review must include consideration of the ~~development standards of Chapter 33.480,~~ and the scenic qualities of the resource as identified in the Scenic Resources Protection Plan, or the Central City Scenic Resources Protection Plan, or River Plan / South Reach Scenic Resources Protection Plan, and any relevant development standards of 33.480.

Commentary

33.430.050

Updated to clarify that the city limits and urban service boundary are treated the same with regards to the transition area.

Figure 430-1

Updated to add urban service boundary with city limits.

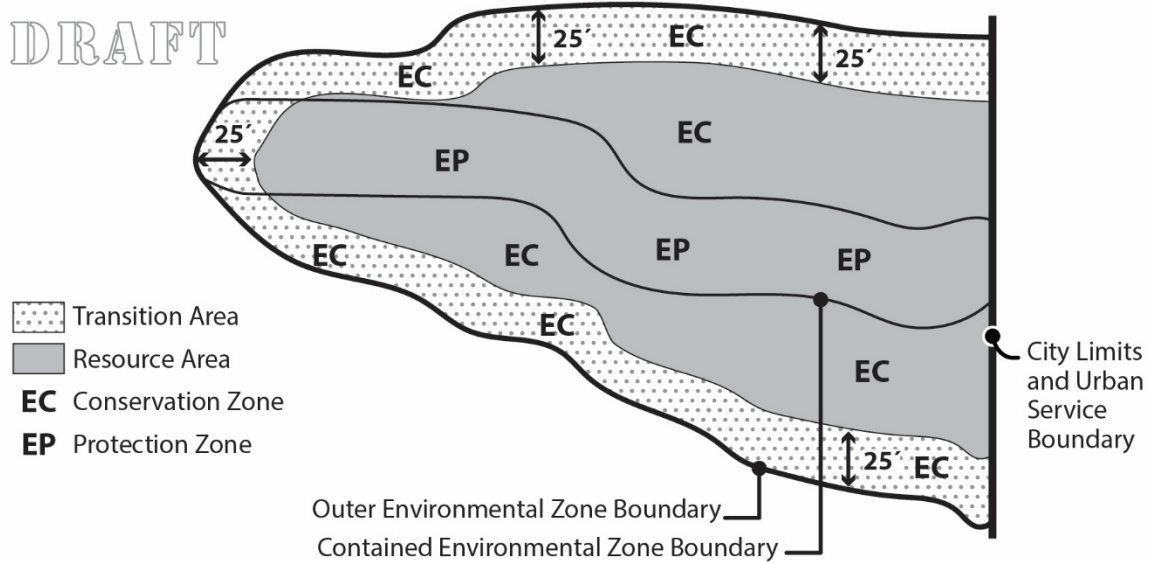
Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.430.050 Subareas of Environmental Zones

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

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

Figure 430-1
Environmental Zone Subareas



Commentary

33.430.080

The language that references Title 11 is not necessary and is removed. All other city Titles and permit requirements always apply.

33.430.080.C

This is a new exemption that allows expansion of an existing right-of-way. It only applies to the dedication of land. Improvements within the right-of-way will need to meet exemptions (33.430.080.E.2), standards (33.430.175) or be approved through land use review.

33.430.080.D.3

The exemption for changes to existing outdoor disturbance areas is being revised to provide clarity and to allow septic systems. The intention is to allow gardens, raised beds, tool sheds, green houses, play structures or similar small structures within existing yards. Permanent foundations or concrete pads are not allowed. Cinder blocks or gravel pads, used to support structures, are not considered a permanent foundation and are allowed. In addition, a septic system can be installed under an existing yard.

33.430.080.D.7

The exemptions for trimming or removing trees and plants is replaced and separated from the exemptions for other plants. The information is reordered for clarity.

33.430.080.D.7.a.1

The code is clarified to state that diseased trees or diseased portions of trees can be removed when they pose an immediate threat to the ecosystem. Diseases in trees can spread very quickly and destroy entire forests.

The intention of D.7.a.1 is to retain large portions of trees on site to maintain habitat functions. Downed trees create cover and places for wildlife to den and nest. Downed trees also decompose, enriching the soil, and providing ideal conditions for new trees to sprout naturally. Sites less than 7,000 square feet are small and typically do not have room to place large portions of trees. Sites larger than 7,000 square feet typically have space to retain large portions of trees. This edit makes it clear that on sites smaller than 7,000 square feet, downed trees do not have to remain on site. In addition, if a site of any size has only transition area and no resource area, downed trees do not have to remain on site.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.430.080 Items Exempt From These Regulations

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

~~A.-B.~~ [No change]

~~C.~~ Dedicating right-of-way to widen an existing right-of-way;

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

1. - 2. [No change]

3. ~~Changes to existing disturbance areas to accommodate outdoor activities such as gardens and play areas~~ the following, so long as when plantings do not include plants on the Nuisance Plants List and no trees 6 or more inches in diameter are removed;

a. Gardens, including raised beds no greater than 2 feet in height, and play areas surfaced with grass, groundcover plants, bark chips, sand or gravel;

b. Accessory structures with a footprint no larger than 100 square feet that are not on a foundation or concrete pad; and

c. Septic systems.

4. - 6. [No change]

7. Removing or pruning the following trees and plants:

a. Trees. The following trees may be removed or pruned if no development or other activities subject to the regulations of this chapter are proposed and all removal or pruning activities are surrounded or protected to prevent erosion and sediment from leaving the site or negatively impacting resources on the site. Permanent erosion control, such as replanting areas of bare soil must be installed after removal or pruning:

(1) Dead, dying, diseased, or dangerous trees, or portions of trees, when they pose an immediate danger as determined by the City Forester or an arborist. On sites 7,000 square feet or larger in area, all sections of wood more than 12 inches in diameter must remain or be placed in the resource area of the site on which they were cut or within a commonly-owned environmental resource tract. These sections of wood are not required to remain when:

- The site contains only transition area; or
- The City Forester authorizes removal of diseased wood because it will threaten the health of other trees;

Commentary

33.430.080.D.7.b

Other plants is separated from trees for clarity. There are no substantive changes to the exemptions for other plants

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

- (2) Non-native trees and trees listed on the Nuisance Plants List;
 - (3) Trees or portions of trees that are within 10 feet of an existing building or structure attached to a building, such as deck, stairs, and carport; or
 - (4) Trees or portions of trees that exceed the height restriction of a view corridor with special height restrictions designated in the *Scenic Resources Protection Plan, Central City Scenic Resources Protection Plan or River Plan / South Reach Scenic Resource Protection Plan*.
- b. Other plants. The following may be removed or pruned if removal or pruning activities are surrounded or protected to prevent erosion and sediment from leaving the site or negatively impacting resources on the site. Permanent erosion control, such as replanting areas of bare soil, must be installed after removal or pruning:
- (1) Plants that exceed the height restrictions of a view corridor with special height restrictions designated in the *Scenic Resources Protection Plan, Central City Scenic Resources Protection Plan or River Plan / South Reach Scenic Resources Protection Plan*; or
 - (2) Plants that block signage along a public recreational trail, within a resource enhancement area, or required by a state or federal agency; or
 - (3) Non-native plants and plants listed on the Nuisance Plant List.
7. ~~Removal or trimming of when no development or other activities subject to the development standards or review requirements of this chapter are proposed, if the following are met:~~
- a. ~~All vegetation removal or trimming activities must be surrounded or protected to prevent erosion and sediment from leaving the site or negatively impacting resources on the site. Permanent erosion control, such as replanting areas of bare soil, must be installed.~~
 - b. ~~The vegetation proposed for removal or trimming is one of the following:~~
 - (1) ~~Trees or plants listed on the Nuisance Plants List~~
 - (2) ~~Dead, dying, or dangerous trees or portions of trees when they pose an immediate danger, as determined by the City Forester or an arborist. Removing these portions is exempt only if all sections of wood more than 12 inches in diameter either:~~
 - ~~Remain, or are placed, in the resource area of the same ownership on which they are cut; or~~
 - ~~Are removed, if the City Forester authorizes removal of diseased wood because it will threaten the health of other trees;~~
 - (3) ~~Non-native non-nuisance trees and plants;~~
 - (4) ~~Trees or tree limbs that are within 10 feet of an existing buildings and structures attached to buildings, such as decks, stairs, and carports;~~

Commentary

33.430.080.E.2

The amendments clarifies that the exemption applies to improvements within an existing or newly dedicated right-of-way.

33.430.080.E.8

The amendment is based on a requirement by the Oregon Department of Environmental Quality who required the City of Portland to install signs visible from the Columbia Slough warning people about eating fish. These signs were not along a trail or part of a resource enhancement project. When a state or federal agency requires signs in the environmental overlay zones, those signs are now exempt as well.

33.430.080.E.9

This is a new exemption that allows interment within existing burial plots in cemeteries. The exemption is intended to minimize impacts on significant resources by required the disturbance to be setback from the resources in the protection overlay zone. Interment within a protection overlay zone requires review.

33.430.080.E.10

This exemption is being revised to be clear that only pervious materials are allowed when surfacing a new play area; impervious materials such as concrete are not allowed. The exemption is also expanded to include septic systems that meet the requirements of the exemption.

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

~~(5) Trees or plants that exceed the height restriction of a view corridor with special height restrictions designated in the Scenic Resources Protection Plan or Central City Scenic Resources Protection Plan; or~~

~~(6) Within the Scenic Resource zone, tree limbs may be trimmed to maintain a view. Tree removal is not exempt.~~

8. - 11. [No change]

DE. The following new development and improvements:

1. [No change]

2. Public street and sidewalk improvements meeting all of the following:

a. Improvements must be within ~~an existing~~ a public right-of-way used by truck or automobile traffic; and

b. [No change]

3.-7. [No change]

8. Installation of signage as part of public recreational trail, and as part of a resource enhancement projects, or as required by a state or federal agency;

9. Additional disturbance within an existing cemetery when all of the following are met:

a. The disturbance is for soil removal for a burial plot;

b. No more than 10 cubic yards of soil is removed per burial plot;

c. The disturbance area is set back at least 5 feet from the resource area of the environmental protection zone; and

d. No native trees 6 inches or more in diameter are removed;

910. Additional disturbance for ~~outdoor uses such as gardens, and play areas~~ surfaced with grass, groundcover plants, bark chips, sand or gravel, and septic systems ~~where when~~ the added disturbance area meets all of the following₂:

a. The added disturbance area does not exceed 500 square feet;

b. The total disturbance area on the site does not exceed standards in Table 430-1;

c. No native trees 6 or more inches in diameter are removed; and

d. The disturbance area is located at least 30 feet from the top of bank of a stream or drainage and at least 50 feet from the edge of a wetland.

Commentary

33.430.080.E.11

The intention of the change is to allow fire breaks, which are similar to a trail in terms of dimensions and impacts. Fire breaks must meet the requirements as trails. The use of sand or gravel to surface the fire break. In addition, the allowed width of trail is being increased from 30 inches to 36 inches to meet federal ADA trail recommendations.

33.430.120

Adding reference to the scenic resource standard 33.430.195.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

~~1011~~. Trails and fire breaks meeting all of the following:

- a. The ~~Trails or fire break~~ must be confined to a single ownership or be within a public trail easement;
- b. ~~Trail w~~Widths must not exceed ~~30~~36 inches. ~~For trails,~~ stair width must not exceed 50 inches, and trail grade must not exceed 20 percent except for the portion of the trail containing stairs;
- c. Plant trimming must not exceed a height of 8 feet and a width of 6 feet as shown in Figure 430-2;
- d. No native trees 6 or more inches in diameter and no native shrubs larger than 5 feet tall may be removed;
- e. The ~~Trails or fire break~~ must not be paved; and
- f. The ~~Trails or fire break~~ must be at least 15 feet from the top of bank of all water bodies.

~~1112~~. [No change]

~~EF~~. [No change]

33.430.120 Procedure

- A. Generally.** Compliance with the development standards of this chapter is required for all development in the environmental zones and is determined as part of the building permit or development permit application process. For proposals that cannot meet all of the standards, Environmental Review is required. Where a proposal can meet all the standards, the applicant may choose to go through the discretionary environmental review process, or to meet the objective standards of this chapter.

The development standards are Sections 33.430.140 through ~~.1905~~; Sections 33.430.150 through ~~.1905~~ address specific types or aspects of development, while 33.430.140 applies to proposals not covered by the more specific sections. A proposal may be subject to several sections. For example, construction of a house may be subject to the General Development Standards of 33.430.140, the standards of 33.430.150, Utilities, and the standards of 33.430.180, Stormwater Outfalls. If the proposal can meet the general standards and standards for utilities, but not those for a stormwater outfall, environmental review is required only for the stormwater outfall. To be eligible to use the development standards for an aspect of a proposal, all of the standards within the relevant section must be met.

- B.** [No change]

Commentary

33.430.140

This is not a substantive change. The edits are intended to make it clearer which standards apply in the resources area versus the transition area of the overlay zones. Note - Development includes landscaping.

33.430.140.C.1 and F.1

The original C.1 and F.1 are split into wetlands and other water bodies.

33.430.140.C.4

To be consistent with the Natural Resources Inventory (2012) and 2035 Comprehensive Plan policies, all setbacks should be established from the top of bank, not centerline, of streams and drainageways. The top of bank is defined in 33.910 and 33.930.

33.430.140.C.5

The intent is to encourage steep stream banks to be laid back to reduce the steepness and allow for establishment of native vegetation. When an applicant elects for lay back a stream bank, setbacks and location of the protection overlay zone may be established based on the original (pre-lay back) location of top-of-bank, instead of the new location of top-of-bank; provided a minimum five-foot setback from the new top-of-bank is maintained.

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

33.430.140 General Development Standards

The standards below apply to all development in the environmental zones except as follows:

- Utilities subject to Section 33.430.150;
- Septic systems subject to Section 33.430.155;
- Land divisions subject to Section 33.430.160;
- Property line adjustment subject to Section 33.430.165;
- Resource enhancement projects subject to Section 33.430.170;
- Rights-of-way improvements subject to Section 33.430.175;
- Stormwater outfalls subject to Section 33.430.180; ~~and~~
- Flood and water control facilities subject to Section 33.430.185;
- Public recreational trails subject to Section 33.430.190.; ~~and~~
- Tree removal in scenic resources zone subject to Section 33.430.195.

Standards A through C and G through S apply to new development in the resource area. Standards D through S except L apply to alterations to existing development in the resource area. Only standards E, J, K, N, Q, R, and S apply to new development and alternations to existing development in the ~~T~~ transition areas. All of the applicable standards must be met.

A. - B. [No change]

C. The disturbance area must be set back at least:

1. Fifty feet from the edge of any identified wetland;_z
2. Fifty feet from the top of bank of any identified water body within the Columbia Corridor, ~~or any identified water body within a protection zone on lots zoned R10, R20, or RF. When reconfiguration of the bank is carried out in accordance with subsection 33.430.170.A, below, results in the top of bank shifting landward, the applicant may choose to measure the setback from the original top of bank. When this occurs, a survey of the original top of bank line and the new top of bank line must be submitted for verification and then recorded with the County recorder. In all cases the disturbance area must be set back at least 5 feet from the new top of bank line;~~
23. Thirty feet from the top of bank of any identified water body within a protection zone on all lots except those zoned R10, R20 or RF; ~~and~~
34. Thirty feet from the ~~centerline~~ top of bank of any identified water ~~bodies~~ body within a conservation zone except those within the Columbia Corridor; ~~and~~
5. When reconfiguration of the bank carried out in accordance with subsection 33.430.170.A results in the top of bank shifting landward, the applicant may choose to measure the setback from the original top of bank. When this occurs, a survey of the original top of bank line and the new top of bank line must be submitted for verification and then recorded with the County recorder. In all cases the disturbance area must be set back at least 5 feet from the new top of bank line.

D. - E. [No change]

Commentary

33.430.140.F.3. Disturbance area setback

This edit is to be consistent with the 33.430.140.F.2. and to reflect current base zones.

33.430.140.F.4

To be consistent with the Natural Resources Inventory (2012) and 2035 Comprehensive Plan policies, all setbacks should be established from the top of bank, not centerline, of streams and drainageways. The top of bank is defined in 33.910 and 33.930.

33.430.140.F.5

The intent is to encourage steep stream banks to be laid back to reduce the steepness and allow for establishment of native vegetation. When an applicant elects for lay back a stream bank, setbacks and location of the protection overlay zone may be established based on the original (pre-lay back) location of top-of-bank, instead of the new location of top-of-bank; provided a minimum five-foot setback from the new top-of-bank is maintained.

33.430.140.J.4. Tree removal and replacement standards

In many cases the environmental overlay zones are not mapped to include an additional 25 feet of transition area around the significant natural resources documented in the adopted inventory. The result is that trees, which are significant and should be protected per Metro Urban Growth Management Act Title 13 or the Oregon Statewide Planning Goal 5 ESEE decisions, are located within the transition area not the resource area. To ensure that the functions those trees provide (e.g., stabilizing the soil, attenuating runoff from stormwater, reducing erosion and risk of landslide, shading and cooling the air and nearby water bodies, and providing fish and wildlife habitat) are maintained consistent with adopted policies, tree replacement must occur on site within the remaining Environmental overlay zone area.

33.430.140.L

Minor edits for clarity.

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

- F.** The proposed development must be set back at least:
1. Fifty feet from the edge of any identified wetland;
 2. Fifty feet from the top of bank of any identified water body within the Columbia Corridor, or any identified water body within a protection zone on lots zoned R10, R20, or RF. ~~When reconfiguration of the bank is carried out in accordance with subsection 33.430.170.A, below, results in the top of bank shifting landward, the applicant may choose to measure the setback from the original top of bank. When this occurs, a survey of the original top of bank line and the new top of bank line must be submitted for verification and then recorded with the County recorder. In all cases the proposed development must be set back at least 5 feet from the new top of bank line;~~
 3. Thirty feet from the top of bank of any identified water body within a protection zone on lots except lots zoned R10, R20 or RF zoned R7 through IR; and
 4. Thirty feet from the ~~centerline~~top of bank of any identified water ~~bodies~~body within a conservation zone except those within the Columbia Corridor; and
 5. When reconfiguration of the bank carried out in accordance with subsection 33.430.170.A results in the top of bank shifting landward, the applicant may choose to measure the setback from the original top of bank. When this occurs, a survey of the original top of bank line and the new top of bank line must be submitted for verification and then recorded with the County recorder. In all cases the disturbance area must be set back at least 5 feet from the new top of bank line.

G.-I. [No change]

J. Tree removal and replacement standards.

1.-3. [No change]

4. For replacement of non-native trees ~~and trees in transition areas~~, applicants may pay a revegetation fee as described in Table 430-2 in lieu of planting on the site. The fee is based on the number of trees required under Table 430-3, Option A.

K. [No Change]

L. Nuisance plants.

1.-3. [No change]

4. The cleared area must be replanted as follows:
 - a. Seed the entire area of removal with a native grass seed.
 - b. Install seven groundcover plants and two shrubs per 50 square feet. Groundcover plants must be a minimum size of four-inch pots and the shrubs a minimum size of one-gallon pots.
 - c. Install one native tree that is at least one-half inch in diameter for every nuisance tree over 6 inches in diameter that is removed. ~~Removed native and non-native non-nuisance trees are replanted in accordance with Section 33.430.140.M.~~

Commentary

33.430.150 Standards for Utility Lines

This is to clarify that impacts to natural resources within the transition area must meet the standards in Section 33.430.150.E with regard to tree replacement.

33.430.155 Standards for Septic Systems

Currently, most septic system replacements must go through Environmental Review. Because septic failures pose a public and environmental health risk, it is important that the system be repaired and replaced quickly. Therefore, this standard allows for repair and replacement of existing septic systems. The system does not need to be replaced in the same footprint as the original.

33.430.160 Standards for Land Divisions and Planned Developments

Currently, most land divisions that propose a stormwater outfall in an environmental overlay zone trigger an environmental review because the environmental development standards for a land division (33.430.160) do not include reference to the development standards for stormwater outfalls (33.430.180). In addition, triggering an environmental review also triggers a Type III review procedure regardless of the number of lots being proposed (automatic public hearing and decision by Hearings Officer). This amendment adds a reference in section 33.430.160 to the existing stormwater outfall development standards in 33.430.180, thereby reducing the time and cost of the land division when the stormwater needs of the site can be accommodated based on the environmental overlay zone development standards. The stormwater outfall standards have been included in this draft for informational purposes.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

- d. Planting native species listed on the Portland Plant List is required.

M.-S. [No change]

33.430.150 Standards for Utility Lines

The following standards apply to private connections to existing utility lines and the upgrade of existing public utility lines ~~in resource areas~~. All of the standards apply in the resource area. Only standard E applies in the transition area. ~~must be met unless exempted by Subsection F.~~

A.-F. [No change]

33.430.155 Standards for Repair and Replacement of Existing Septic Systems

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

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

33.430.160 Standards for Land Divisions and Planned Developments

The following standards apply to land divisions and Planned Developments in the environmental overlay zones. All of the standards must be met.

- A. All development, except for development associated with stormwater outfalls that meet Section 33.430.180, is outside the resource area of the environmental protection zone;
- B. The total amount of disturbance area allowed within the resource area of the environmental zone is either the amount listed in Table 430-4 or 1 acre, whichever is less, minus the amount of area outside the resource area. Disturbance area associated with construction or installation of stormwater outfalls that meets Section 33.430.180 are not counted towards maximum disturbance area;
- C. Where there is a house on the site that is in the environmental protection zone, it may remain if a new lot is created that meets the following:
 - 1. The existing house will remain; and
 - 2. A new lot is created that is no larger than required to contain the existing house, garage, minimum required setbacks, a 12-foot wide driveway, and an open area of 20 feet by 20 feet.

Commentary

33.430.170

Renumber the maps.

33.430.180

This clarification is to treat stormwater outfalls the same as other utilities lines, 33.430.150. The standards for utility lines only apply in resource areas, not transition areas.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

- DC.** Resource areas of the environmental protection zone that are outside of lots being created under the provisions of Subsection B., above, are located entirely within environmental resource tracts. The tracts must be owned in common by all of the owners of the land division site, by a Homeowners' Association, by a public agency, or by a non-profit organization; ~~and~~
- ~~**D.** The total amount of disturbance area allowed within the resource area of the environmental conservation zone is either the amount listed in Table 430-4 or 1 acre, whichever is less, minus the amount of area outside the resource area;~~
- E.-I.** [No change]
- J.** Utility construction must meet the applicable standards of Section 33.430.150. Private utility lines on a lot where the entire area of the lot is approved to be disturbed and where the private utility line provides connecting service directly to the lot from a public system are exempt from this standard; ~~and~~
- K.** The standards of Subsection 33.430.180 must be met.

33.430.170 Standards for Resource Enhancement Projects

The following standards apply to resource enhancement projects in the environmental zones. The applicant for projects that will take place within the area shown on Map 430-~~1410~~ may choose to meet all of the standards of subsection A, all of the standards of subsection B, or all of the standards of subsection C. Applicants for projects that will take place outside the area shown on Map 430-~~1410~~ must meet all of the standards in subsection C.

- A. Bank reconfiguration.** The following standards apply to bank reconfiguration projects that take place in the Bank Reconfiguration and Basking Features Area shown on Map 430-~~1410~~. Slough and drainageway banks, which are the area between the ordinary high water mark and the top of bank, may be regraded when all of the following are met:
- 1.-9. [No change]
- B. Basking features.** The following standards apply to the placement of large wood or large rocks as basking features for wildlife in the Bank Reconfiguration and Basking Features Area shown on Map 430-~~1410~~. The placement of large wood or large rocks as basking features for wildlife within the Columbia Slough, Whitaker Slough, Buffalo Slough, Peninsula Canal, or other drainageways or identified wetlands is allowed when all of the following are met:
- 1.-6. [No change]
- C.** [No change]

33.430.180 Standards for Stormwater Outfalls

The following standards apply to the installation of stormwater outfalls. All of the standards apply in the resource area ~~must be met.~~ Only standards B through E and H apply in the transition area.

- A.-G.** [No change]
- H.** Only one outfall pipe may be used on a site. The outfall pipe size may not exceed 46 inches in diameter; and
- I.** [No change]

Commentary

33.430.185

The intention of the new standard is to allow some minor safety improvements to existing flood control and water conveyance systems. These improvements are anticipated to have little impact on existing natural resource features and functions and will improve the safety for maintenance crews and meet ADA requirements. Resource enhancement will replace any potential impacted features and functions.

33.430.190

The trail standard is intended to apply to all public trails located in environmental overlay zones, not just trails designated as "major public trails" on the official zoning maps. Therefore, the term major is deleted.

33.430.195

This amendment clarifies that the standard only applies where the c- or p-zone overlaps with a s-zone. The intent of the standard is to allow tree removal to preserve a significant view.

Language to be added is underlined.
Language to be deleted is shown in ~~striketrough~~.

33.430.185 Standards for Certain Flood and Water Control Facilities

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

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

33.430.190 Standards for ~~Major~~ Public Trails

The following standards apply to ~~major~~ public trails and viewing areas developed in conjunction with the ~~major~~ public trail. All of the standards must be met.

A.-E. [No change]

33.430.195 Standards for Tree Removal in the Scenic Resources Zone

The following standards apply to removal of native trees up to 12 inches in diameter and non-native trees of any size that are located within an ~~E~~ environmental overlay zone and the Scenic Resource zone:

A.-D. [No change]

Commentary

33.430.405

There are three options for corrections to violations within ezones, depending on the situation. Two of the options allow for the violation to be corrected without environmental violation review. That means that the violation can be corrected through a permit process, which is quicker and less costly. However, many situations that could otherwise qualify to use "Option One, Remove and Repair" are not able to meet the requirements because it requires that all items and materials be removed with hand-held equipment.

The code is being amended to remove the requirement to only use hand-held equipment. This will allow more situations to be corrected without a land use review. The code currently requires that no additional disturbance be created to correct the violation, so the use of heavier equipment to remove materials would not add to the overall scope or impact of the violation.

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

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.430.405 Correction Options

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

A. When these options may be used.

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

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

1. All items and materials placed in the area of violation are removed ~~using hand-held equipment~~ and no new disturbance area is created;
- 2.-4. [No change]

C. [No change]

Commentary

Chapter 33.430, Environmental Zones

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

D. Option Three, Environmental Review. This option requires Environmental Review, using the approval criteria and procedures below:

1. Approval criteria. The approval criteria of Subsection 33.430.250.G must be met.

2. Review procedures. Reviews are processed as follows:

a. Type III. The following situations require a Type III review:

(1) The removal of trees that exceeds the quantity of environmental standard 33.430.140.J.

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

b.-c. [No change]

Commentary

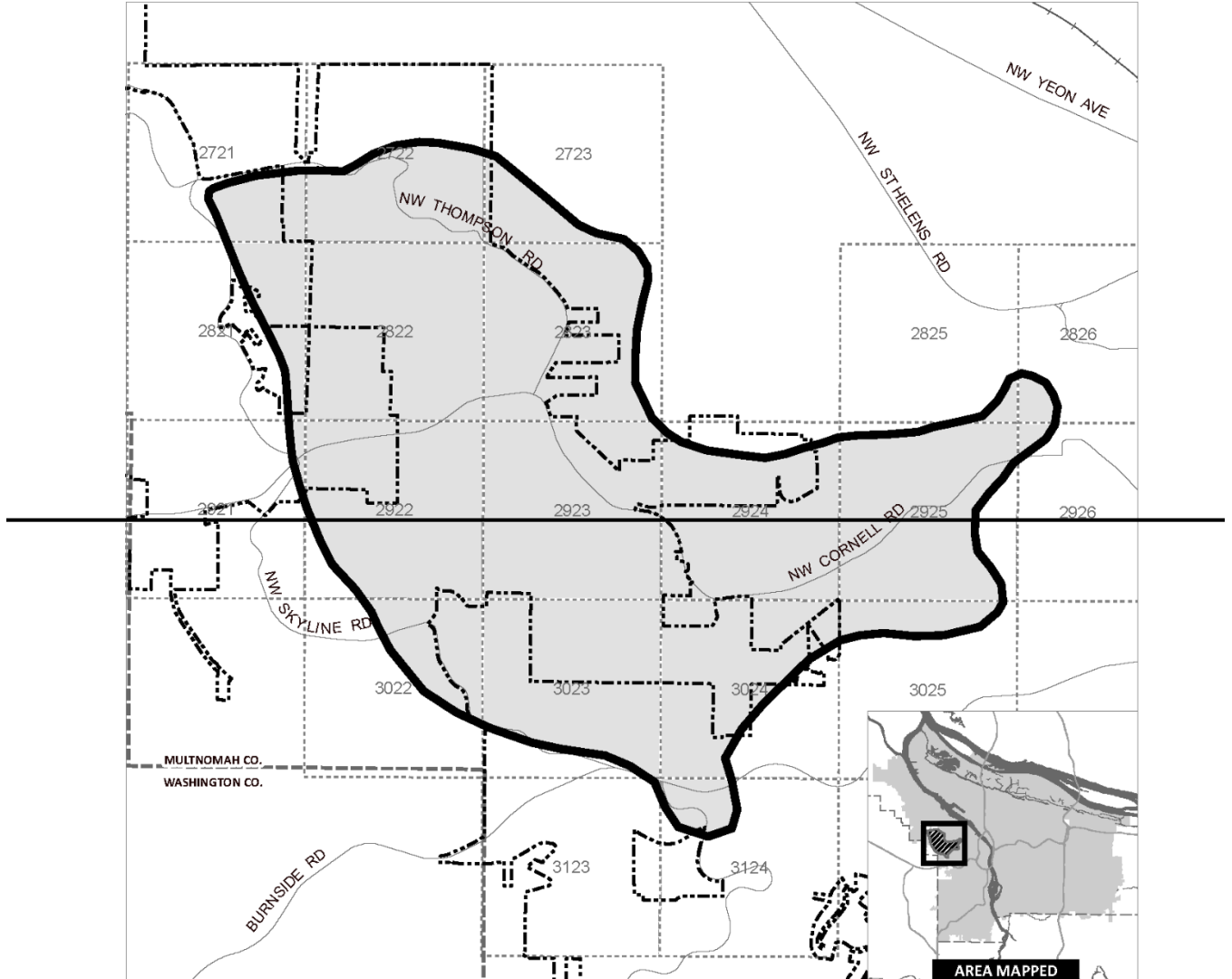
Map 430-1 is deleted and fully replaced by new Map 430-1

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Balch Creek Watershed Protection Plan Area

Map 430-1

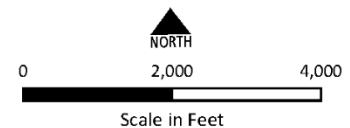
Map Revised January 1, 2015



----- City Boundary

█ Plan Area

Map Note: Small numbers within boxes
represent Portland quarter section index



Bureau of Planning and Sustainability
Portland, Oregon

Commentary

Map 430-1

This is a new map that replaces the following maps:

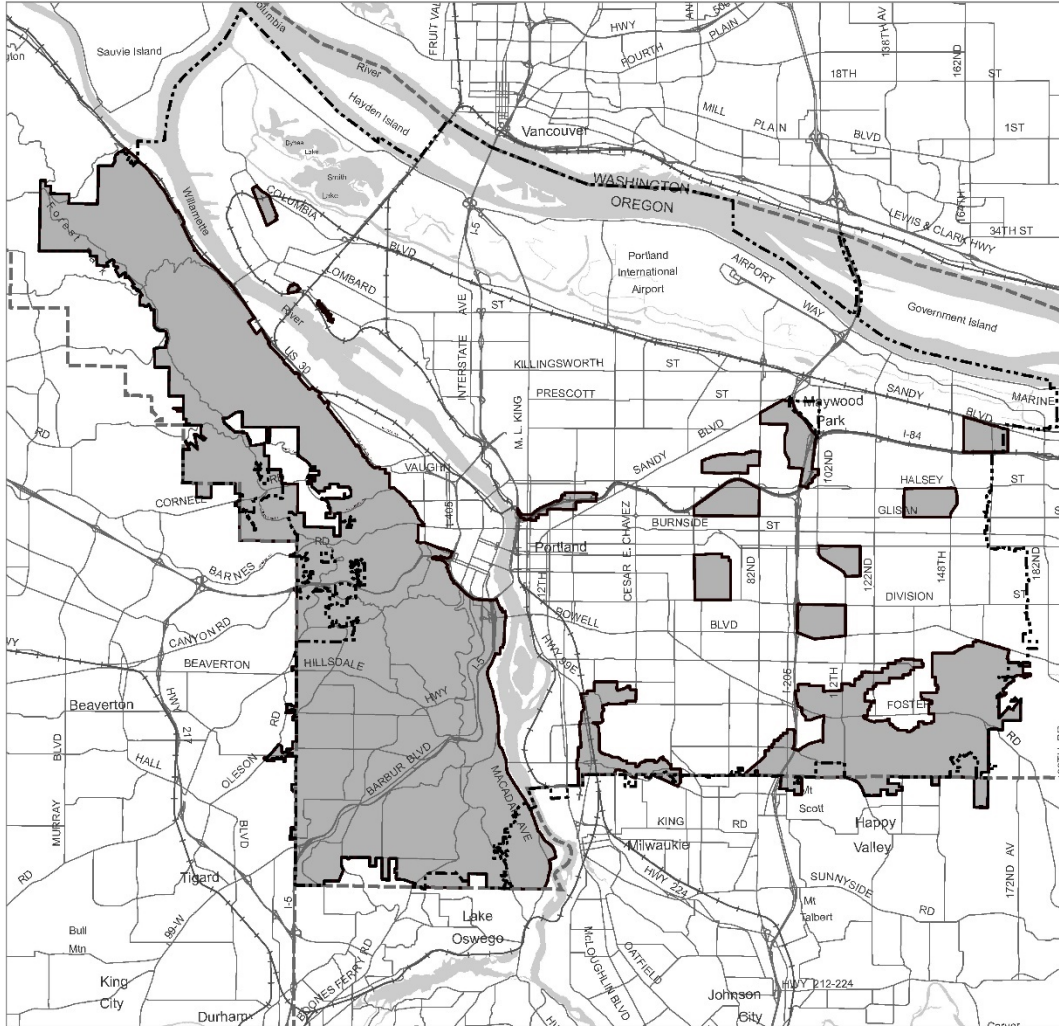
- Map 430-1 Balch Creek Watershed Protection Plan Area
- Map 430-4 Fanno Creek and Tributaries Conservation Plan Area
- Map 430-7 Skyline West Resource Protection Plan Area
- Map 430-8 Southwest Hills Resource Protection Plan Area

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

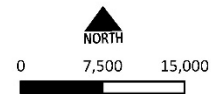
Environmental Overlay Zone Map Correction Project Area

Map 430-1

Map Revised XXXX X, 202X



- City Boundary
- Project Area



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Commentary

Map 430-2-1 is not changed and is included only for reference.

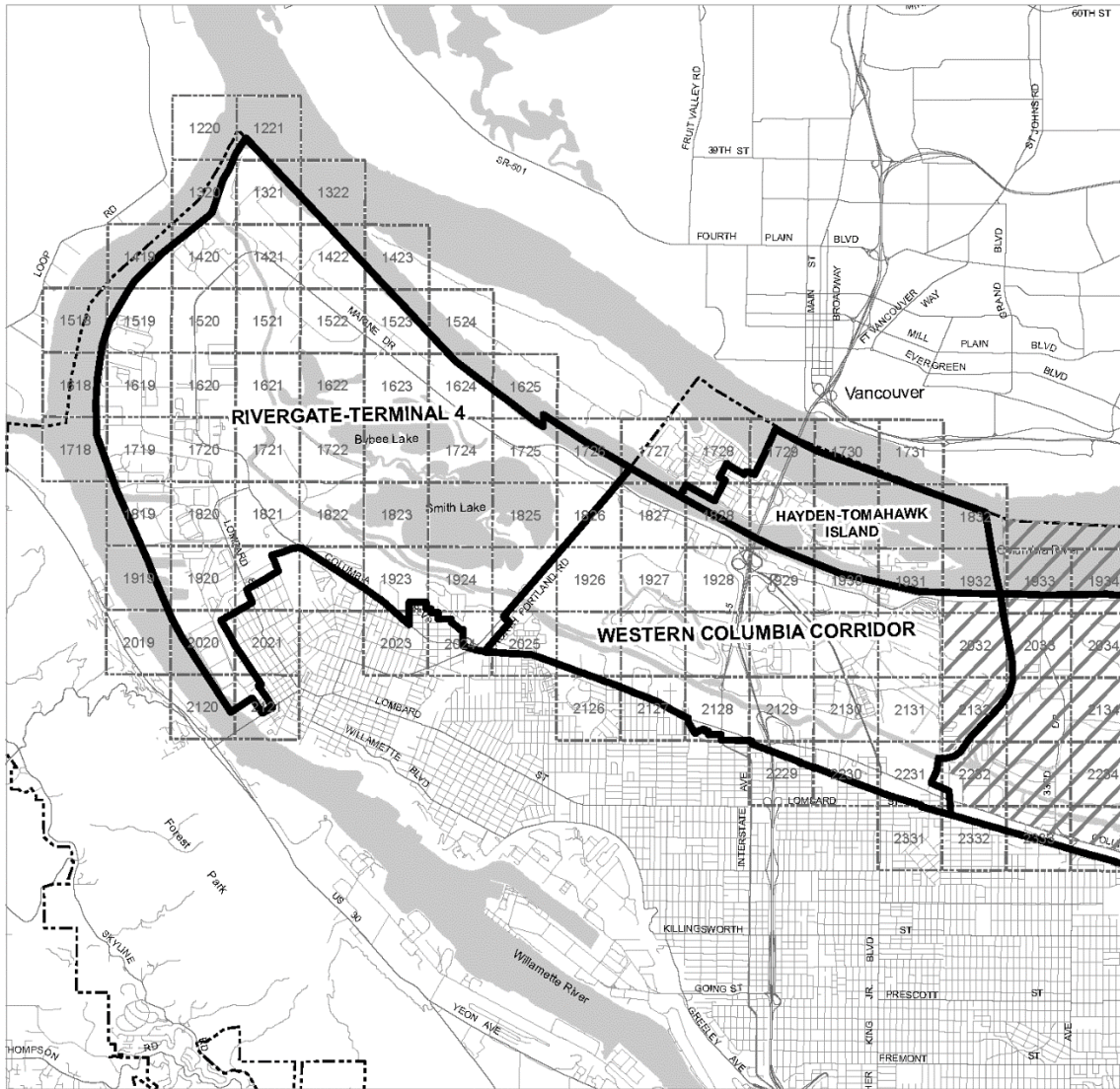
Language to be added is underlined.
Language to be deleted is shown in ~~strikethrough~~.


Columbia Corridor Industrial and Environmental Mapping Project Area

Map 430-2

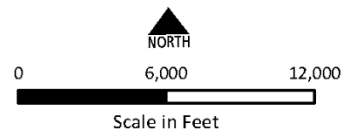
Map 1 of 2

Map Revised January 1, 2015



- City Boundary
-  Area superceded by Middle Columbia Corridor/Airport Natural Resources Inventory - SEE MAP 430-13

Map Note: Small numbers within boxes represent Portland quarter section index



Bureau of Planning and Sustainability
Portland, Oregon

Commentary

Map 430-2-2 is not changed and is included only for reference.

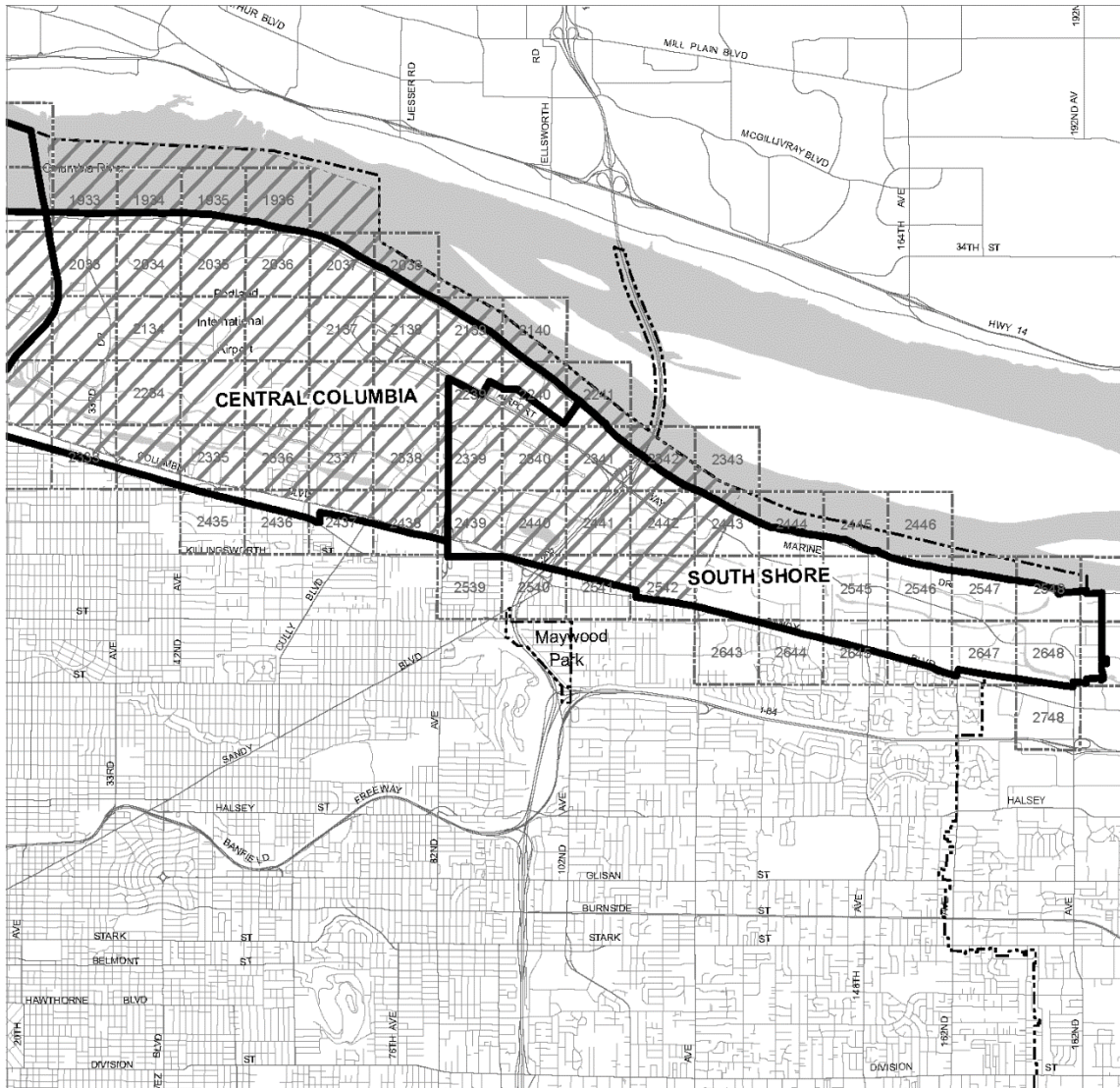
Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.


Columbia Corridor Industrial and Environmental Mapping Project Area

Map 430-2

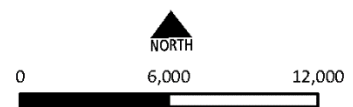
Map 2 of 2

Map Revised January 1, 2015



- City Boundary
-  Area superseded by Middle Columbia Corridor/Airport Natural Resources Inventory - SEE MAP 430-13

Map Note: Small numbers within boxes represent Portland quarter section index



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Commentary

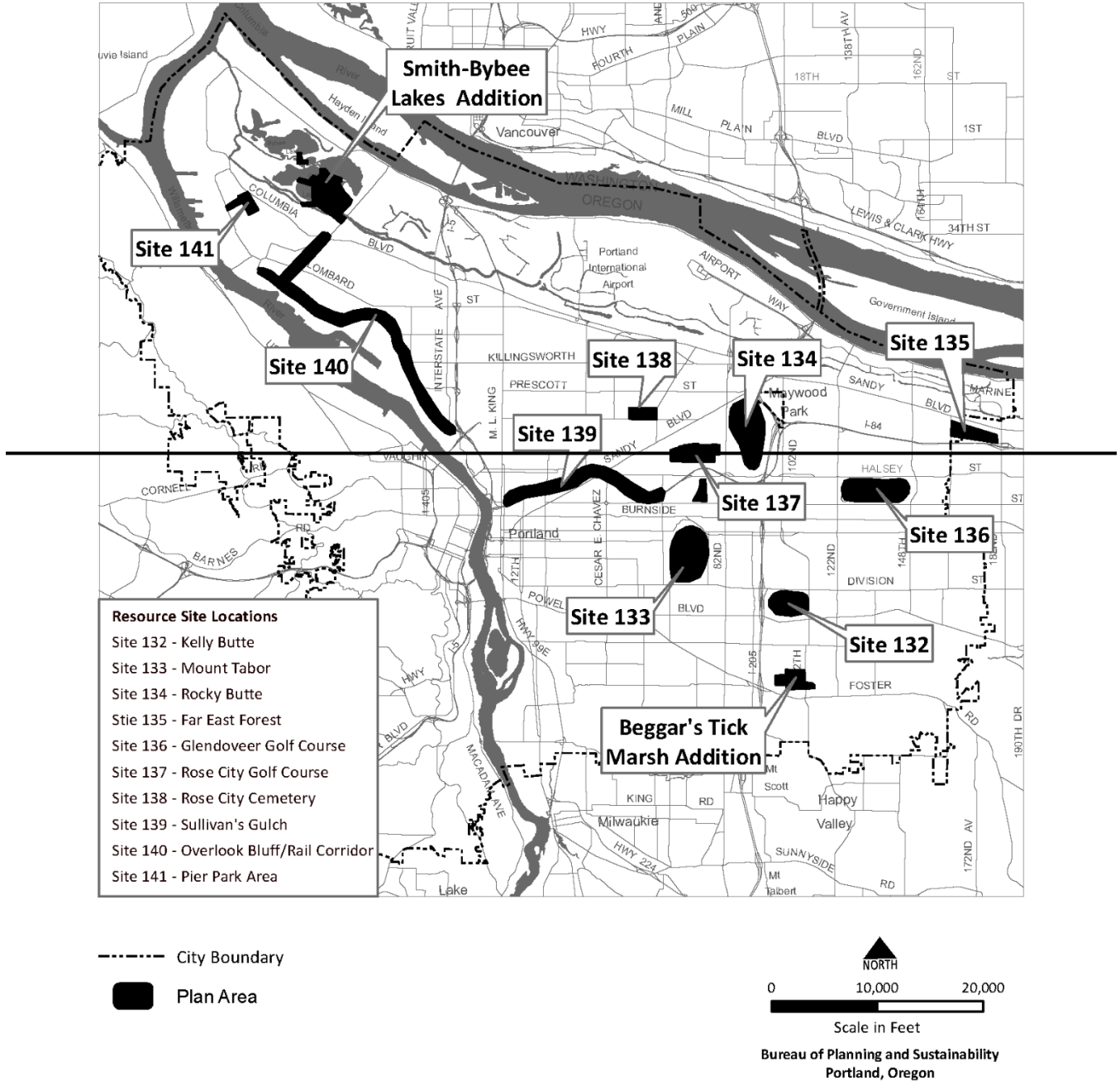
Map 430-3 is deleted and replaced with a new 430-3

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

East Buttes, Terraces, and Wetlands Conservation Plan Area

Map 430-3

Map Revised January 1, 2015



Commentary

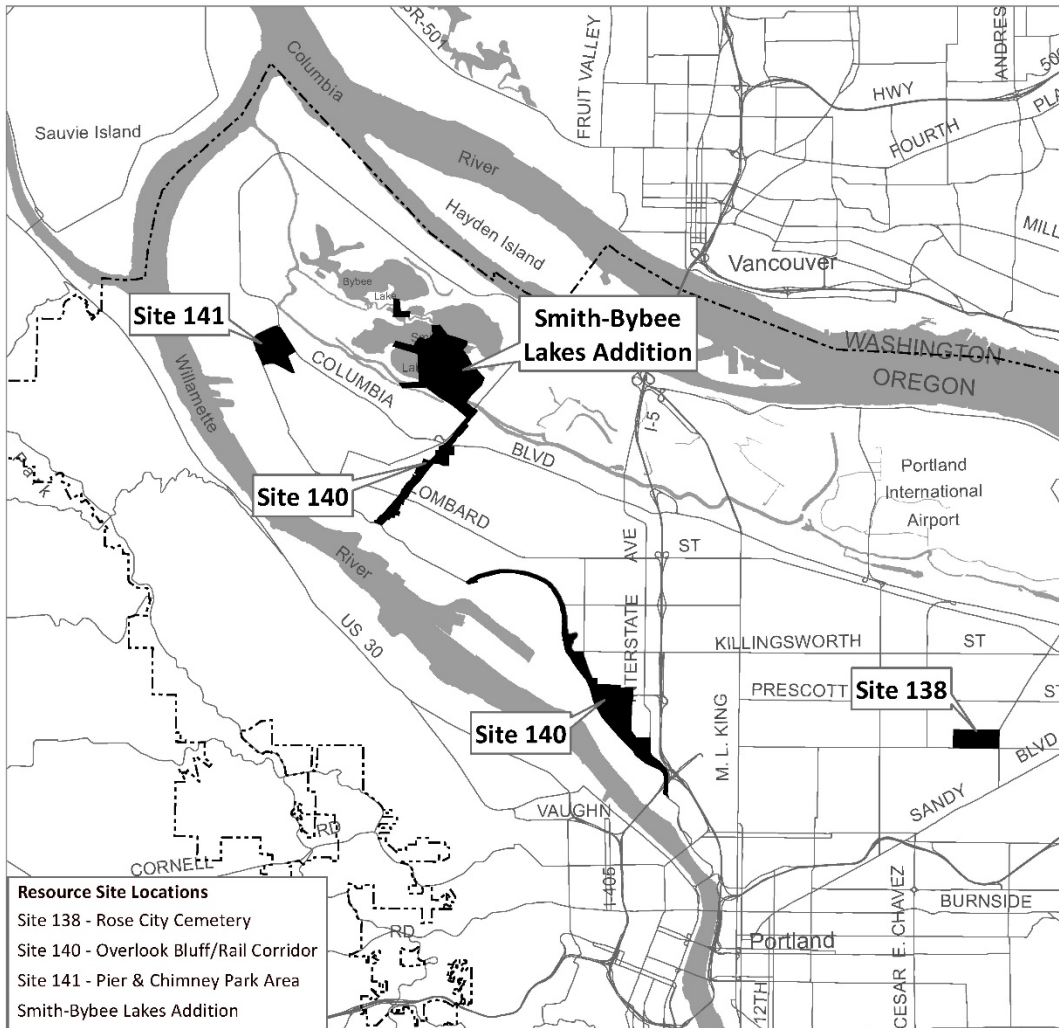
New Map 430-3 includes only the resources sites are remained covered by the East Buttes, Terraces and Wetlands Conservation Plan. These resource sites remain covered by the original plan because they are industrial properties that will be addressed with the update to the Economic Opportunity Analysis. The other resource sites that were within the Conservation Plan are now addressed in the Environmental Overlay Zone Map Correction Project and shown on new Map 430-1.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

East Buttes, Terraces, and Wetlands Conservation Plan Area

Map 430-3

Map Revised Xxxxx X, 202X



Commentary

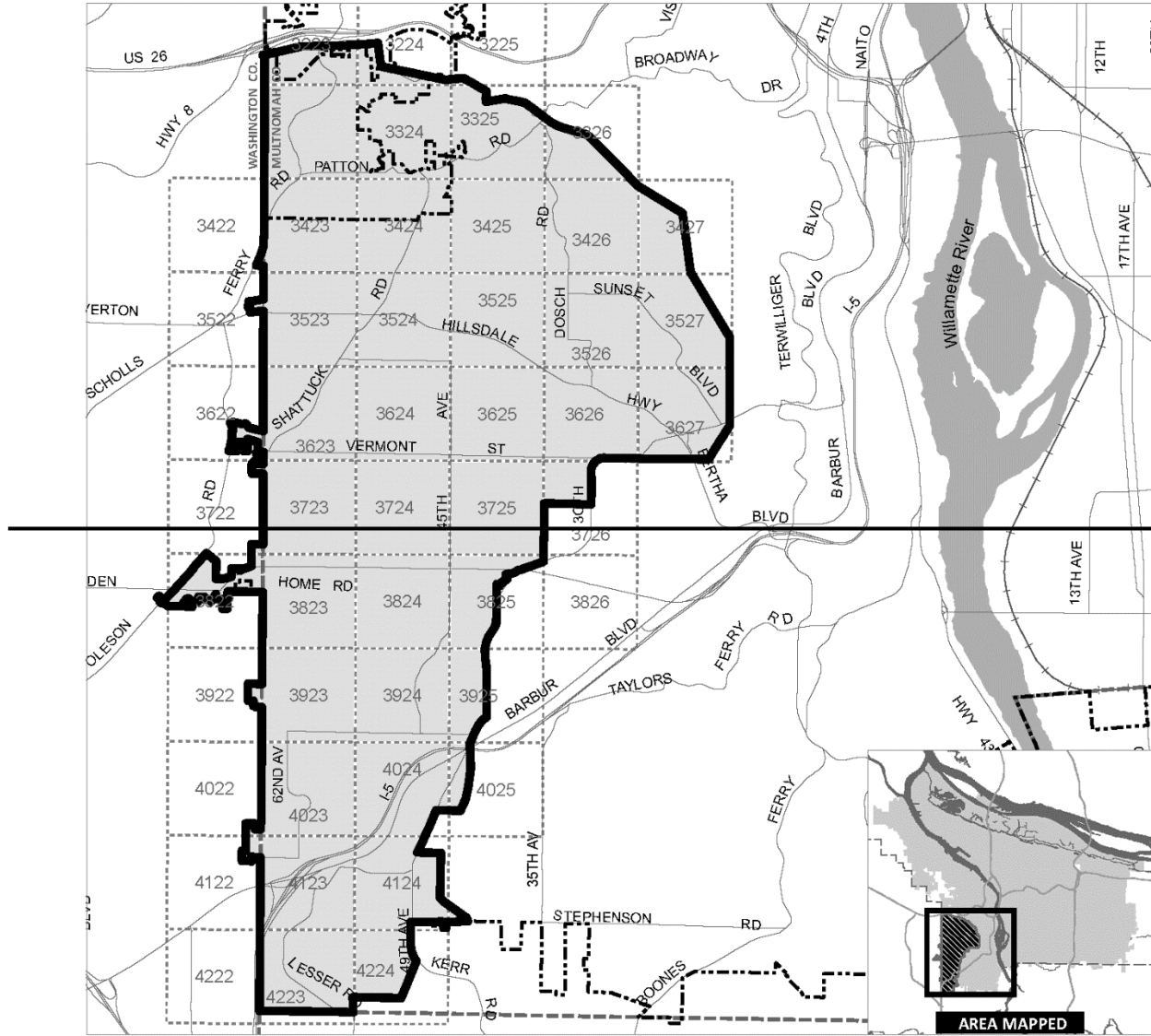
Map 430-4 is deleted and fully replaced by the new Map 430-1. All land within the Fanno Creek and Tributaries Conservation Plan Area is now addressed in the Environmental Overlay Zone Map Correction Project.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Fanno Creek and Tributaries Conservation Plan Area

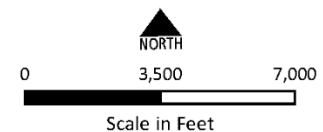
Map 430-4

Map Revised January 1, 2015



- City Boundary
- █ Plan Area

Map Note: Small numbers within boxes
represent Portland quarter section index



Bureau of Planning and Sustainability
Portland, Oregon

Commentary

Map 430-5 is updated to remove all but one resource site. All the removed resources site are not address in Map 430-1, Environmental Overlay Zone Map Correction Project. The one resources site, Freeway Lands, is zoned or industrial uses and will remain addressed in the Johnson Creek Basin Protection Plan Area until the Economic Opportunities Analysis is completed.

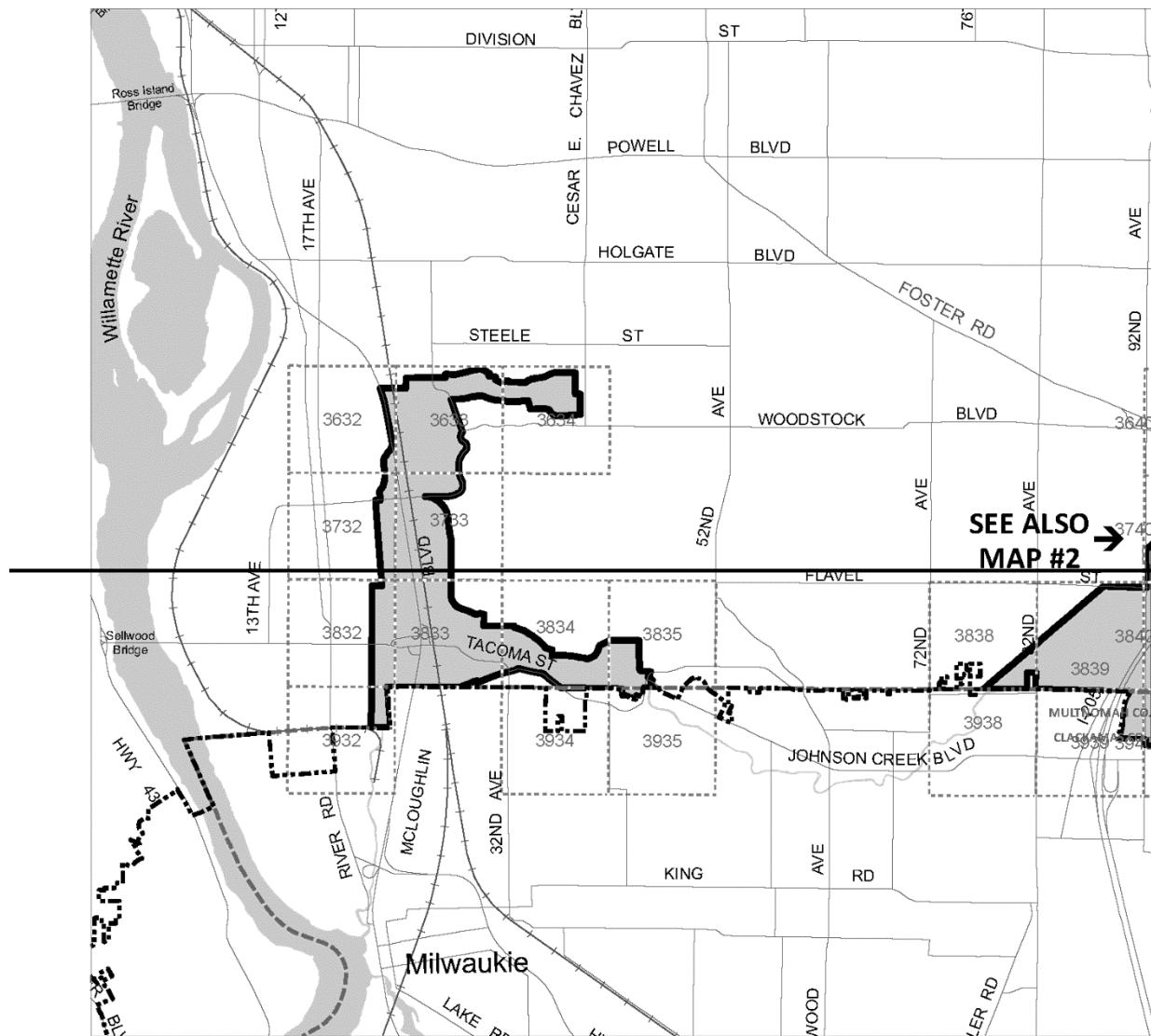
Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Johnson Creek Basin Protection Plan Area

Map 430-5

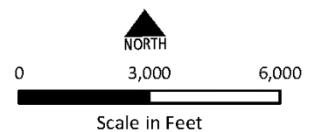
Map 1 of 2

Map Revised January 1, 2015



- City Boundary
- Plan Area

Map Note: Small numbers within boxes
represent Portland quarter section index



Bureau of Planning and Sustainability
Portland, Oregon

Commentary

Chapter 33.430, Environmental Zones

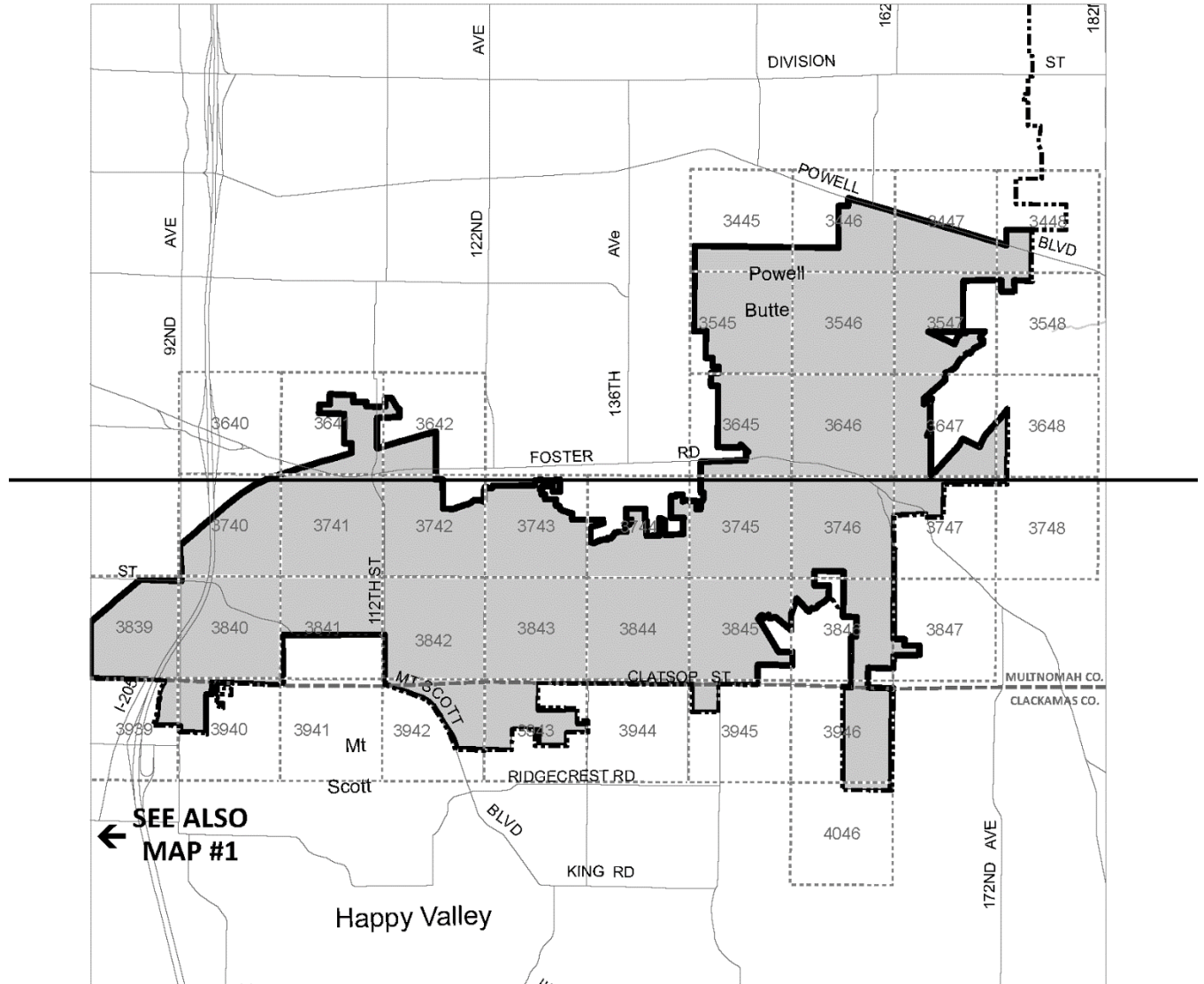
Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Johnson Creek Basin Protection Plan Area

Map 430-5

Map 2 of 2

Map Revised January 1, 2015



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

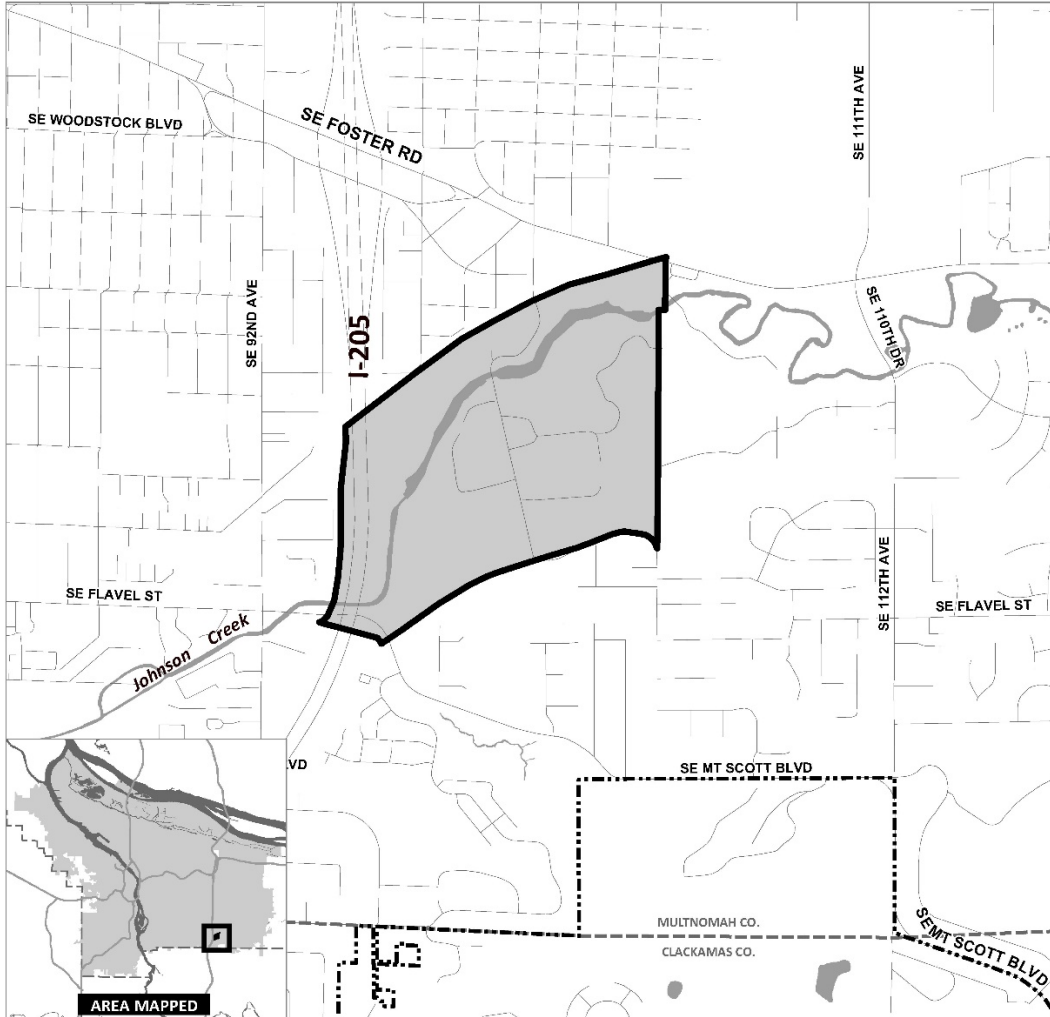
May 430-4 replaced Map 430-5 and includes one resources site, Freeway Lands.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

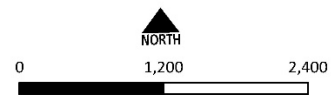
Johnson Creek Basin Protection Plan Area

Map 430-4

Map Revised Xxxx X, 202X



- City Boundary
- Plan Area



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Commentary

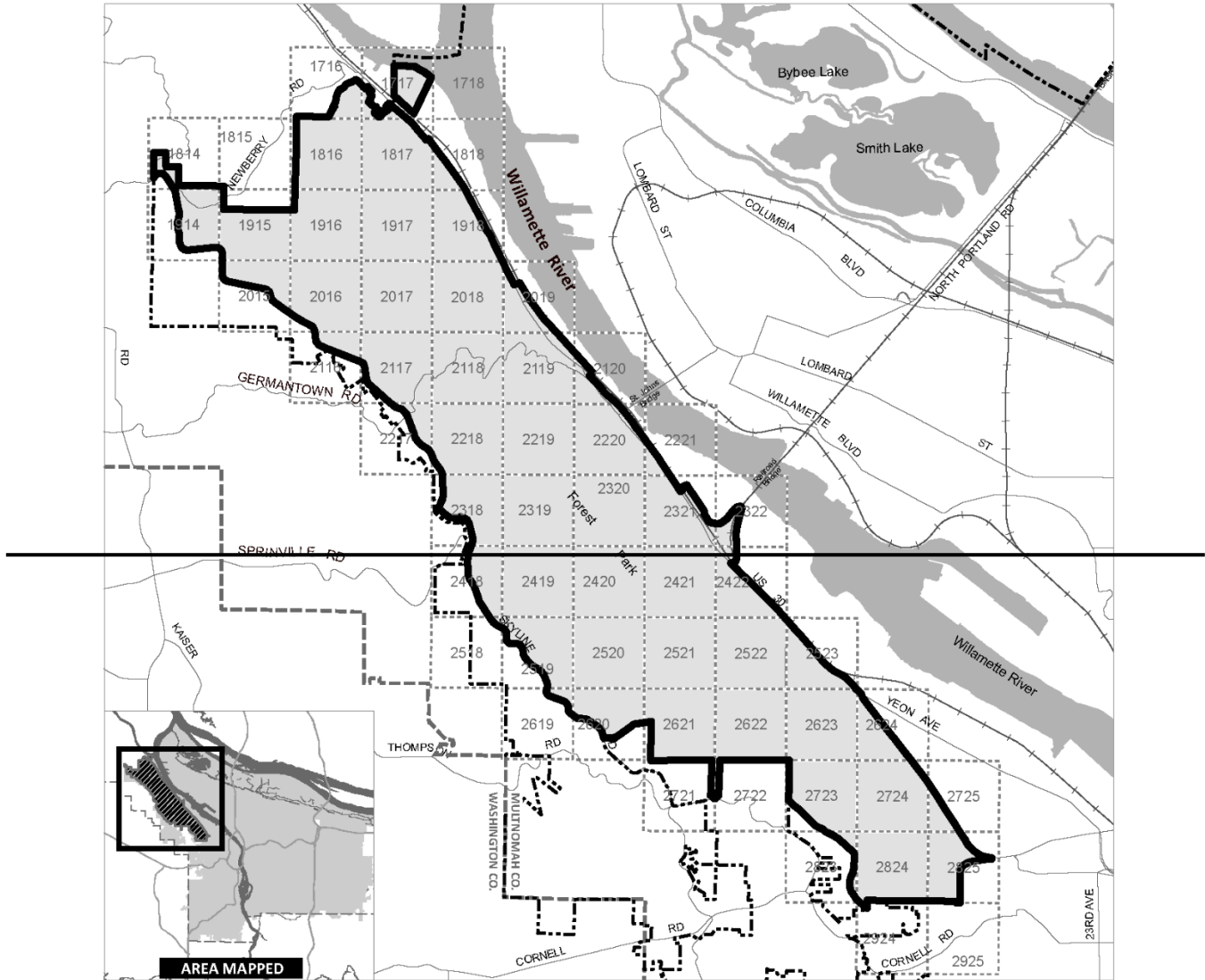
Map 430-6 is deleted and replace by the new Map 430-5.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Northwest Hills Natural Areas Protection Plan Area

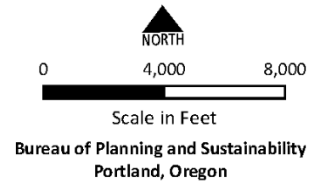
Map 430-6

Map Revised January 1, 2015



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

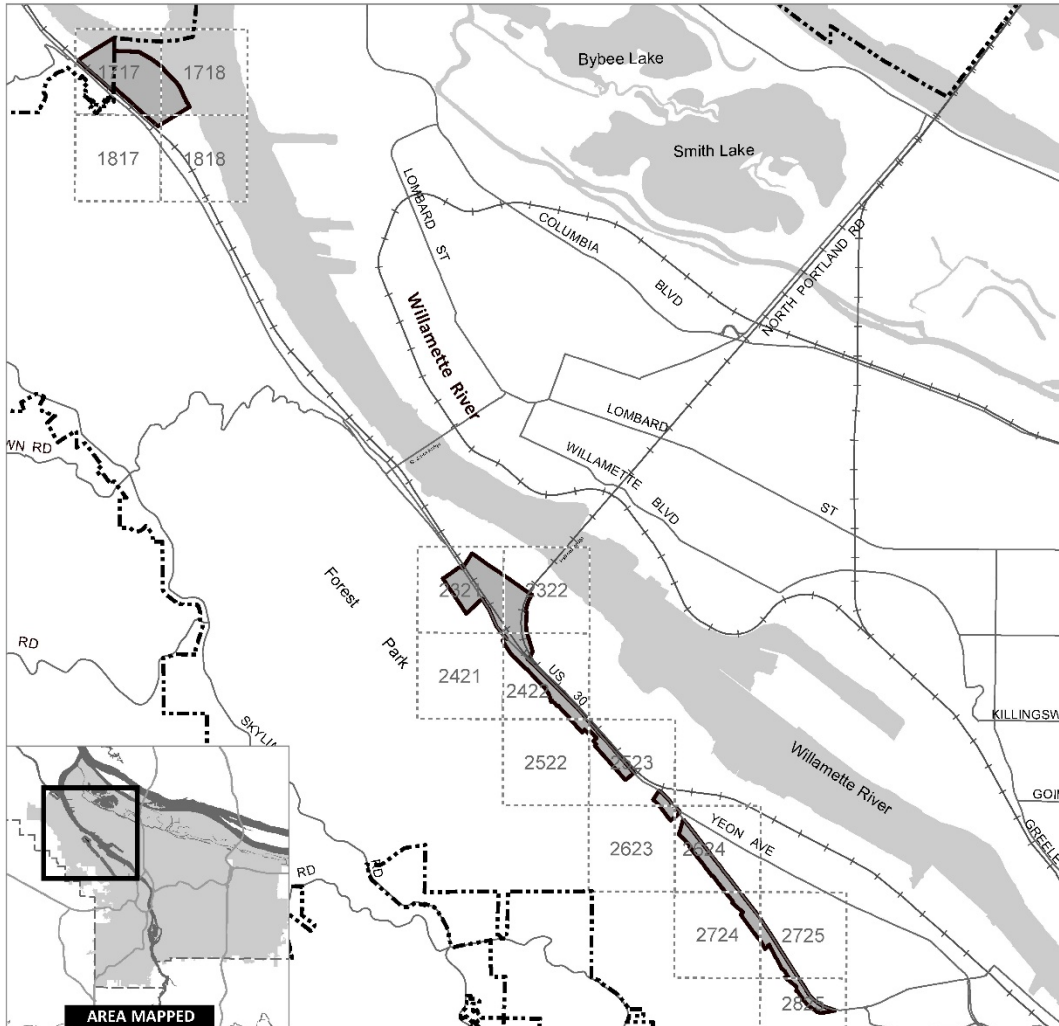
New Map 430-4 replaces Map 430-6 and is updated to reflect only the resources sites that remained covered by the Northwest Hills Natural Areas Protection Plan. These resource sites remain covered by the original plan because they are industrial properties that will be addressed with the update to the Economic Opportunity Analysis. The other resource sites that were addressed in the Protection Plan are now addressed in the Environmental Overlay Zone Map Correction Project and shown on new Map 430-1.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Northwest Hills Natural Areas Protection Plan Area

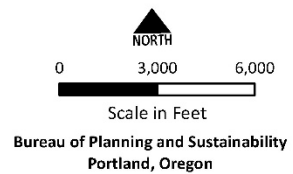
Map 430-5

Map Revised Xxxxx X, 202X



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

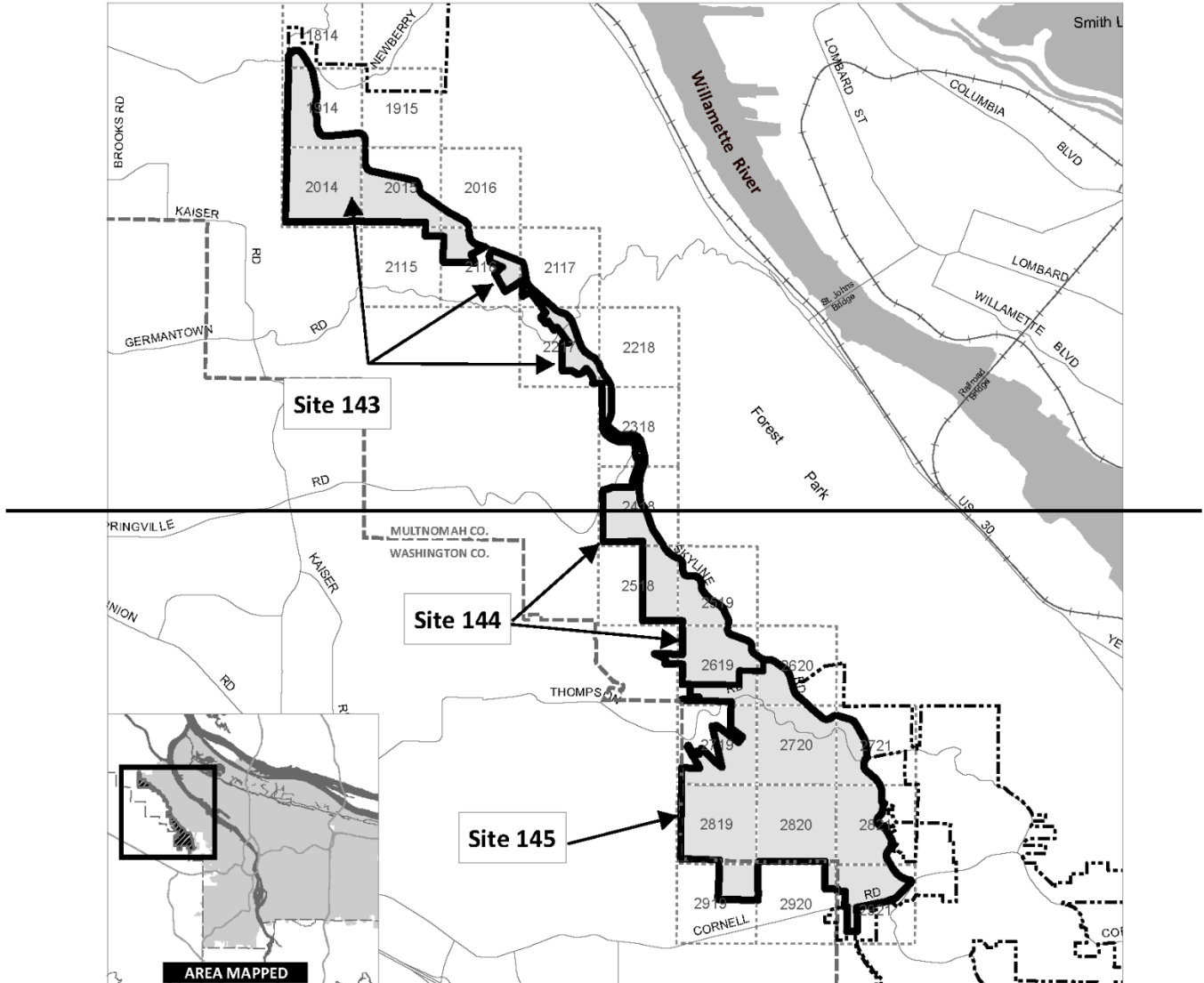
Map 430-7 is deleted and fully replaced by new Map 430-1, Environmental Overlay Zone Map Correction Project.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Skyline-West Resource Protection Plan Area

Map 430-7

Map Revised January 1, 2015



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

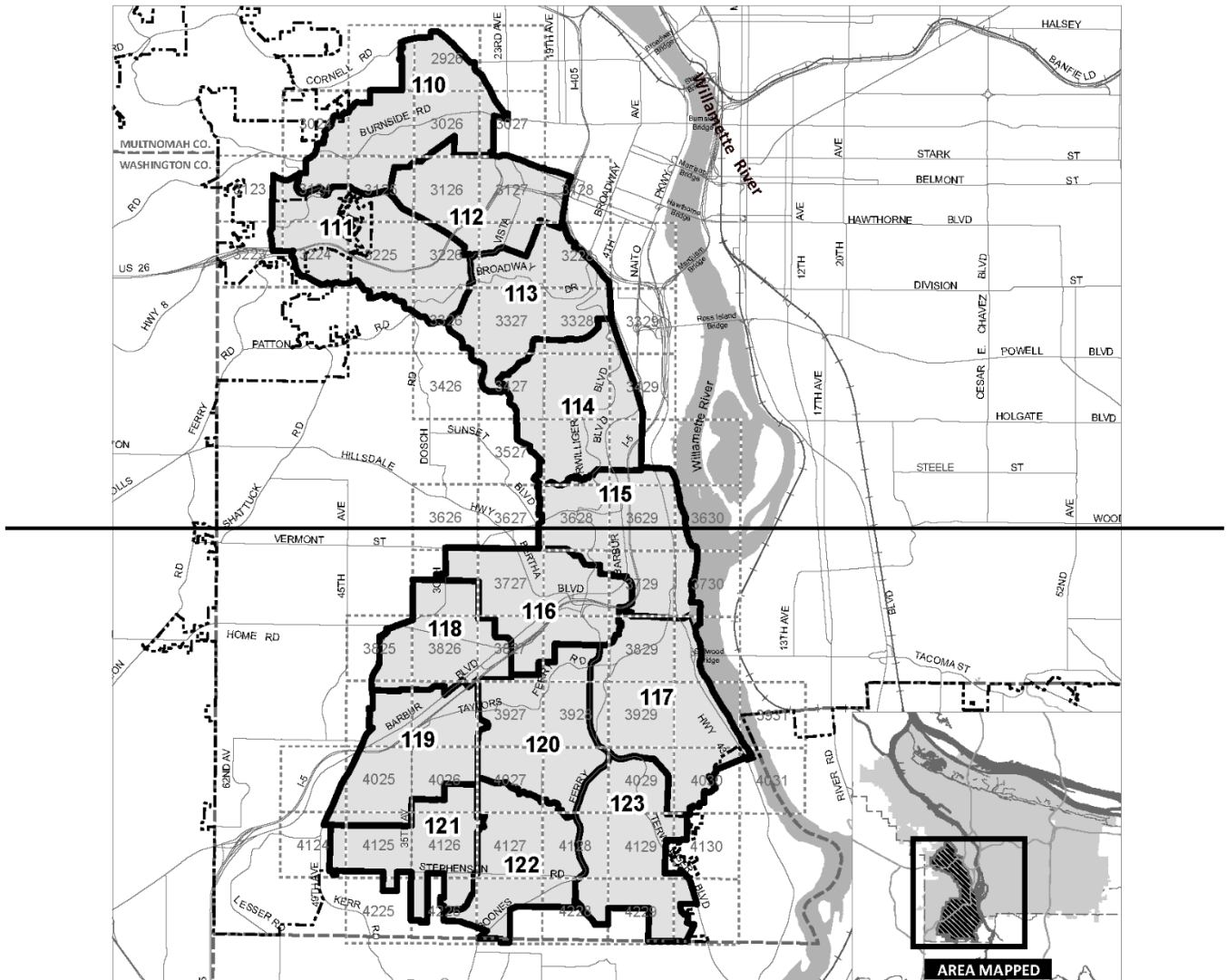
Map 430-8 is deleted and fully replaced by new Map 430-1, Environmental Overlay Zone Map Correction Project.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Southwest Hills Resource Protection Plan Area

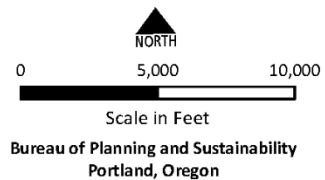
Map 430-8

Map Revised January 1, 2015



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

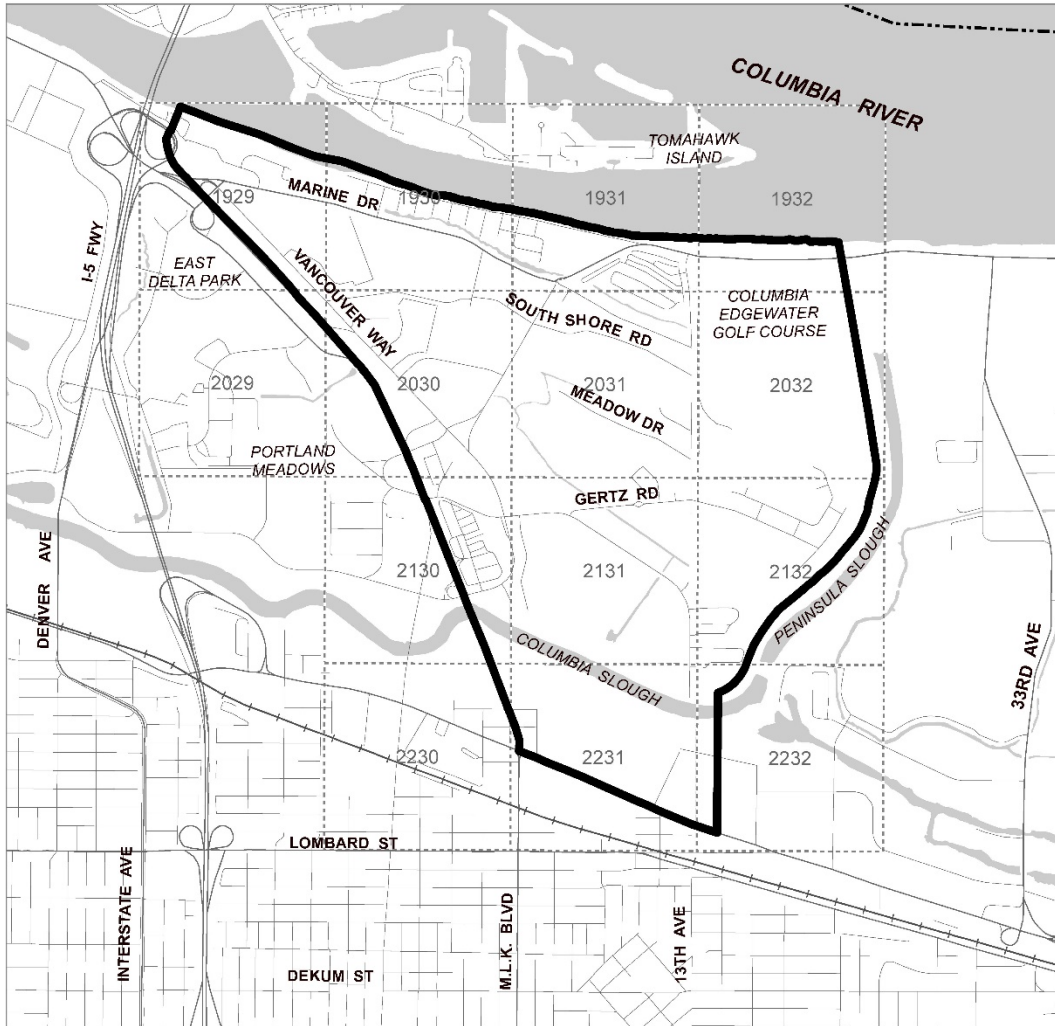
Map 430-9 is renumbered to 430-6, no other changes are made to the map.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

East Columbia Neighborhood Natural Resources Management Plan Area

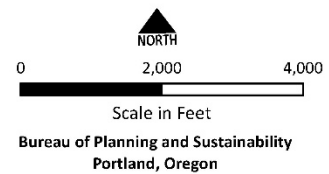
Map 430-6

Map Revised Xxxxx X, 202X



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

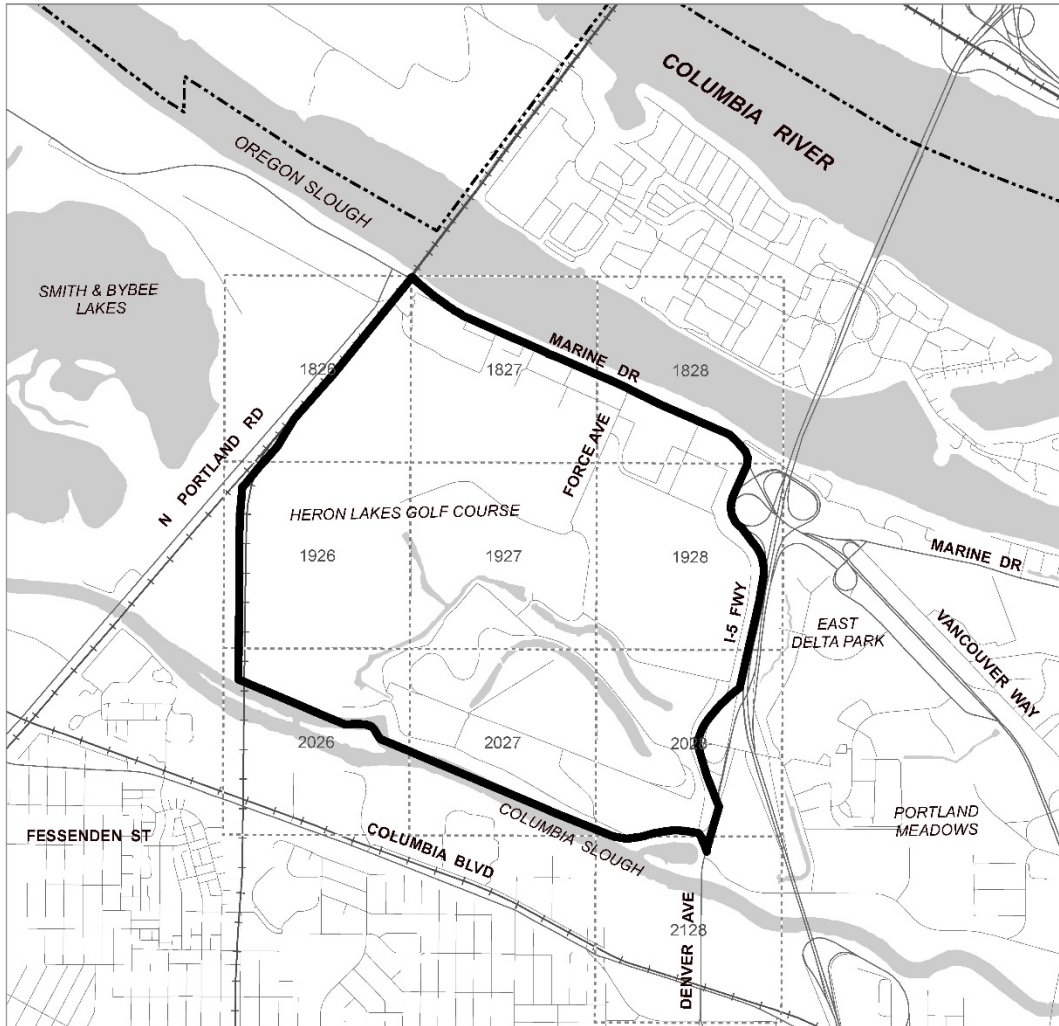
Map 430-12 is renumbered to 430-7, no other changes are made to the map.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Peninsula One Natural Resources Management Plan Area

Map 430-7

Map Revised Xxxxx X, 202X



----- City Boundary

 Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Commentary

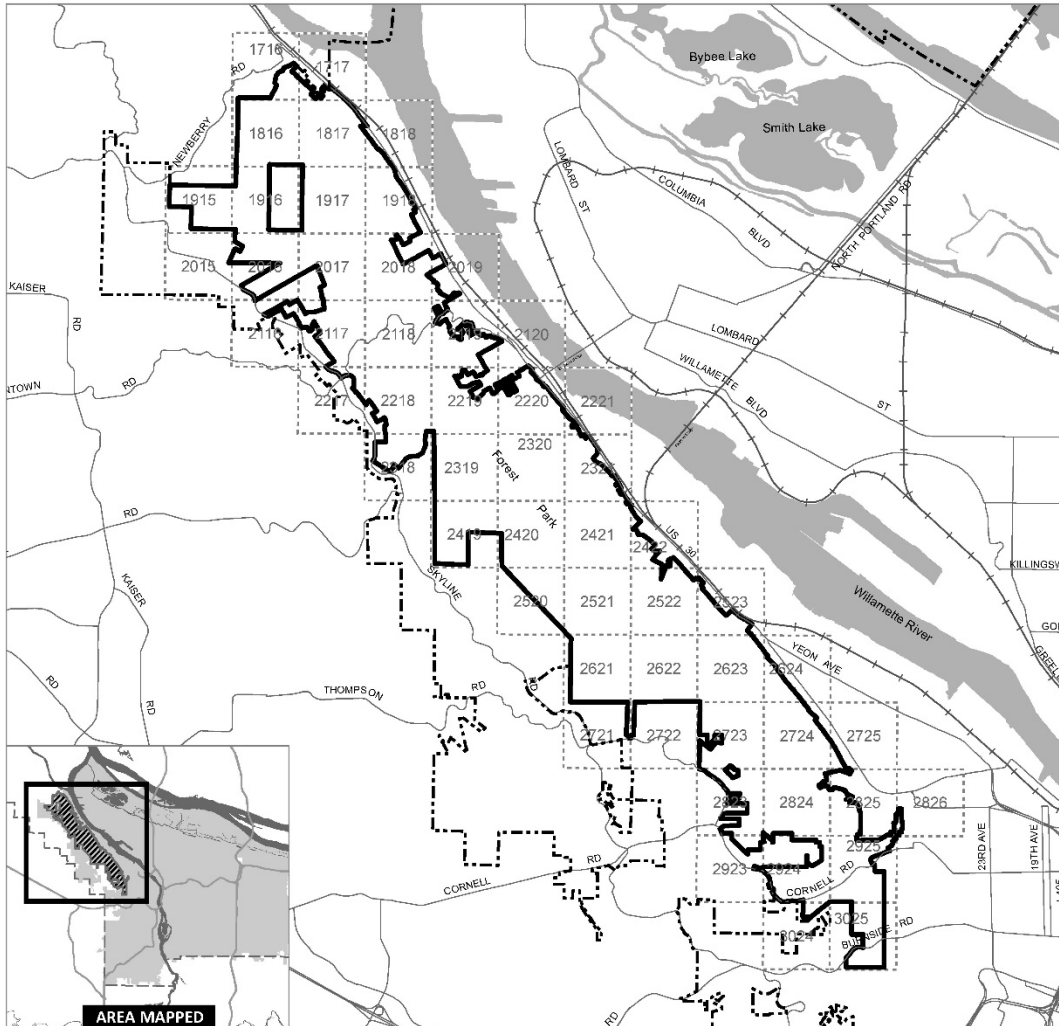
Map 430-11 is renumbered to 430-8, no other changes are made to the map.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Forest Park Natural Resources Management Plan Area

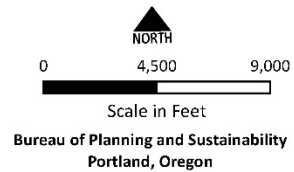
Map 430-8

Map Revised Xxxxx, 202X



- City Boundary
- Plan Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

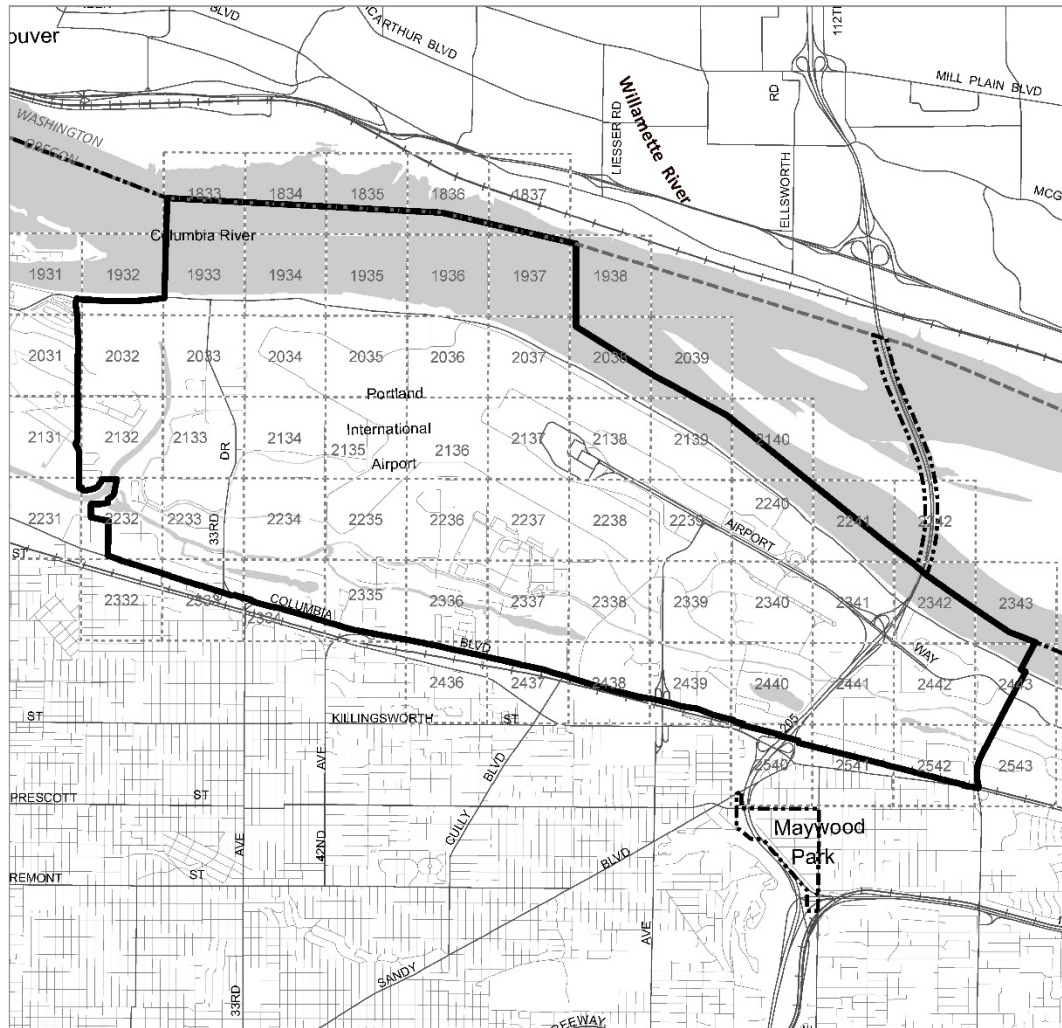
Map 430-13 is renumbered to 430-9, no other changes are made to the map.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

Middle Columbia Corridor/Airport Natural Resource Inventory Environmental Mapping Project Area

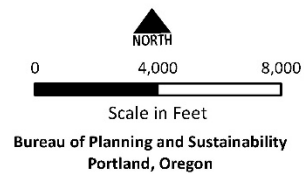
Map 430-9

Map Revised Xxxxx X, 202X



- City Boundary
- Project Area

Map Note: Small numbers within boxes represent Portland quarter section index



Commentary

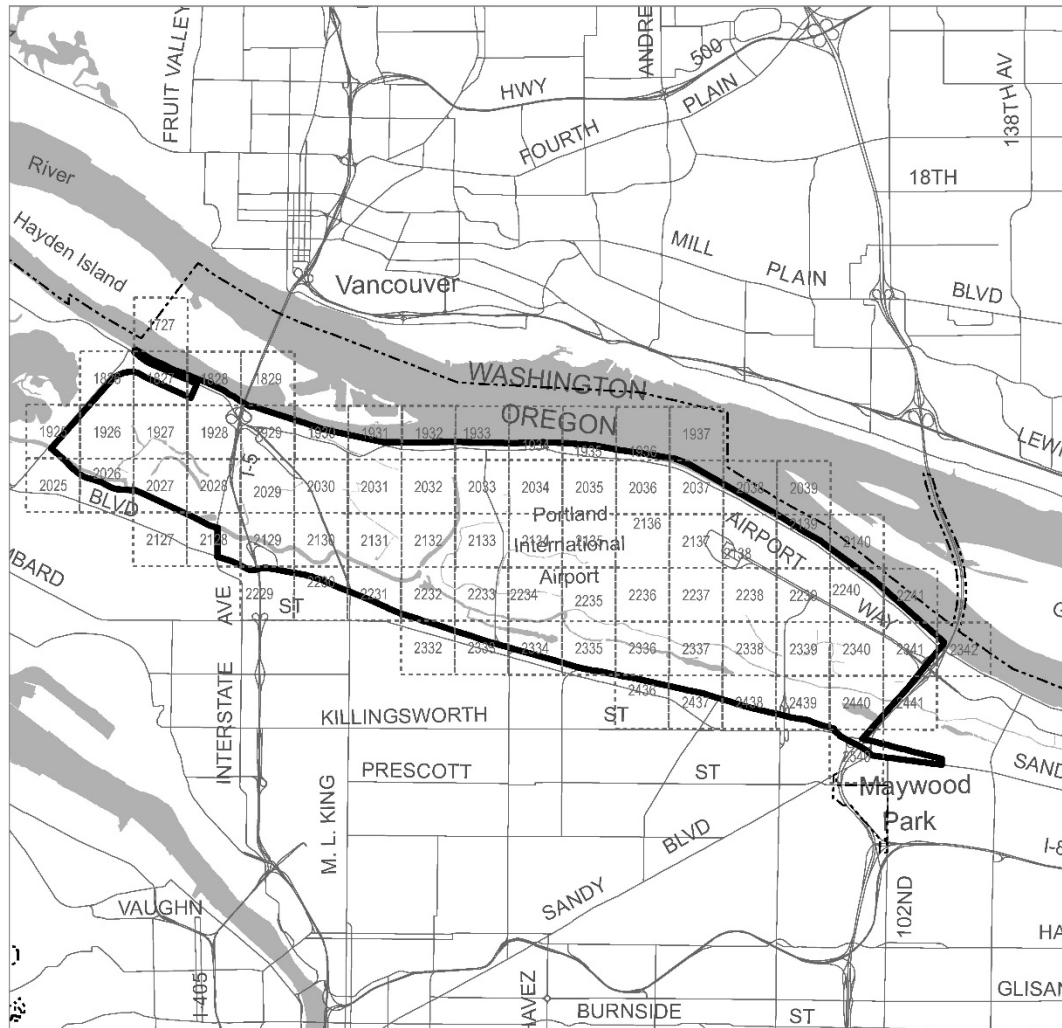
Map 430-14 is renumbered to 430-10, no other changes are made to the map.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.


Bank Reconfiguration and Basking Features Area

Map 430-10

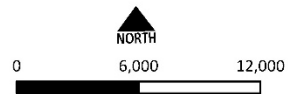
Map Revised Xxxxx X, 202X



----- City Boundary

 Bank Reconfiguration &
Basking Features Area

Map Note: Small numbers within boxes
represent Portland quarter section index



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Commentary

Chapter 33.475, River Overlay Zones

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.475 River Overlay Zones

475

Sections:

General

- 33.475.010 Purpose
- 33.475.020 River Overlay Zones
- 33.475.030 Where These Regulations Apply
- 33.475.050 Supplemental Permit Application Requirements

River General and River Recreational Overlay Zones

- 33.475.200 Use Regulations
- 33.475.210 River Setback
- 33.475.215 Marine Passenger Docks and Marine Passenger Terminals
- 33.475.220 Landscaping
- 33.475.225 Residential Docks
- 33.475.230 Exterior Lighting
- 33.475.235 Bird-safe Glazing
- 33.475.245 Archeological Resources Protection
- 33.475.250 Nonconforming Uses and Development
- 33.475.260 Property Line Adjustments

River Environmental Overlay Zone

- 33.475.400 Use Regulations
- 4433.475.403 When These Regulations Apply
- 33.475.405 Items Exempt From These Regulations
- 33.475.410 Environmental Report
- 33.475.420 Review Procedures
- 33.475.430 Prohibitions
- 33.475.440 Development Standards
- 33.475.450 Corrections to Violations of the River Environmental Overlay Zone Regulations

Clean Up of Contaminated Sites

- 33.475.500 Removal or Remediation of Hazardous Substances

Map 475-1 River Overlay Boundary

Map 475-2 Willamette River Top of Bank

Map 475-3 Governor Tom McCall Waterfront Park and Eastbank Crescent

Map 475-4 Archaeological Sensitivity Areas

Map 475-5 Retail Sales and Service Allowed in OS

Map 475-6 Riparian Buffer Area

Commentary

33.475.405.L. Removal and Pruning of Vegetation

The added language was inadvertently left out of the newly adopted 33.475 for the River Plan/South Reach. Areas of bare soil that result from removal of trees or other vegetation need to be replanted per the landscaping standards.

33.475.405.V. Trail Exemption

The allowed trail width is being increased in the 33.430 Environmental Zones chapter from 30 inches to 36 inches to meet ADA recommendations. This code section is being amendment to be consistent.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.475.405 Items Exempt From These Regulations

The following **items are exempt from the River Environmental overlay zone regulations:**

A.-K. [No change]

L. Removal or pruning of vegetation as follows:

1. Removal or pruning of non-tree vegetation listed on the Nuisance Plant List and other non-tree, non-native vegetation located within the riparian buffer area or within or riverward of the river setback. Temporary disturbance must be replanted to meet the relevant subarea standards of Table 475-1.
2. [No change]

M.-U. [No change]

V. Trails meeting all of the following:

1. [No change]
2. Trail widths must not exceed ~~30~~36 inches, stair width must not exceed 50 inches, and trail grade must not exceed 20 percent except for the portion of the trail containing stairs;
- 3.-6. [No change]

Commentary

33.480.010, 33.480.030 and 33.480.040

The list of supporting documents needs to be updated to include the adopted River Plan/South Reach Scenic Resources Protection Plan, which went into effect on March 1, 2021. This change was intended to be a part of River Plan / South Reach adoption, but the addition was missed through an oversight.

The word "all" is being removed because in some cases a different overlay zone or zoning code regulatory tool is applied instead of the Scenic Resource zone. This includes the application of the environmental overlay zones where a protection of significant natural resources overlaps a scenic resource along designated scenic corridors, and the use of strict height limits in the Central City plan district to protect a designated view corridor through the Central City. In both cases, the identified values of the scenic resource are protected either through the reduced height or through consideration of the scenic values during an environmental review.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.480 Scenic Resource Zones

480

33.480.010 Purpose

The Scenic Resource zone is intended to:

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

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

33.480.030 Application

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

33.480.040 Development Standards

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

Chapter 33.480, Scenic Resource Zones

Commentary

33.480.040.B Scenic Corridors

The purpose of scenic corridor setback is to limit the amount of development that can be seen from the scenic right-of-way. However, in some places environmental overlay zones overlap or cross the scenic corridor. Where this occurs, there can be a conflict between the development standards of the environmental overlay zone and the scenic corridor setback. In general, the environmental overlay zone standards push development toward the right-of-way whereas the scenic corridor setback pushes development away from the right-of-way. The environmental overlay zone standards are aimed at limiting the impacts from development on the streams, wetlands, and wildlife habitat, including trees, that are being protected by the overlay zones. In addition, requiring development within an environmental zone to meet the scenic corridor setback has the potential to cause the development to trigger environmental review. In order to avoid this possibility, this amendment will exempt development in the environmental overlay zones from the scenic corridor setback.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

B. Scenic Corridors. The following standards apply to development and vegetation within a scenic corridor.

1. [No change]
2. Standards.
 - a. Scenic corridor setback. A scenic corridor setback per Table 480-1 applies along street lot lines that abut the Scenic Corridor identified in the Scenic Resources Protection Plan. Development within an environmental overlay zone is exempt from this setback standard.
 - b.-h. [No Change]

Chapter 33.480, Scenic Resource Zones

Commentary

33.537.040. Items Exempt from Environmental Regulations

Exemption A is being deleted because all of the uses and activities listed in Chapter 8 of the Johnson Creek Basin Protection Plan (JCBPP) are either no longer relevant because they refer to conditional uses or approved plans that are long expired, or the use or activity is now exempt from the environmental overlay zones chapter by regulations in 33.430 (e.g. repair and replacement of bridges). In addition, almost all of the inventory information from the JCBPP is being updated and subsumed into the Environmental Overlay Zone Map Correction Project Area report which means the reference to Chapter 8 of the JCBPP will no longer be valid.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.537 Johnson Creek Basin Plan District

564

33.537.040 Items Exempt from Environmental Regulations

The following items are exempt from environmental overlay zone regulations within the plan district, as they are compatible with the purposes of the plan district and will not adversely impact significant resources and functional values.

- ~~A.~~ ~~Items and conditions listed in the Johnson Creek Basin Protection Plan document as “Site-Specific Compatible Uses and Activities” in Chapter 8, Inventory Site Summaries;~~
- AB. Construction and maintenance of a public recreation trail and support facilities within the Springwater Corridor; and
- BC. Maintenance within existing rights-of-way, including road widening, rebuilding of bridges, resurfacing, and installation of curbs and sidewalks.

Commentary

33.564 Pleasant Valley Plan District

The boundary of the Pleasant Valley Plan District is being revised to reflect the fact that several properties in the far southeast corner of the plan district (between SE Baxter Rd. and SE Sager Rd.) are no longer within the City's urban services boundary and as part of the adoption of the 2035 Comprehensive Plan, all City zoning was removed from the parcels. Amending the boundary of the Pleasant Valley Plan District was inadvertently missed when the Comprehensive Plan was updated.

Chapter 33.564, Pleasant Valley Plan District

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

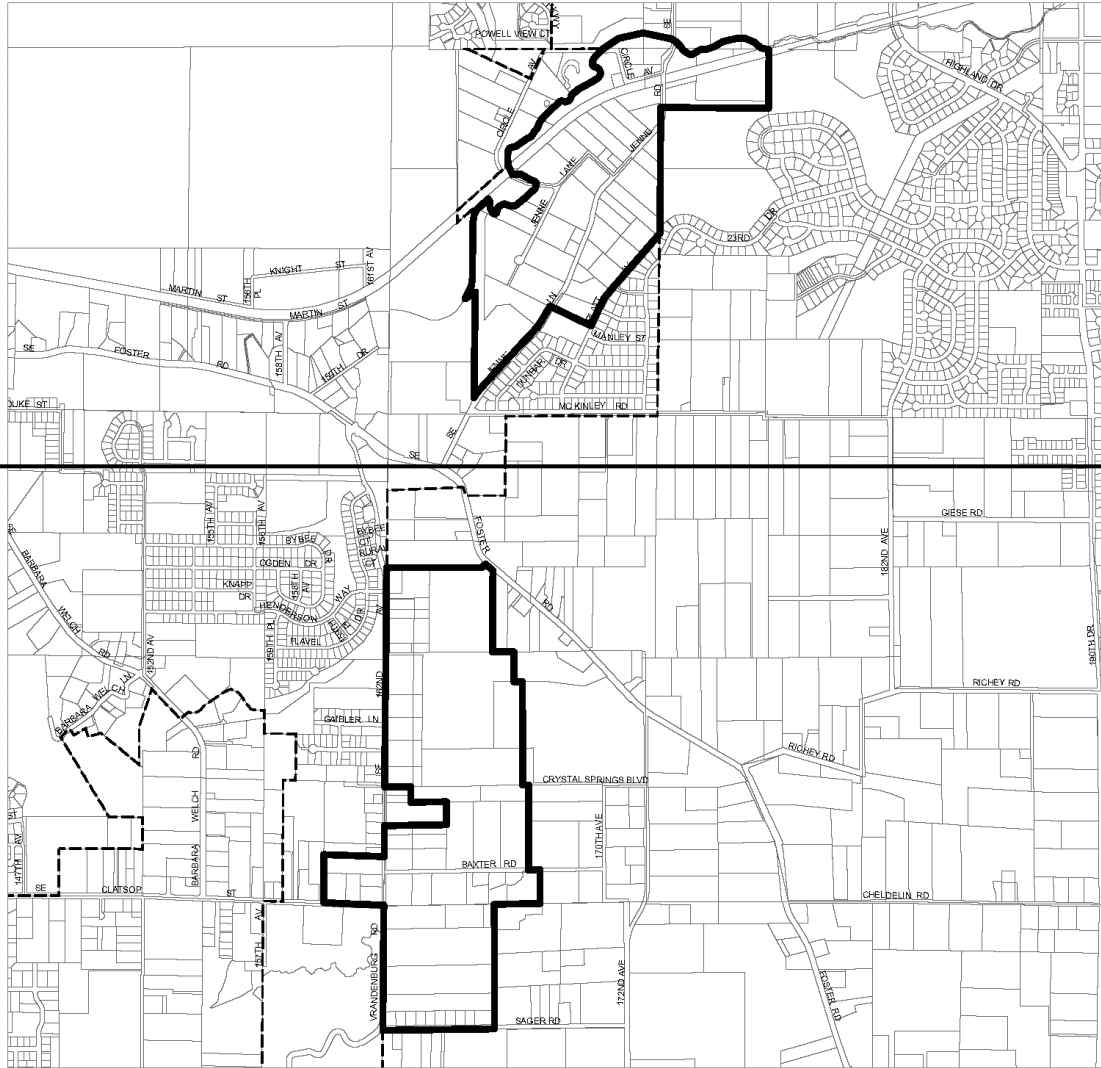
33.564 Pleasant Valley Plan District

564

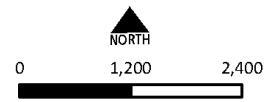
Pleasant Valley Plan District

Map 564-1

Map Revised January 1, 2016



- Plan District Boundary
- City Boundary



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Chapter 33.564, Pleasant Valley Plan District

Commentary

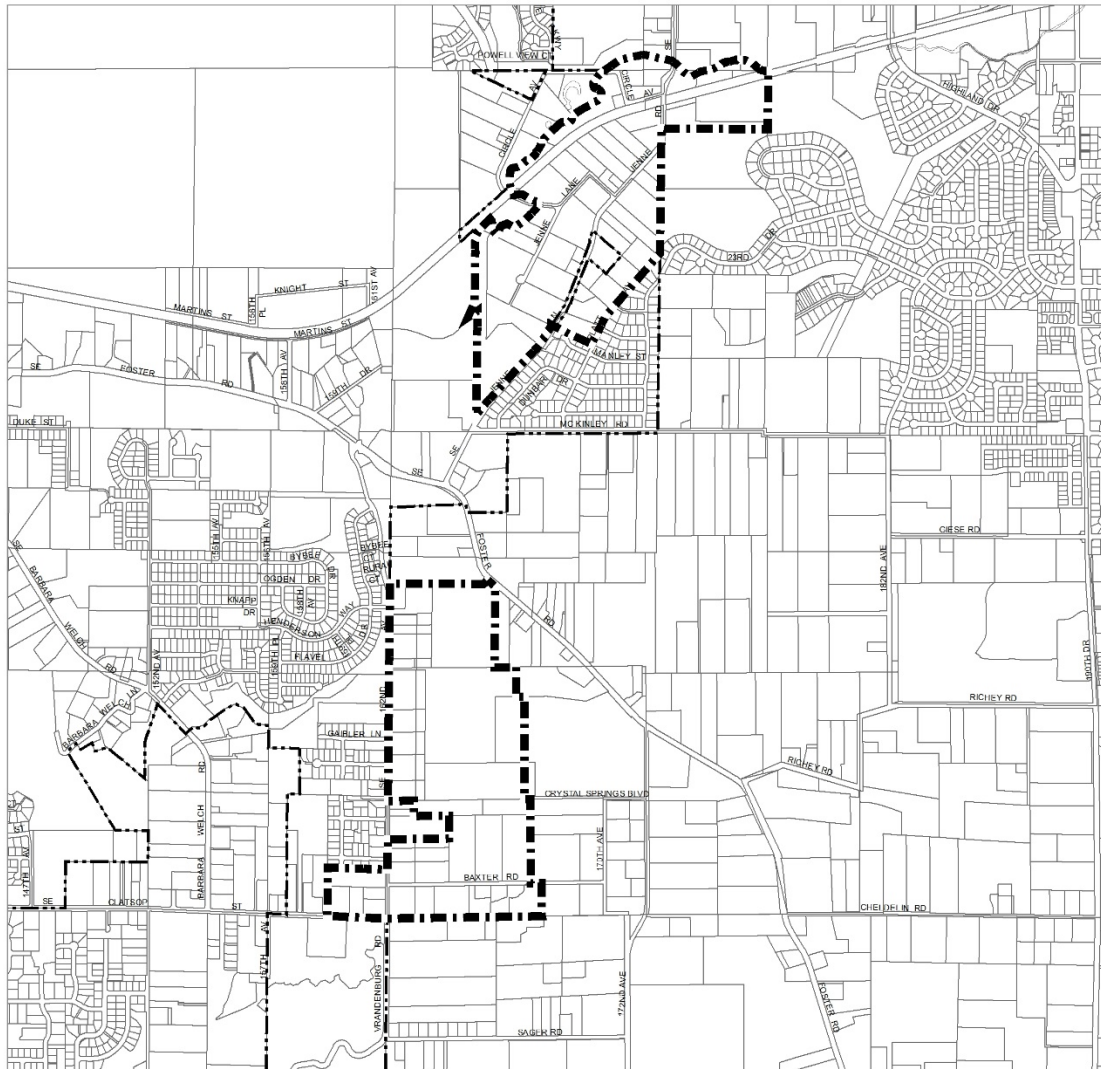
Chapter 33.480, Scenic Resource Zones



Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

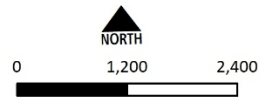
Pleasant Valley Plan District

Map 564-1

Map Revised Xxxx XX, 202X



-  City Boundary
-  Plan District Boundary



Scale in Feet
Bureau of Planning and Sustainability
Portland, Oregon

Chapter 33.564, Pleasant Valley Plan District

Commentary

33.910.030 Definitions

In 2020 as part of the River Plan/South Reach project, this sentence was added to the definition of resource enhancement in an attempt to differentiate between mitigation and enhancement. However, the addition of this clarification has caused more uncertainty than it has provided clarity. Therefore, the proposal is to delete the sentence and return the definition to its original wording.

Language to be added is underlined.
Language to be deleted is shown in ~~strike through~~.

33.910 Definitions

910

33.910.030 Definitions

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

C. ZONING MAPS

The zoning maps are produced using automated GIS models. The results are specific and follow the mapped natural resources in most circumstances. There are three situations where the overlay zones are adjusted manually:

- C.1. Scenic overlay zones
- C.2. Protection overlay zone conversions
- C.3. To better follow previously adopted policies

Each situation is explained below.

C.1. Scenic Overlay Zones

In 1991, the City adopted the *Scenic Resources Protection Plan* and applied a scenic 's' overlay zone to view corridors and scenic corridors.¹ While this project is not changing the designation of view corridors or scenic corridors, 's' zone boundaries are being adjusted to reflect the correct 'c' and 'p' zone boundaries, as described below.

This project is retaining the 1991 approach to applying a 's' zone where it overlaps with natural resources that are recommended for protection. Where there is a 's' zone and the GIS model applies a 'c' zone, the 'c' zone is removed and the 's' zone is retained. This is appropriate because the 'c' zone is typically applied to tree canopy and the 's' zone code (33.480) includes tree preservation requirements. The exception is within 50 feet of streams or wetlands, where both the 'c' zone and 's' zone are retained and overlapped.

The 'p' zone is typically applied to streams and wetlands; and either the 'p' zone or 'c' zone is applied to land within 50 feet of waterbodies. Where there is a 's' zone and the GIS model produces a 'p' zone or a 'c' zone within 50 feet of water bodies, the 'p' or 'c' zone is retained and overlaps with the 's' zone. This is because the environmental zone code, 33.430, requires a setback from waterbodies to protect and maintain stream and wetland functions.

C.2. Protection Overlay Zone Conversions

In rare circumstances, implementation of the decisions found in Volume 2, Part A – G, and Volume 4 resulted in the 'p' zone covering the majority of an undeveloped property such that there is insufficient area outside of the 'p' zone to reasonably develop the site per the minimum base zone allowances. Under these circumstances, a portion of the 'p' zone is converted to 'c'

¹ A "view corridor" is the airspace between the viewpoint, where one stands/sits to taken in the view, and the focal feature of the view, such as Mt Hood. There are zoning requirements to keep the view corridor free from obstructions like buildings or trees that could block the view. A "scenic corridor" is a street or trail with vegetation on each side that provides a scenic walking, biking or driving experience. There are zoning requirements to preserve trees along the corridor and to setback new development.

zone to provide sufficient area for the property to be reasonably developed. A total of 236 properties had a 'p' to 'c' zone conversion on a portion of the property (Map 1).

The size of the conversion is based on zoning code 33.430.140, Table 430-1, Maximum Disturbance Area Allowed. The conversion from 'p' zone to 'c' zone is intended to allow for development through 33.430 standards or Environmental Review. The application of 'c' zones in these cases ensures mitigation for impacts to the significant natural resource features and functions.

Table 430-1						
Maximum Disturbance Area Allowed						
	OS and RF Zone	R20	R10	R7	R5	All Other Zones
Maximum Disturbance Area	5,000 sq. ft. [1]	5,000 sq. ft. [1]	5,000 sq. ft. [1]	3,500 sq. ft. [1]	2,500 sq. ft. [1]	50% of the base zone building coverage or 1 acre, whichever is less [1]

Note:

[1] Subtract the amount of area on the site outside the resource area from the number given in the table.

Figure 1: 33.430 Table 430-4 Maximum Disturbance Area

Properties that are eligible for 'p' zone to 'c' zone conversions have greater than 68% 'p' zone coverage, as produced by GIS modeling, and are vacant or are developed but large enough to be divided in accordance with the base zone. Appendix B includes a full list and maps of all properties considered for p zone conversion and an explanation.

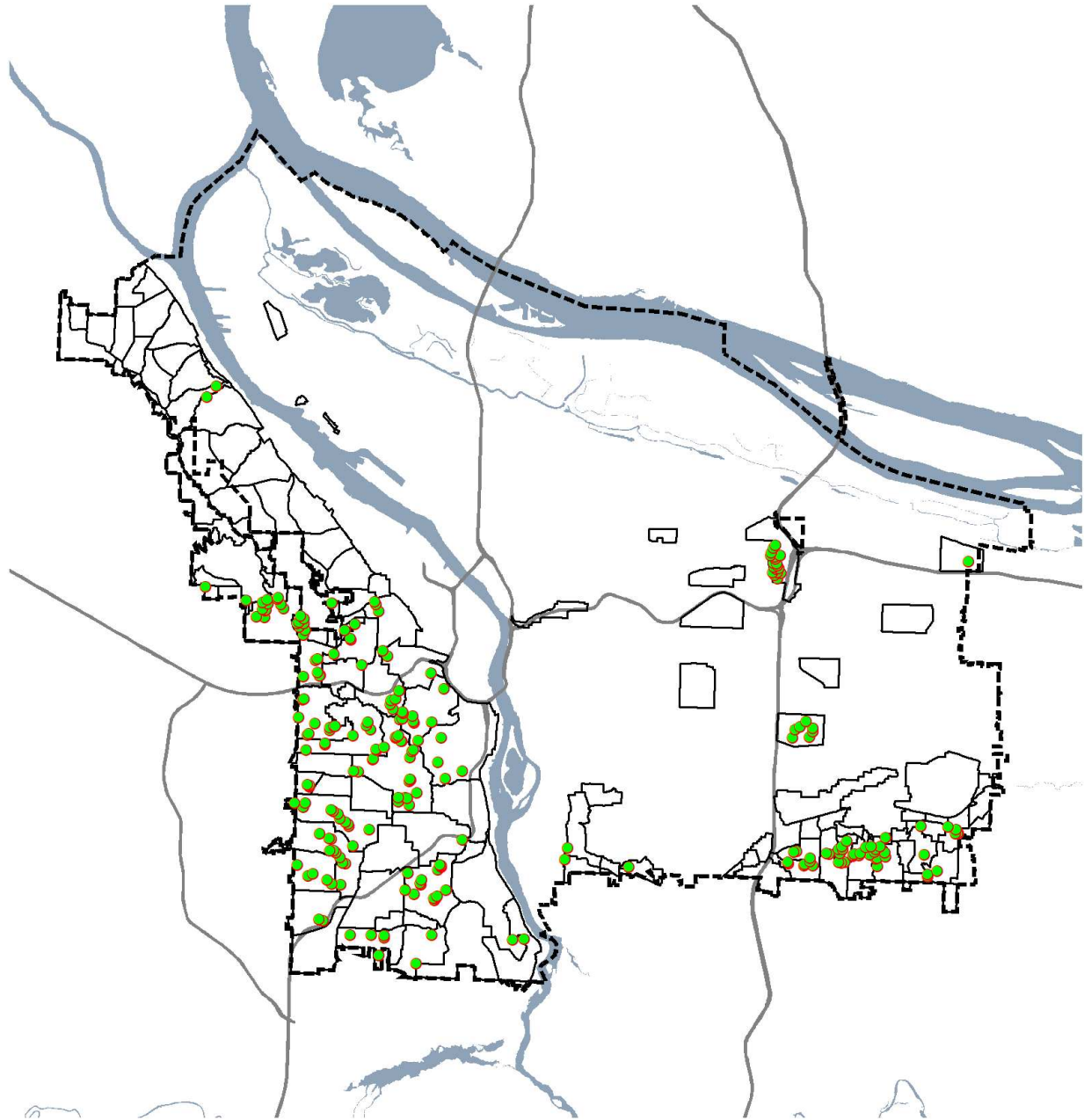
To determine the area suitable for conversion from 'p' zone to 'c' zone, the following criteria (A-D) are used. The list is hierarchical with the highest priority being protection of rivers, streams, wetlands and flood area followed by protection of vegetation on steep slopes. The protection of these features is critical to reducing the risks of flooding, erosion and landslides and mitigating heat islands as well as providing habitat and wildlife movement corridors. Following are the criteria for converting 'p' zone to 'c' zone on eligible properties:

- A. A 50-foot area surrounding rivers, streams, and wetlands should continue to be protected by the 'p' zone. The 50-foot area extends horizontally from the river/stream top of bank or edge of the wetland. Where greater than 68% of the site is within 50-feet of river or stream top-of-bank or edge of wetland, then a minimum 25-foot area of 'p' zone extending horizontally from the top-of-bank or wetland edge should be retained.
- B. The flood area should continue to be protected by the 'p' zone. The flood area includes the 100-year floodplain and the area inundated during the 1996 flood. Where greater than 68% of the site is within the flood area, then the minimum area of 'p' zone should be the floodplain within 170 feet from the ordinary high-water mark, measured horizontally.
- C. Forest and woodland vegetation located on steep slopes (>25% slope) should be protected by the 'p' zone to the greatest extent possible. Where greater than 68% of the

site is steep, areas of the greatest steepness (>40% slope) should be protected by the 'p' zone.

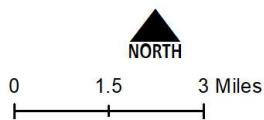
- D. The conversion area should be located contiguous to a public street or an existing access easement. Where this is not possible, the conversion area should be located as close to a public street or an existing easement as possible, avoiding river, stream or wetland crossings to the maximum extent practical.

Providing sufficient area for development or lot division does not guarantee that any given property can be developed or divided. Besides the base zone and location of environmental overlay zones, other factors considered through the development review process include street access, street frontage improvements, access to utilities and services (e.g., sewer, water), stormwater management, street and side setback requirements, minimum lots size, compatibility with surrounding existing lots, etc. Please refer to 33.310 of the zoning code for additional information. Also, while it is a priority to preserve divisibility of large properties, the 'p' to 'c' zone conversions may not result in enough dividable land to achieve the maximum density allowed by the base zone.



**Ezone Map Correction
Manual P to C Conversions**

Updated: July 2021



- Manual P to C Conversion
- Resource Sites
- Urban Service Boundary
- Freeways
- Rivers



The information on the map was derived from digital databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-8868, Relay Service: 711.

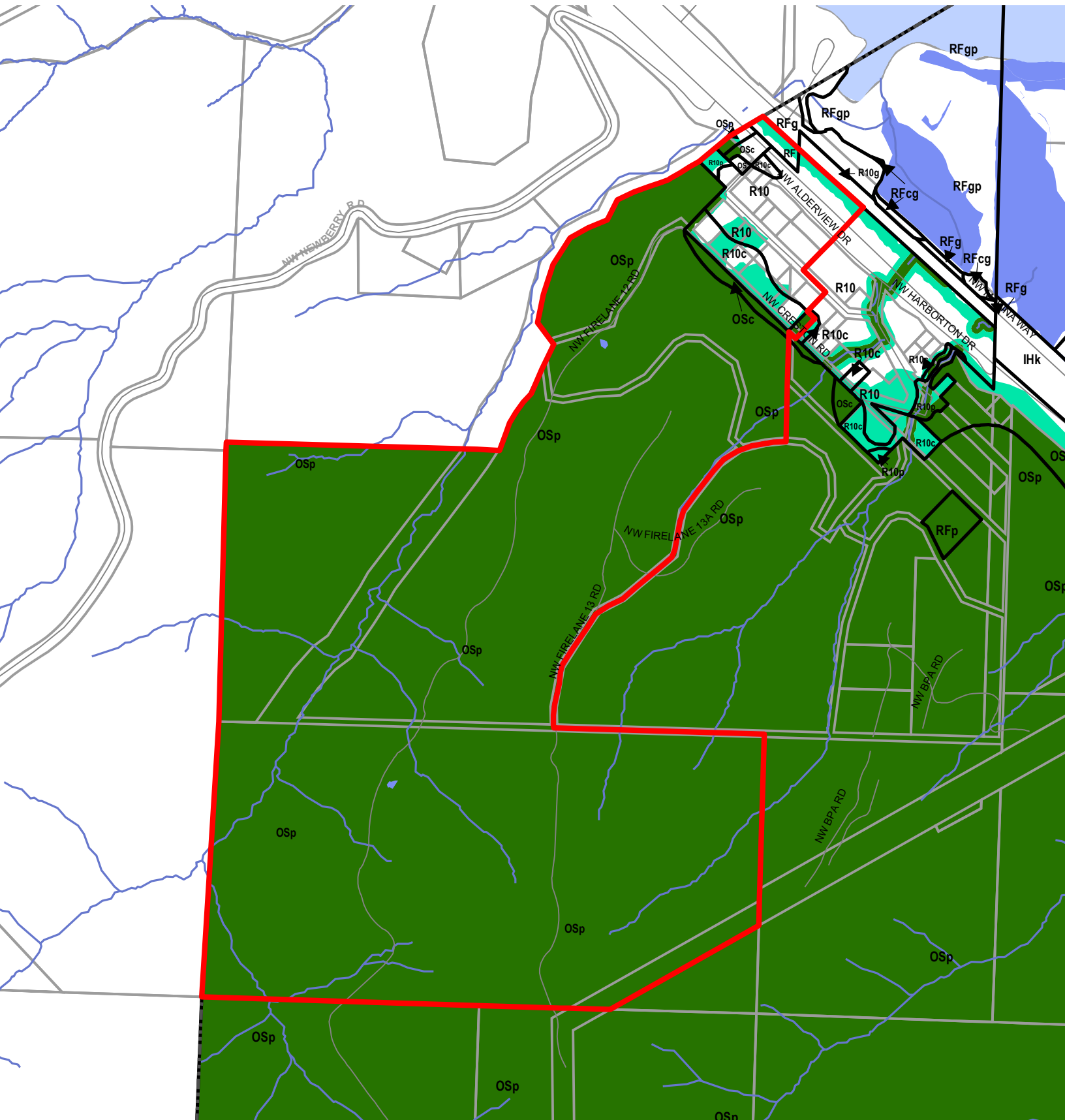
Map 1: Protection to Conservation Zone Conversions

C.3. Previously Adopted Policies

Between 1989 and 2004, Portland adopted area plans that applied the original ezones to significant natural resources. Some of those plans made property-specific policy decisions about where to apply the 'p' or 'c' zone with the intent of balancing natural resource protection with other city goals. Where the GIS model applies a 'c' or 'p' zone to natural resource features for which a previously adopted plan explicitly made a different protection recommendation, the previously adopted plan's policy is followed to the maximum extent possible.

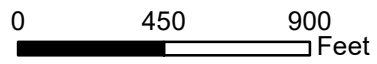
For example, on the Oregon Health and Sciences University (OHSU) campus the previous plan applied a 'p' zone to the forests along Terwilliger Boulevard and a 'c' zone to forests that were contiguous to but not along Terwilliger. There was no clear defining line where the 'p' zone should wrap around streets that intersect with Terwilliger. Therefore, the GIS model produced 'p' and 'c' zones were manually adjusted to reflect not only existing tree canopy and steep slopes but also the approximate location of 'p' zone previously applied to Terwilliger.

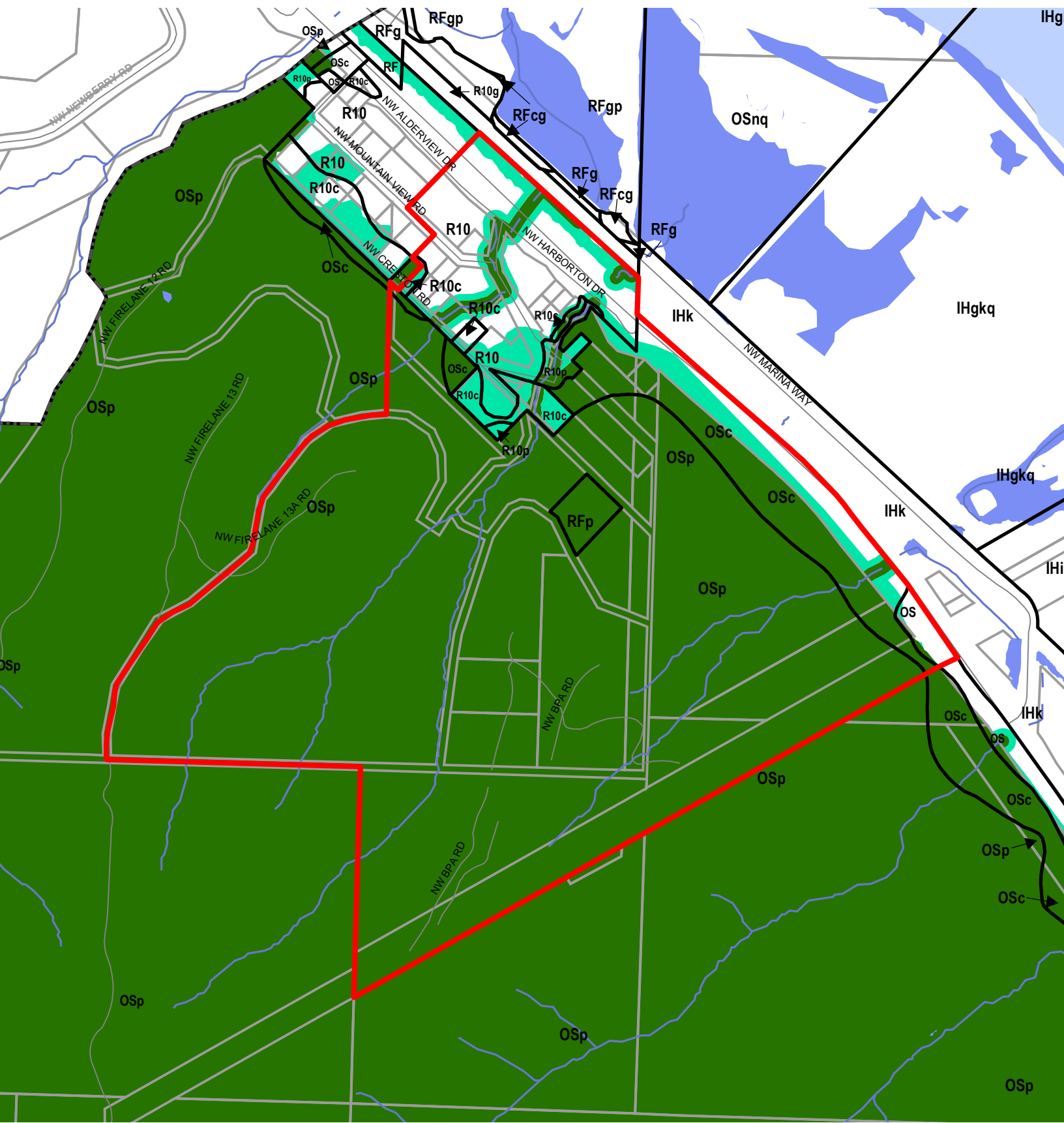
There are not strict rules associated with these manual changes. However, in Volumes 2, Part A – G, the manual changes are documented and explained as part of the resource site protection decisions.



Legend

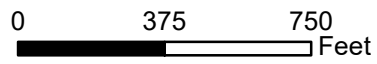
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

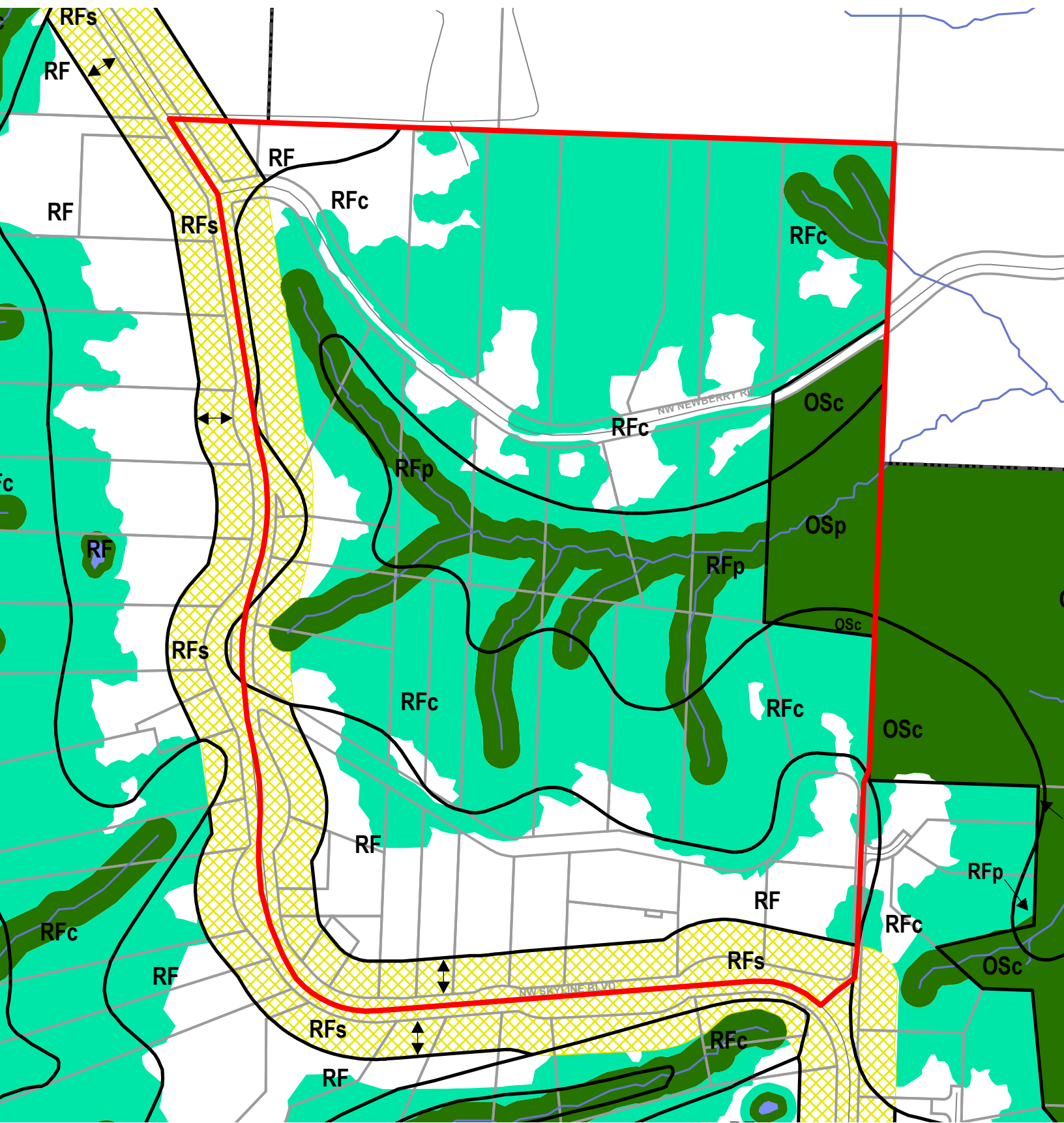




Legend

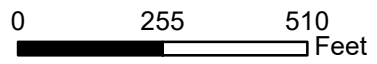
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

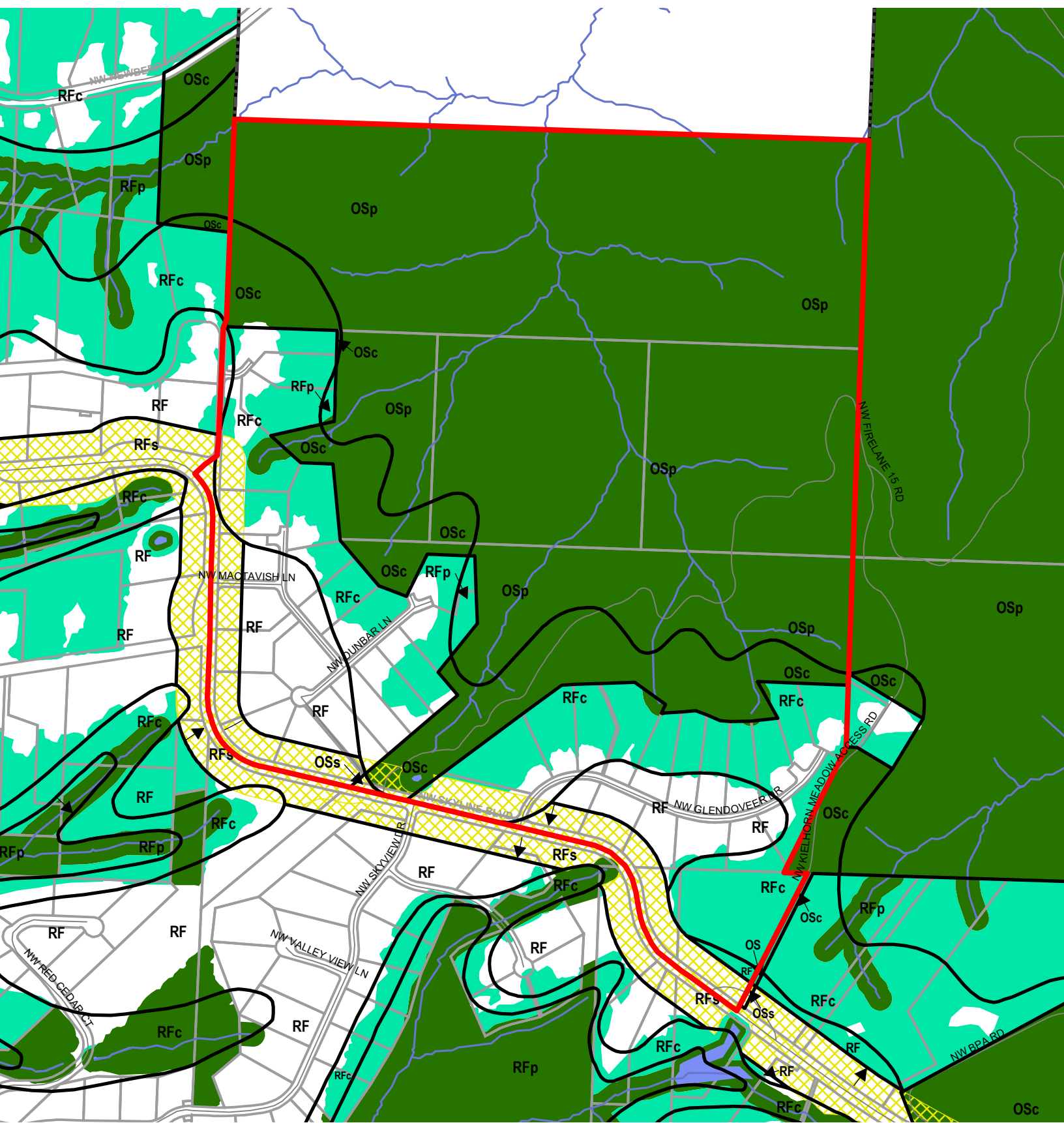




Legend

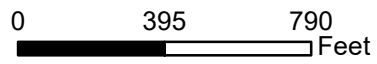
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

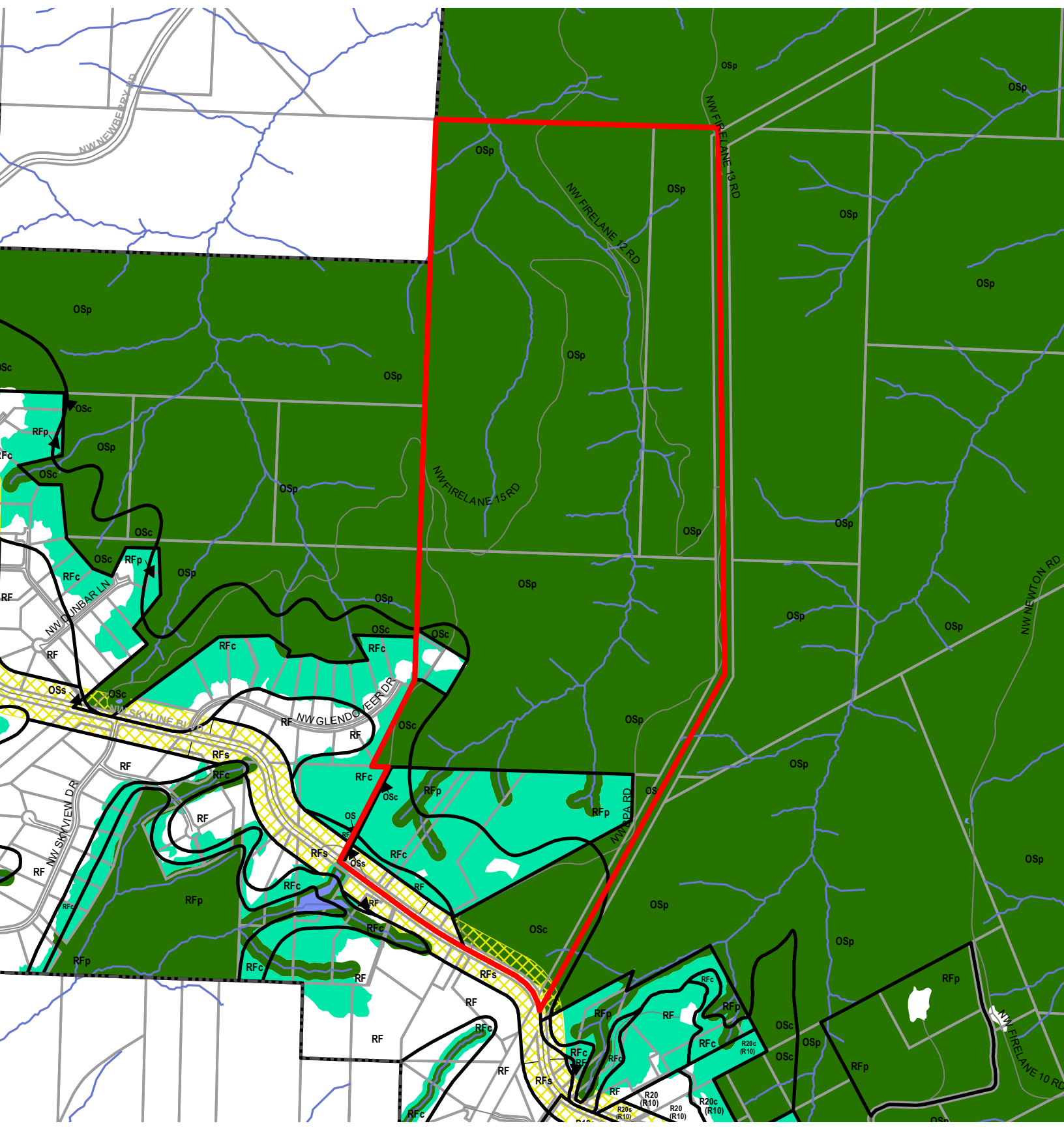














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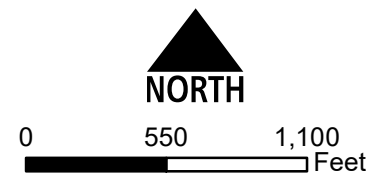
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

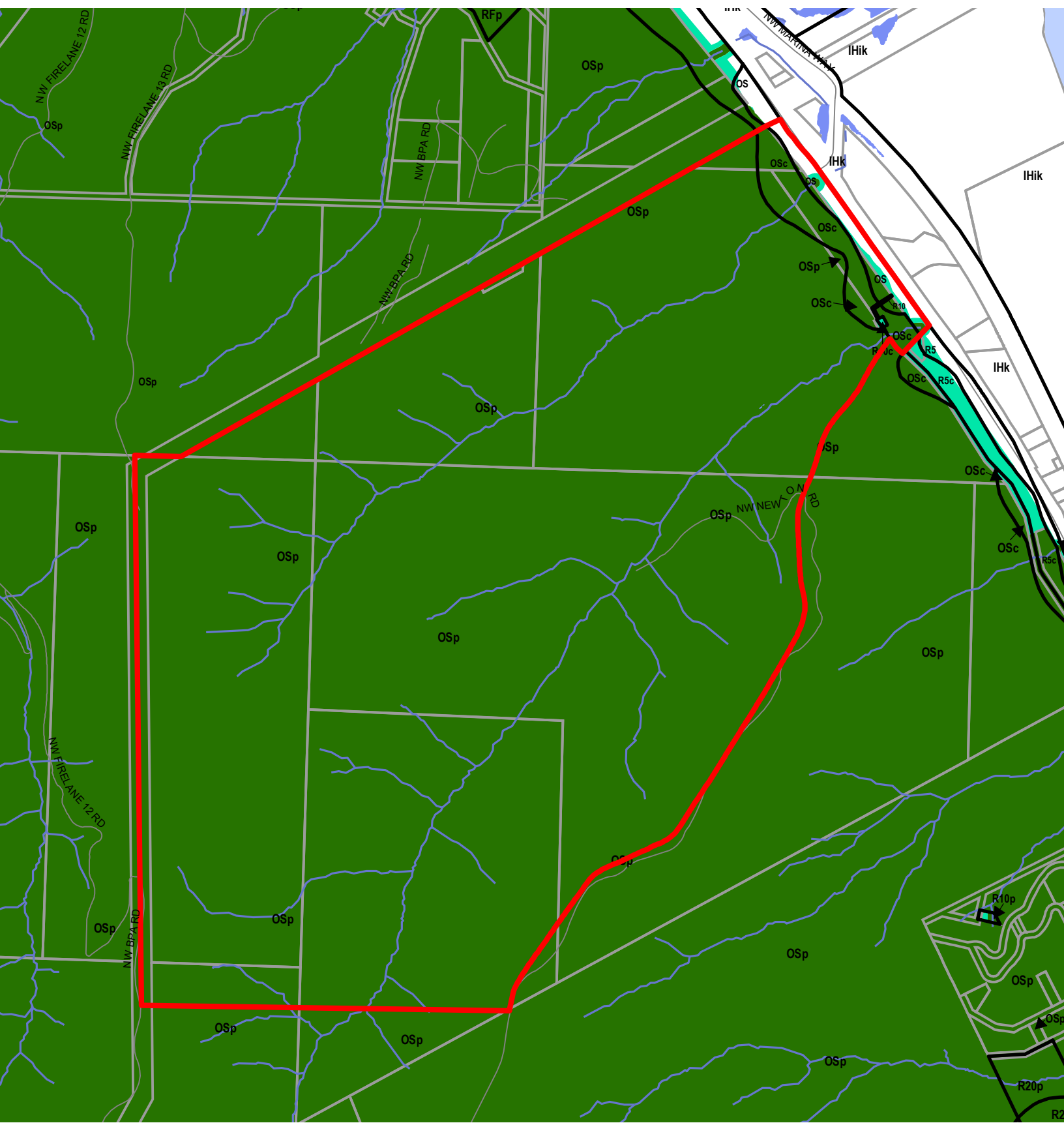




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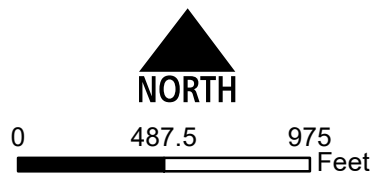
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-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

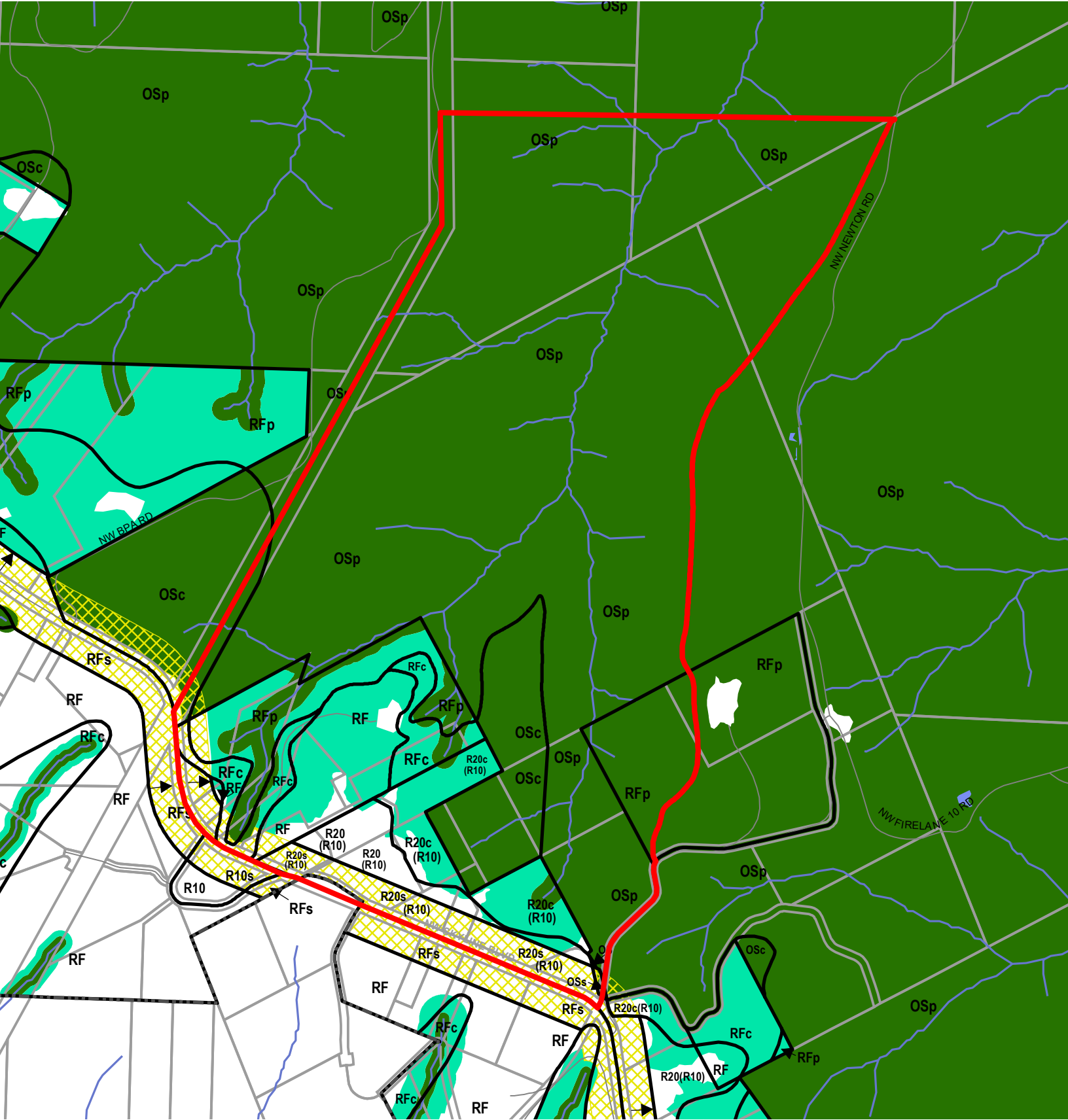




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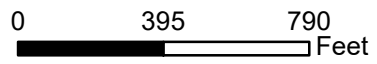
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
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- Resource Sites
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- Urban Service Boundary





Legend


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- Proposed Scenic Overlay
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- Resource Sites
- Wetlands
- Urban Service Boundary





Legend

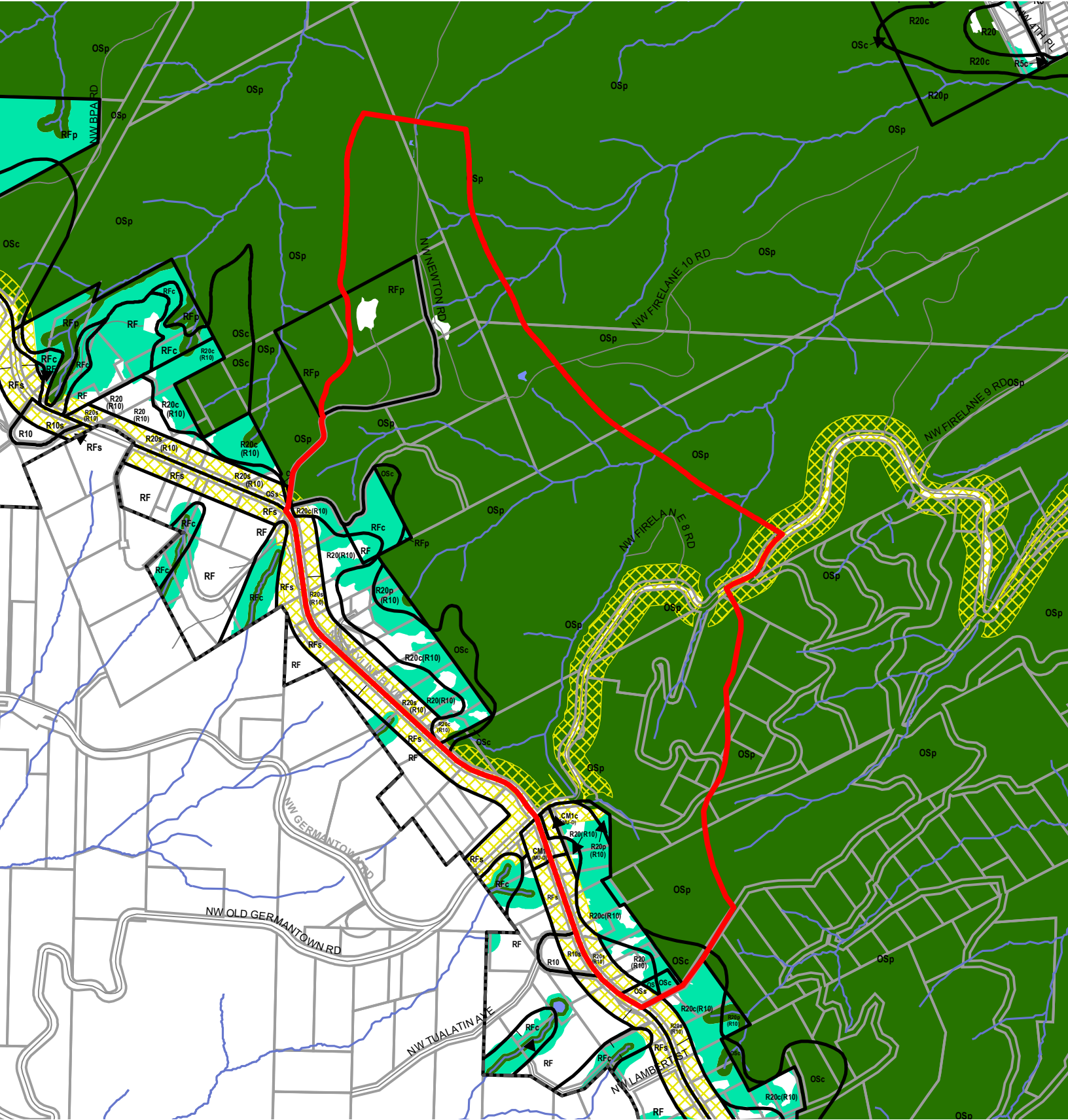
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- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary













NORTH

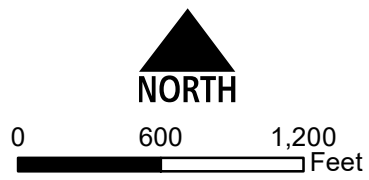
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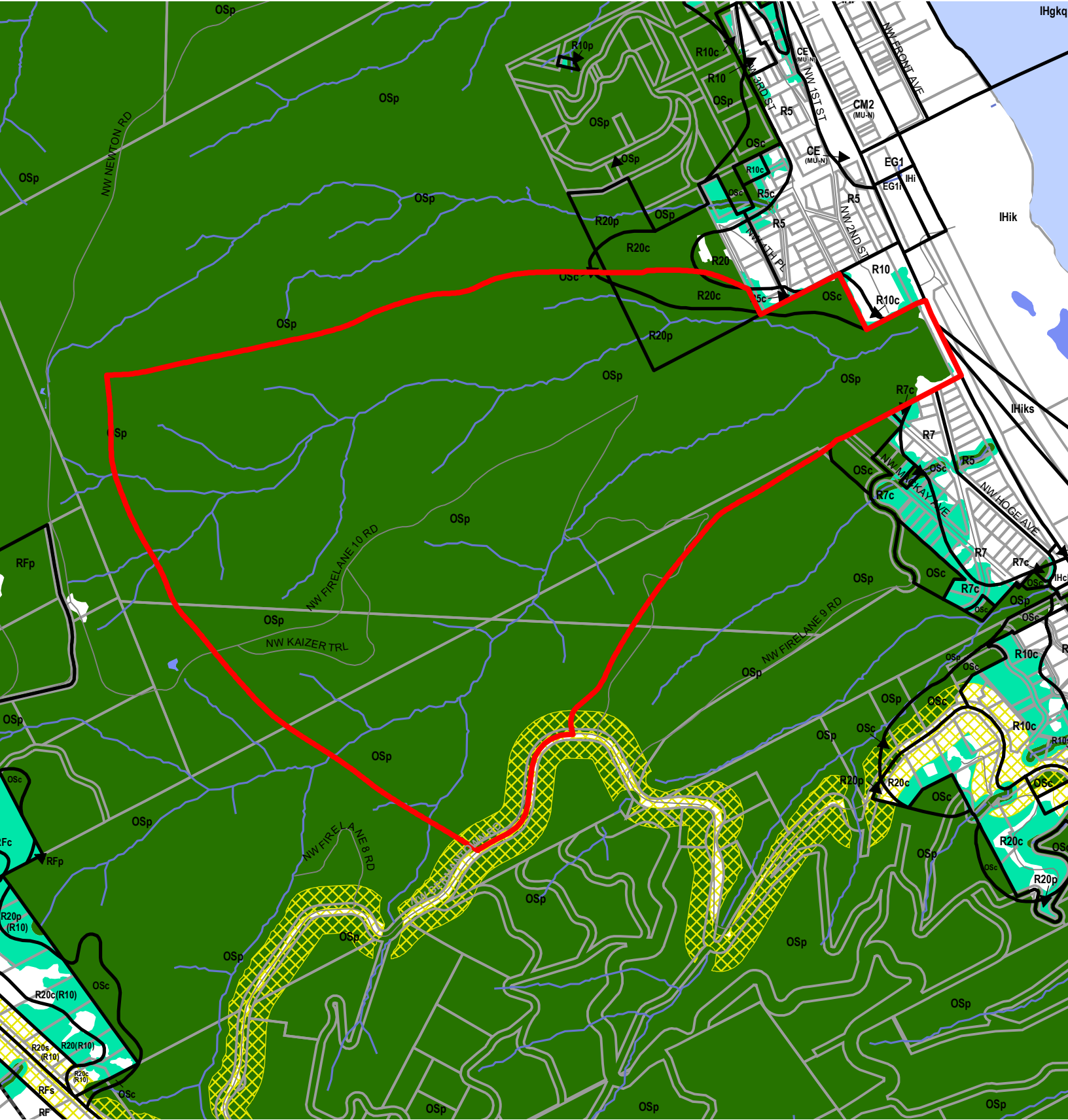
Feet



Legend

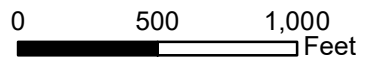
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-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary



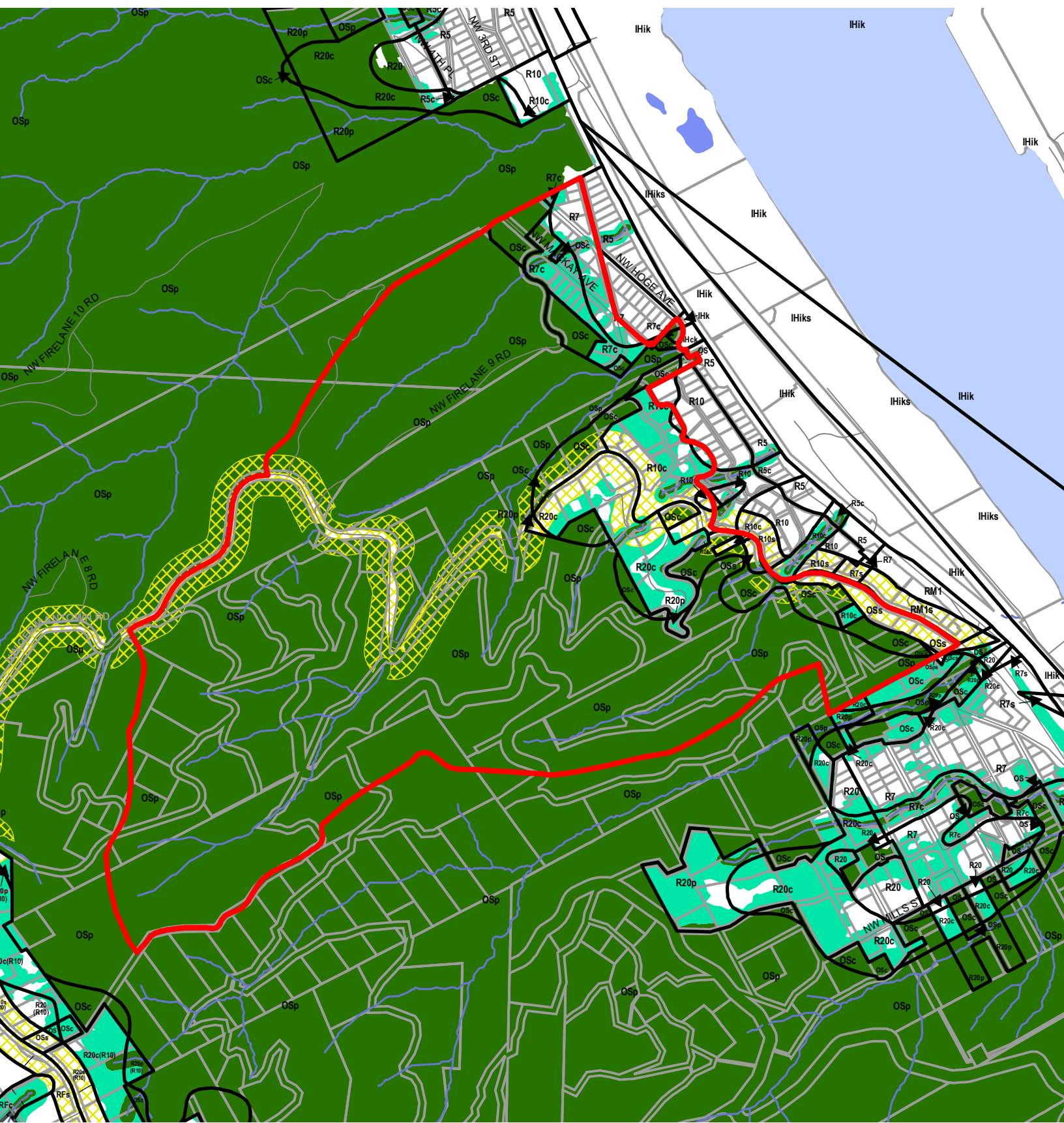


Legend

- Existing Zoning
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
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- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

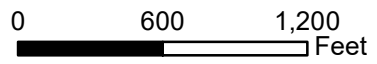


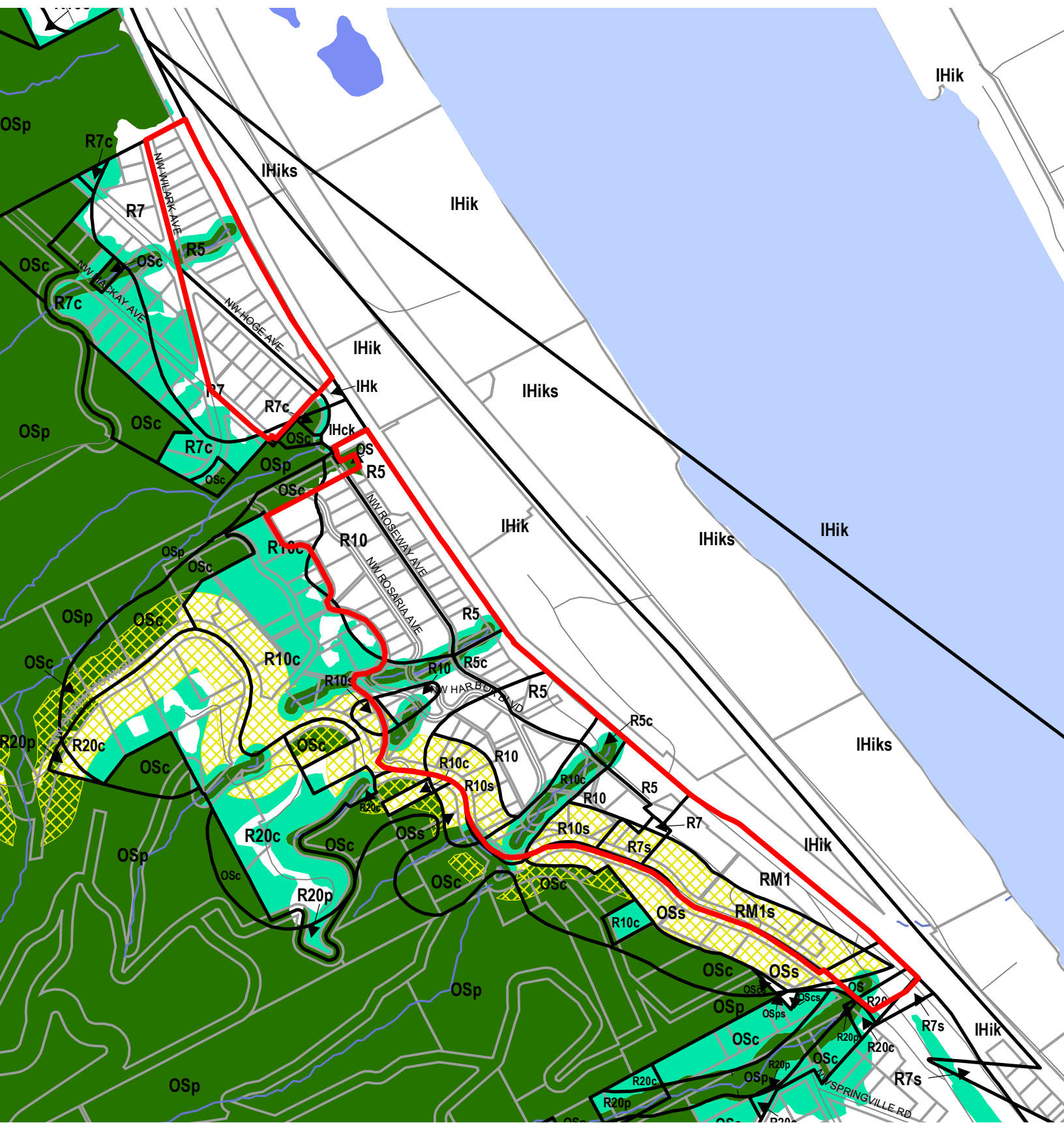
Bureau of Planning and Sustainability
Portland, OR



Legend

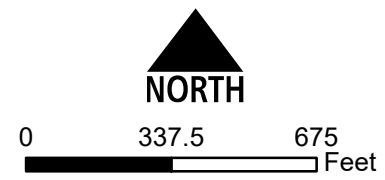
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- Resource Sites
- Wetlands
- Urban Service Boundary

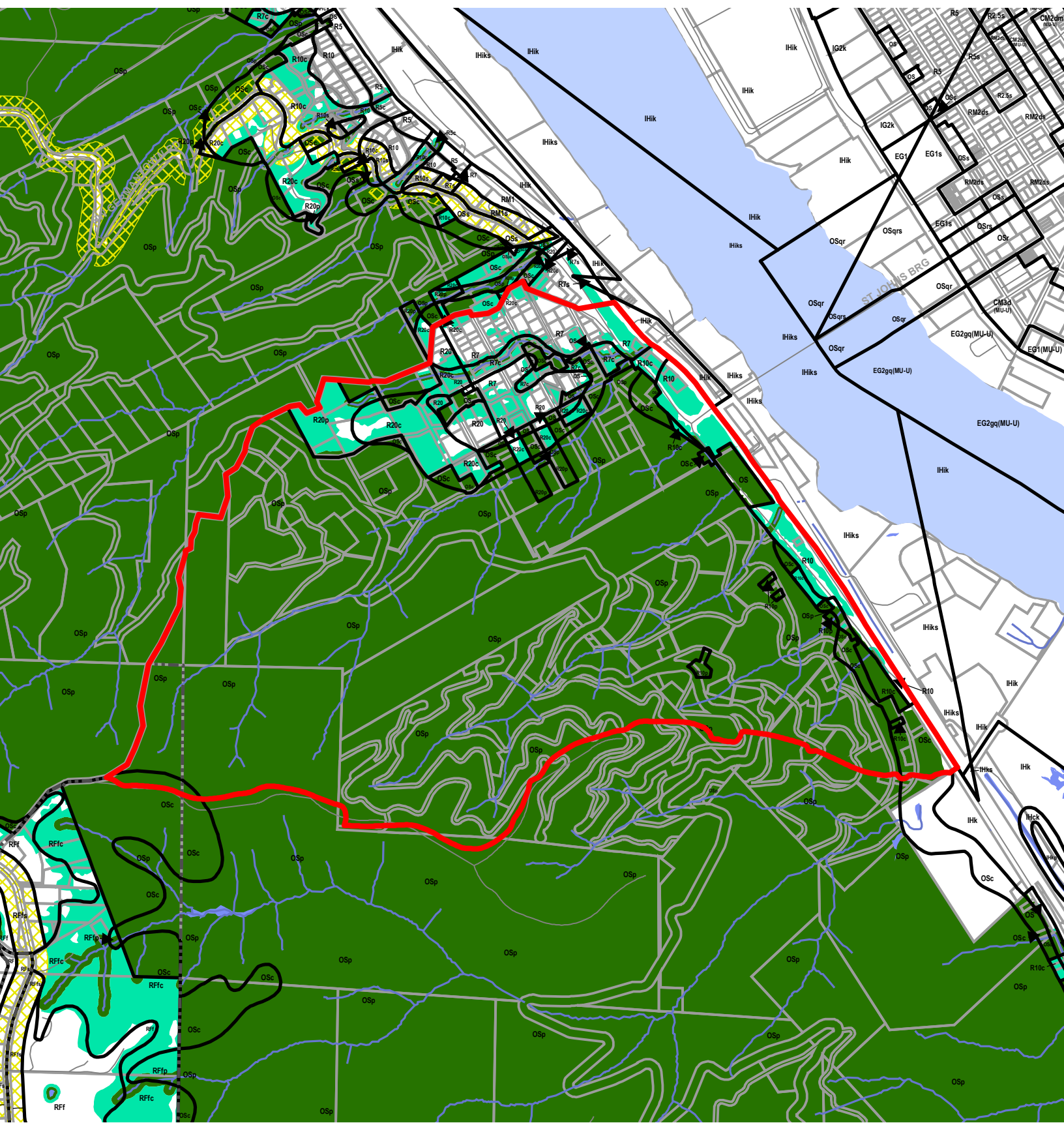




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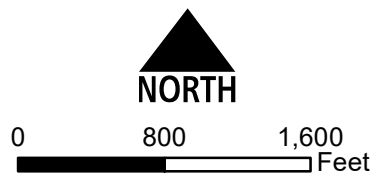
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- Taxlots
- Resource Sites
- Wetlands

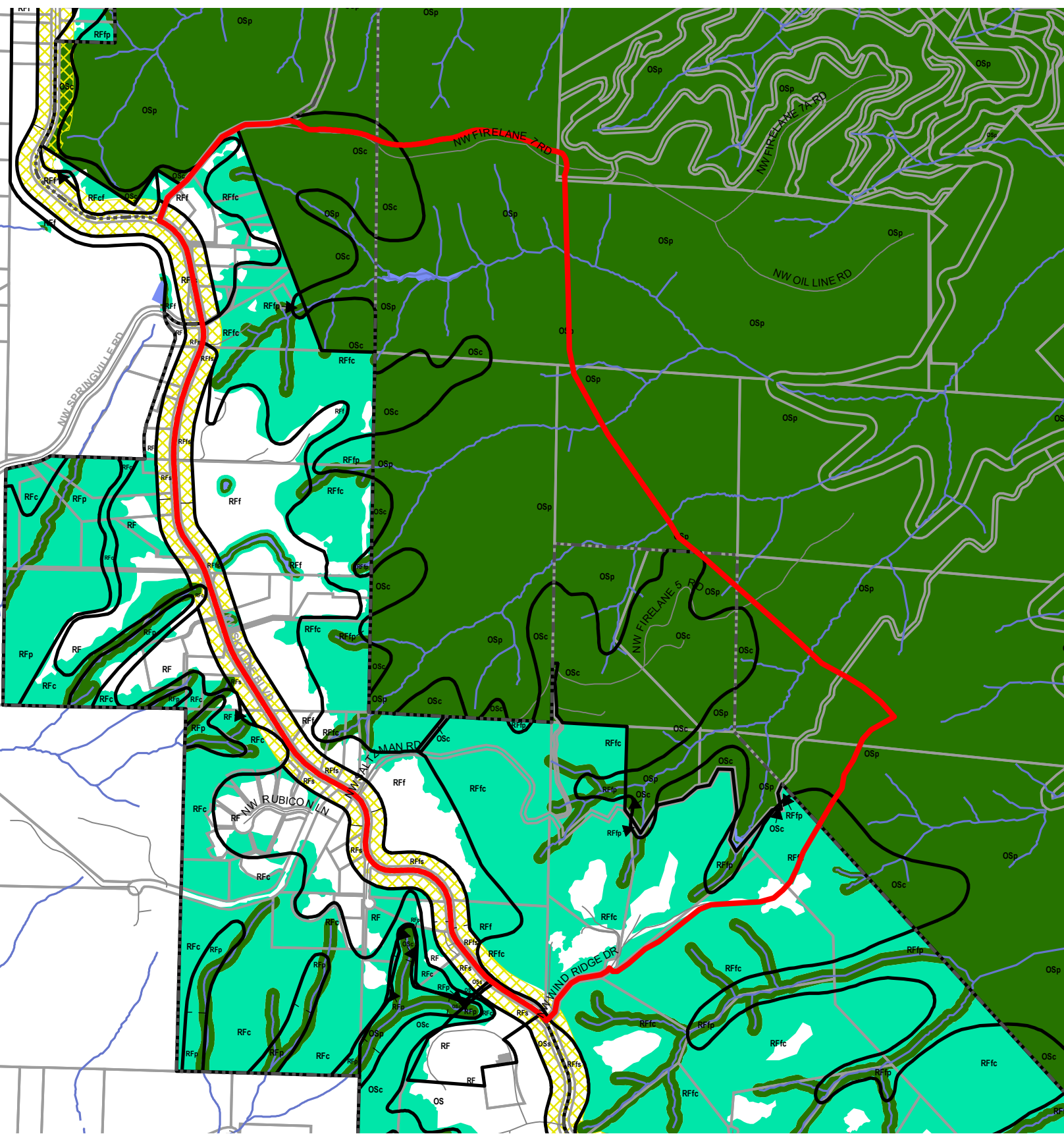




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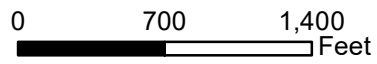
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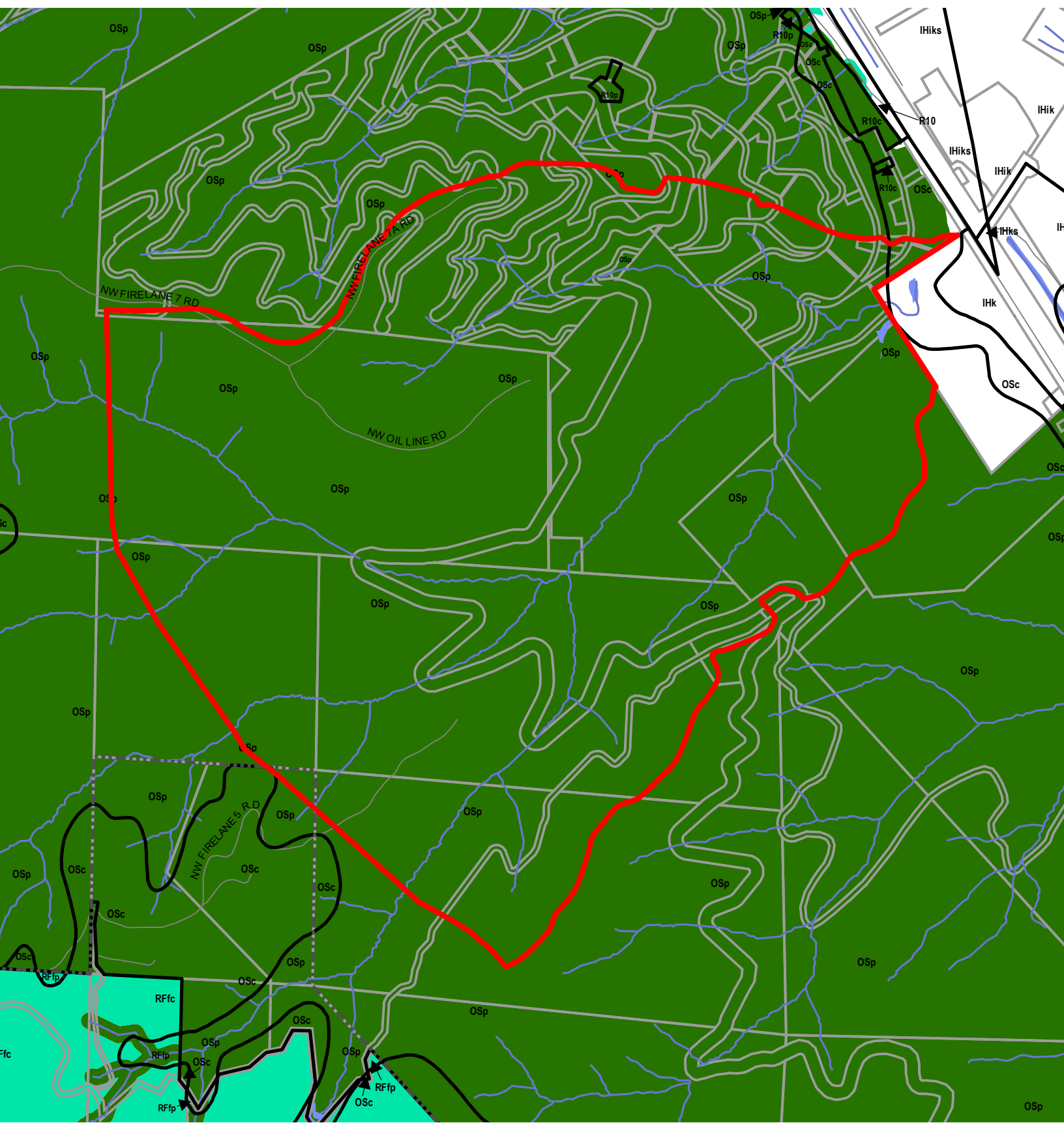




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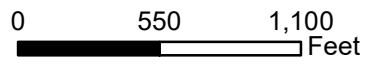
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- Wetlands
- Urban Service Boundary

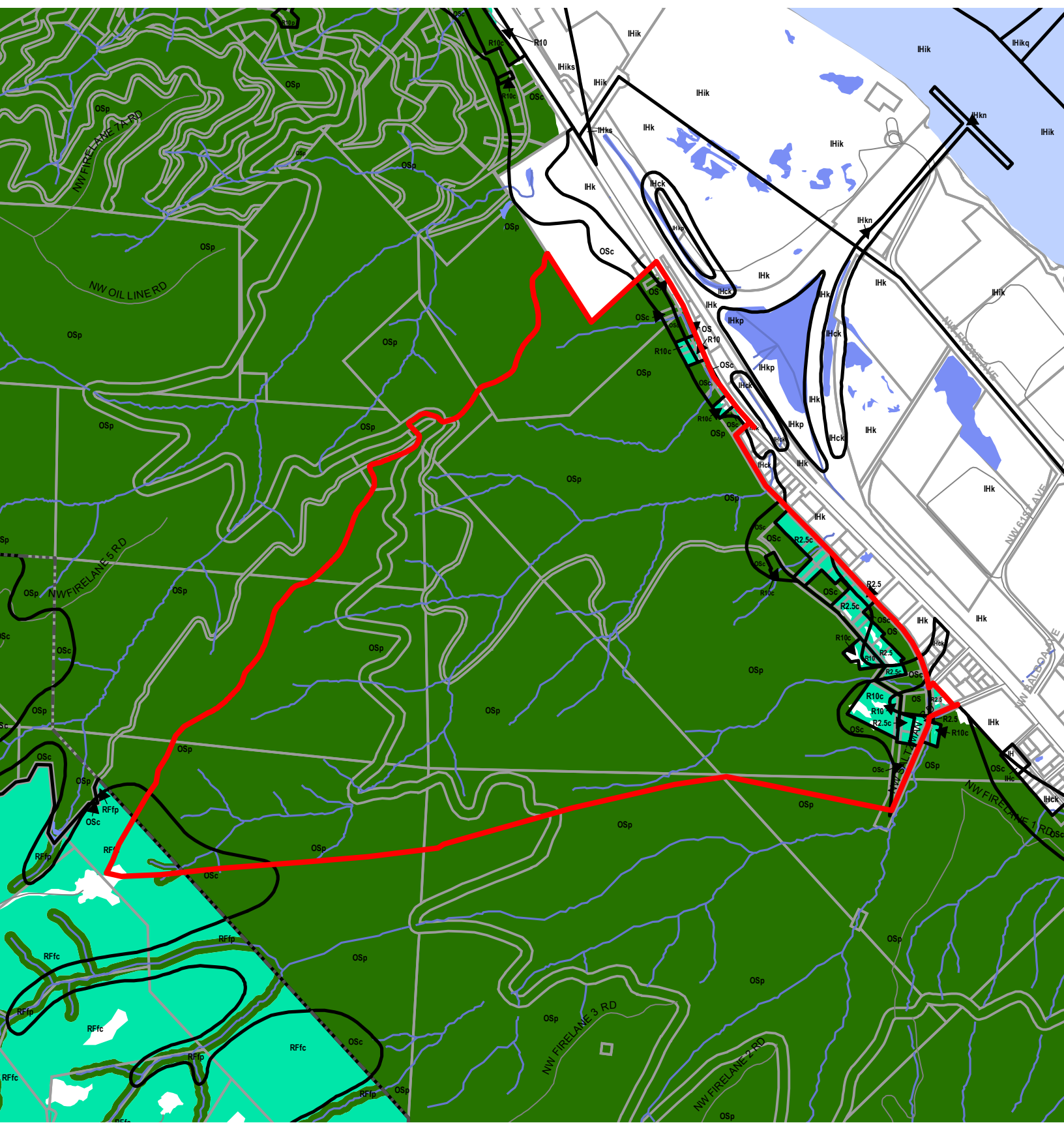




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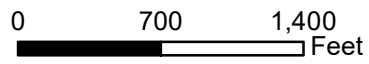
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- Streets
- Taxlots
- Resource Sites
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- Urban Service Boundary





Legend

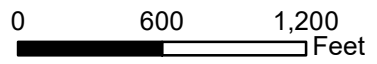
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- Streets
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- Wetlands
- Urban Service Boundary

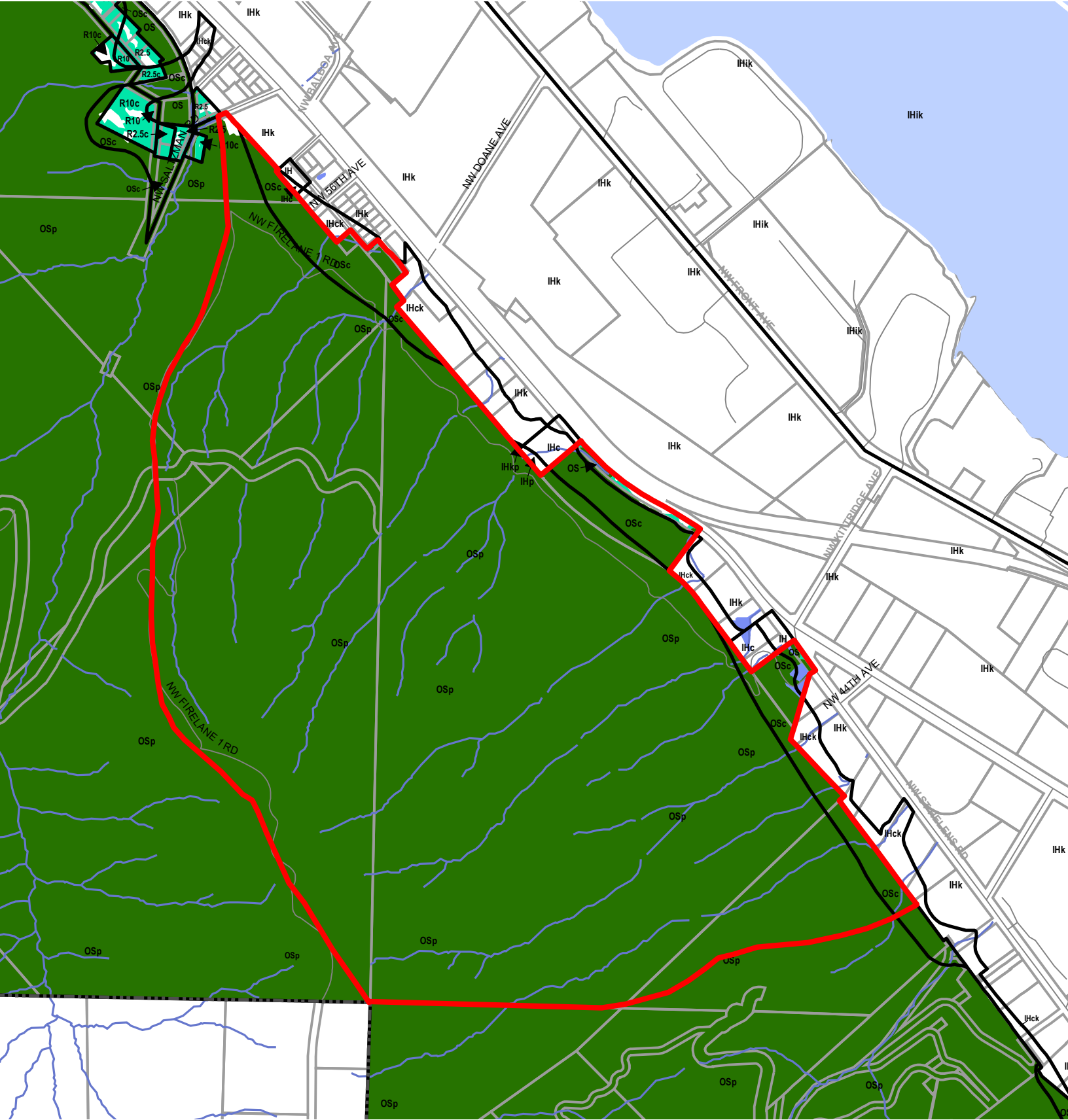




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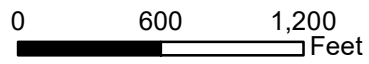
- Existing Zoning
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- - - - Urban Service Boundary

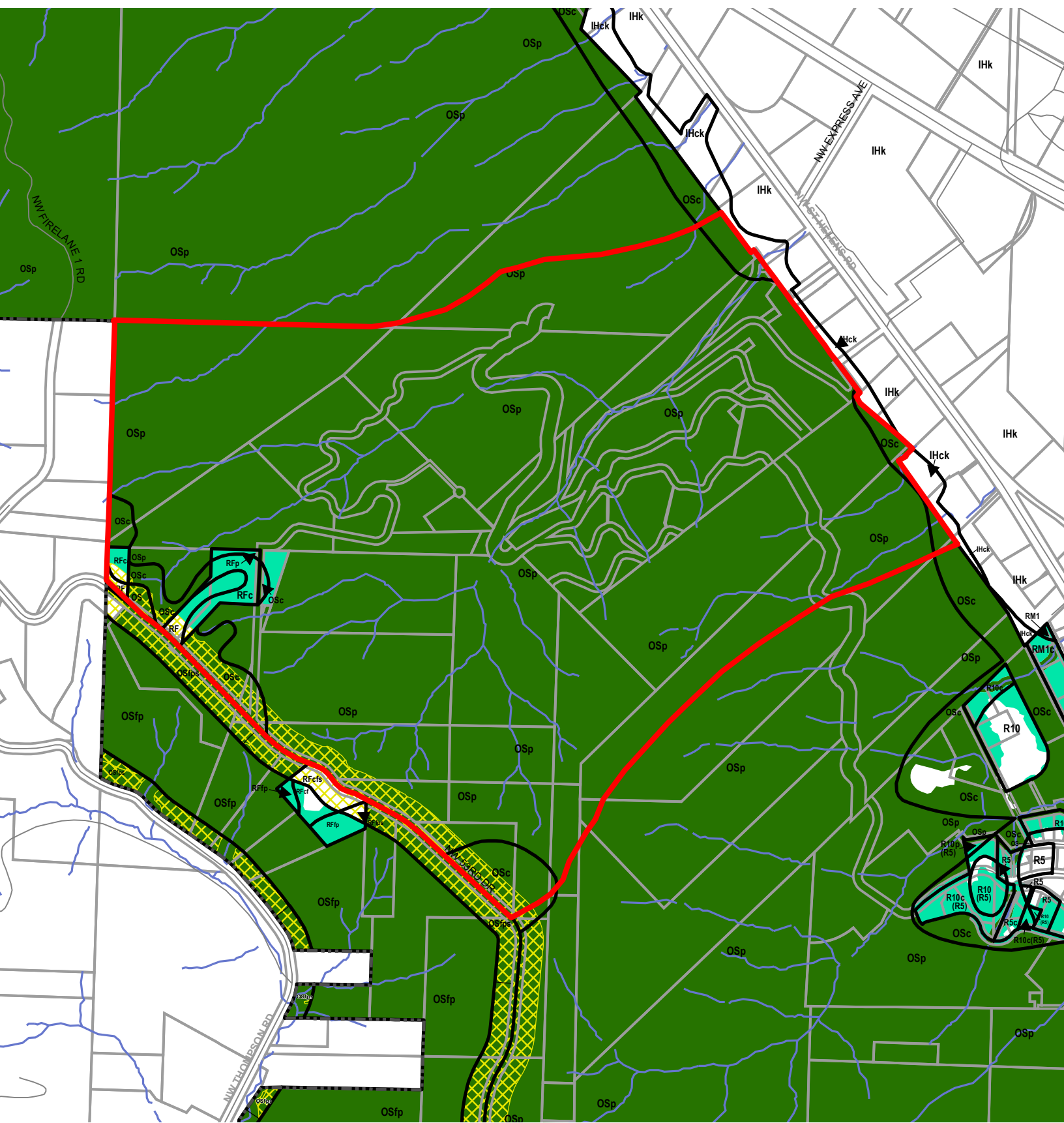














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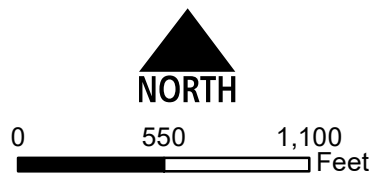
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- Streets
- Taxlots
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- Wetlands
- Urban Service Boundary

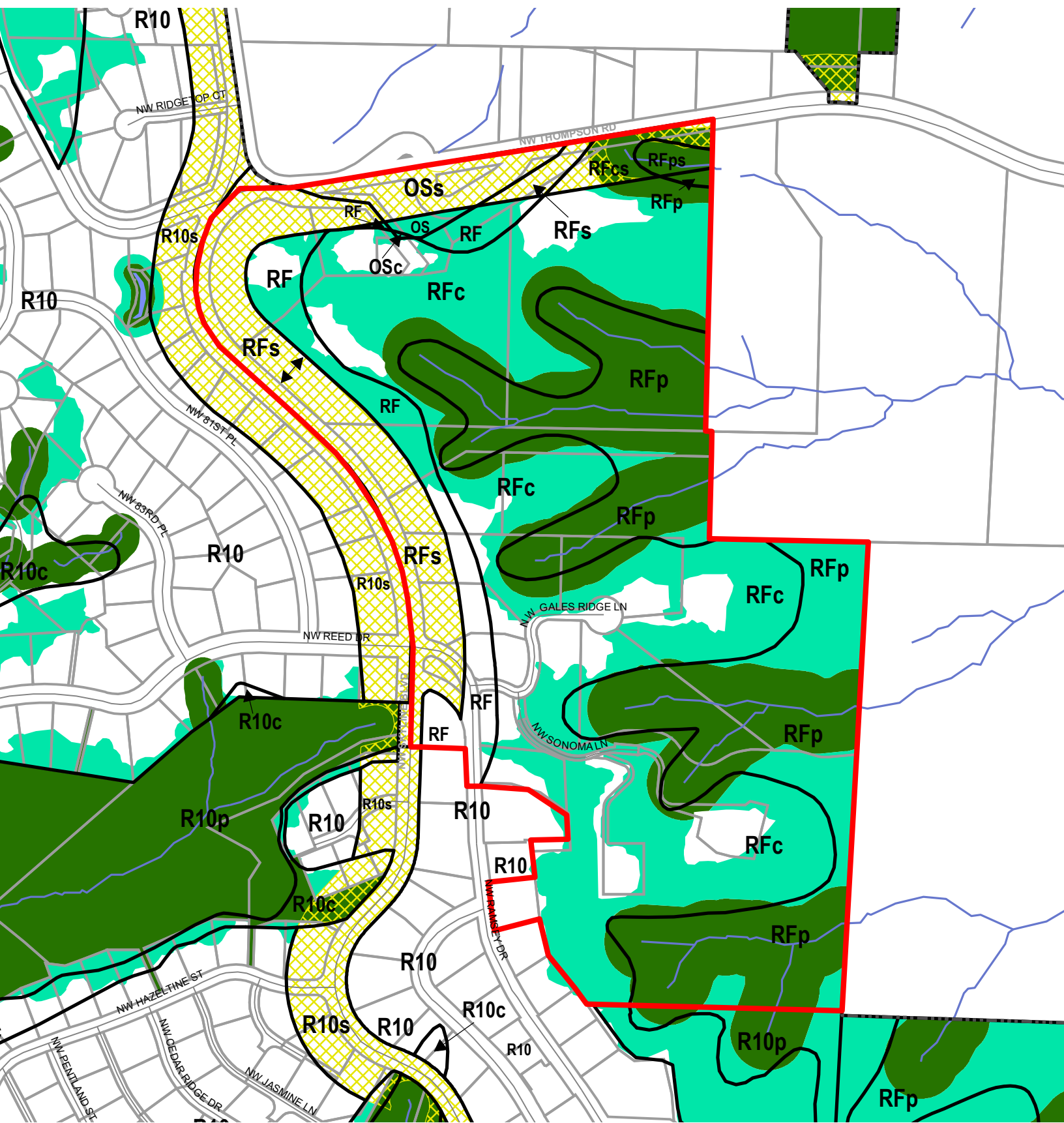














Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

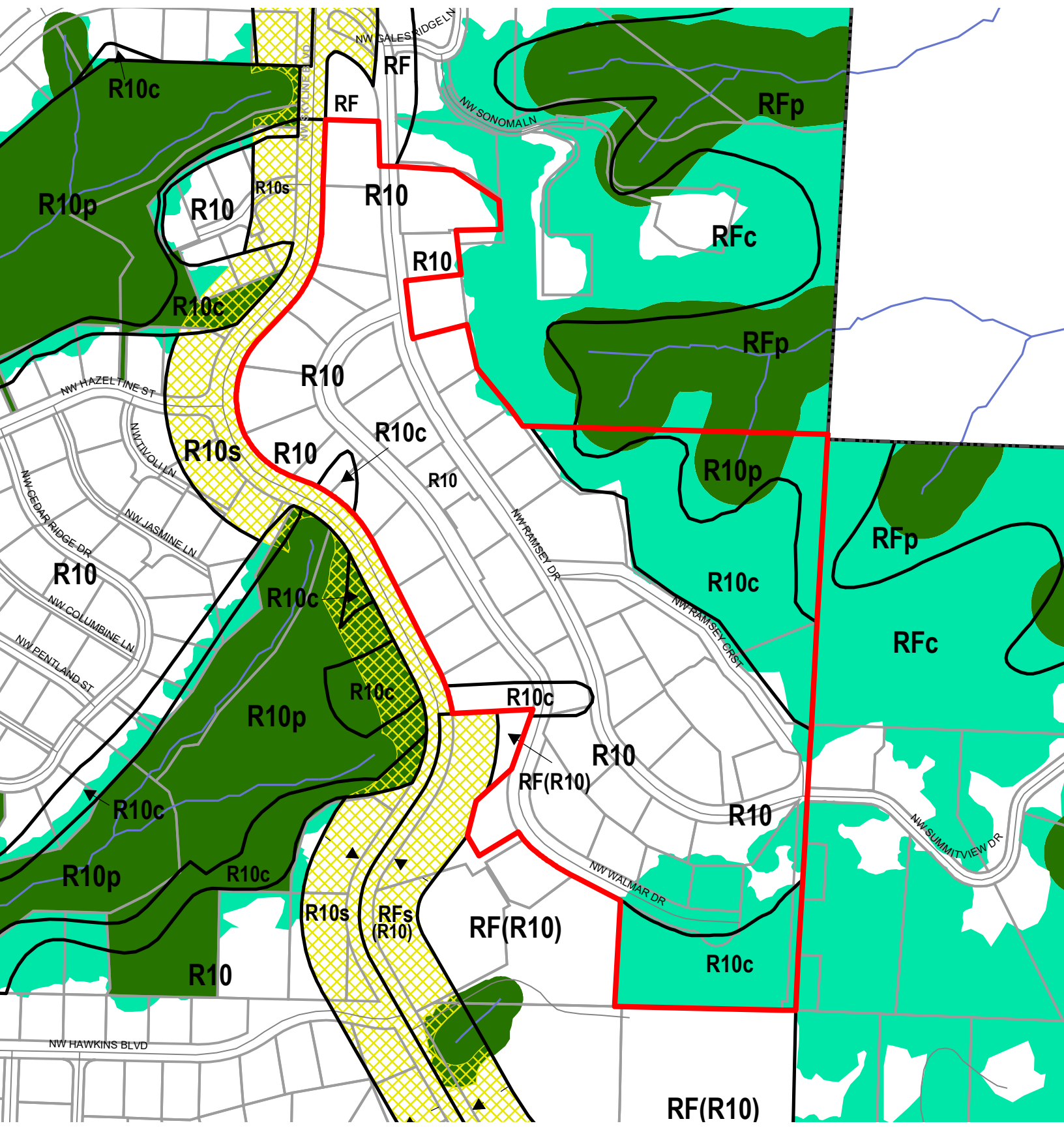




Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

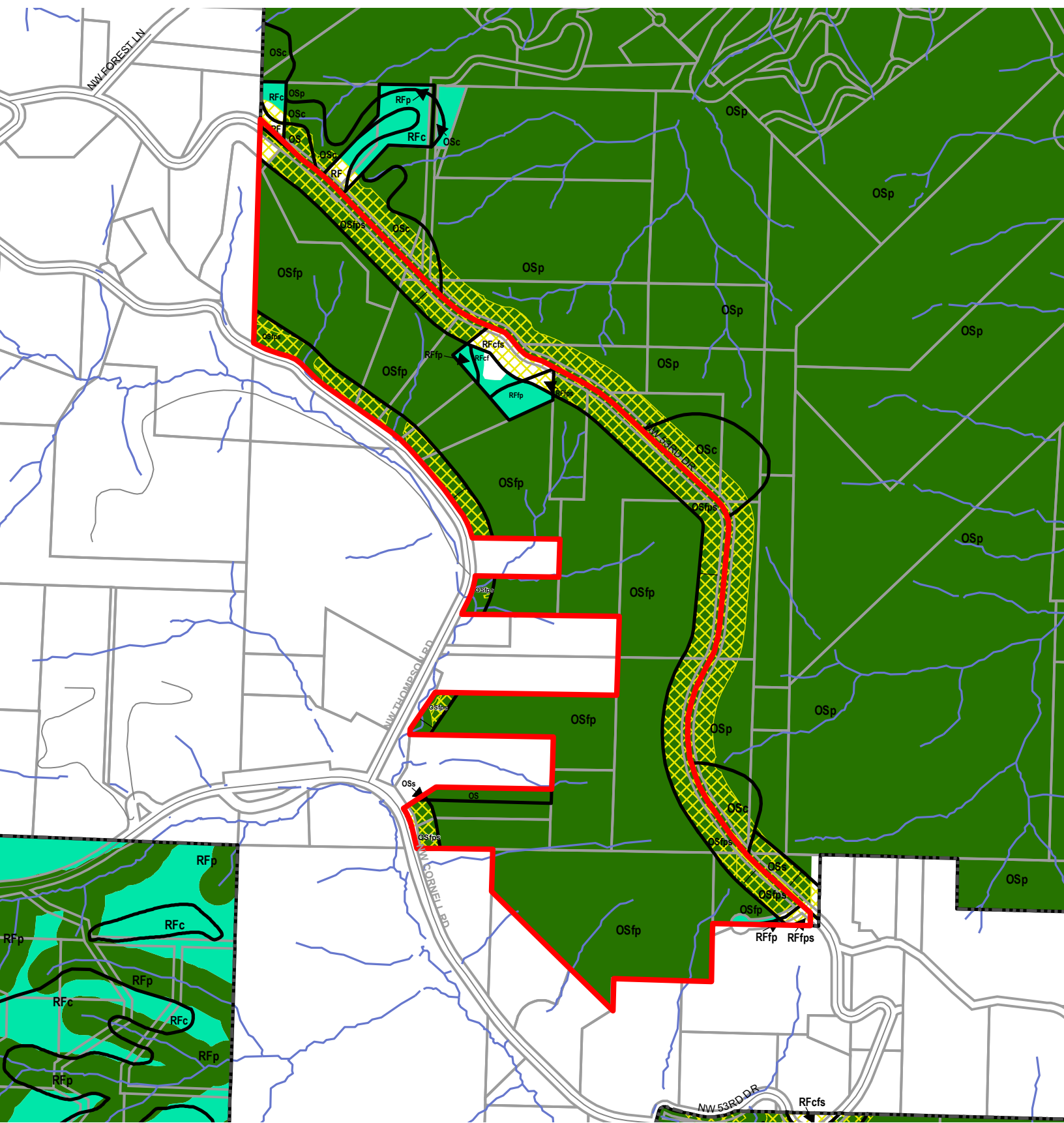














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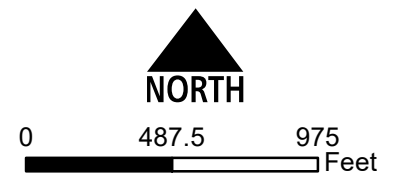
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- Streets
- Taxlots
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- Wetlands
- Urban Service Boundary

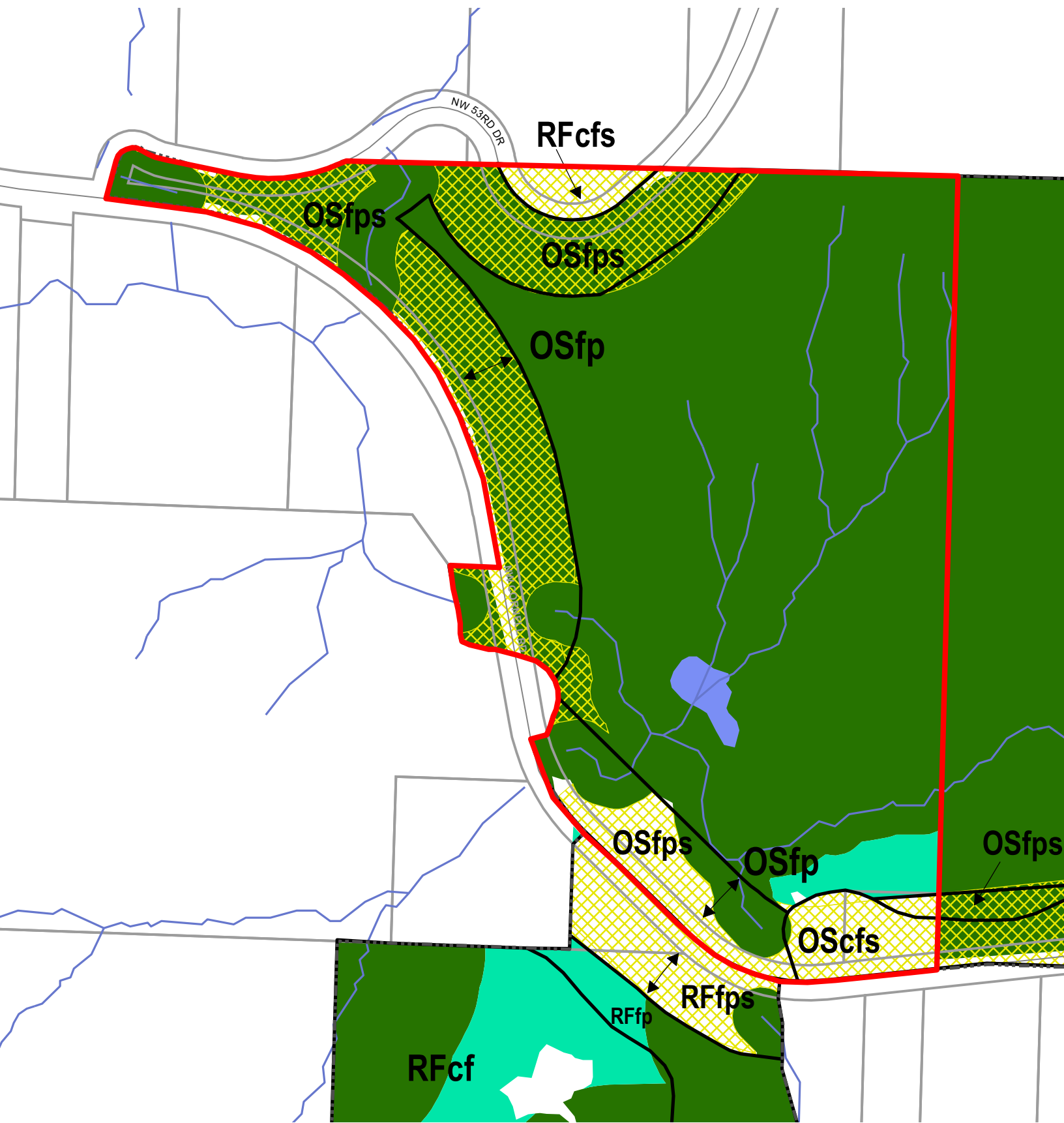














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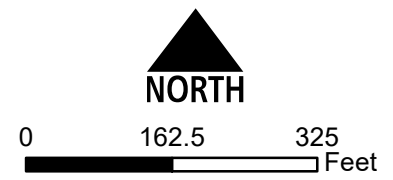
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-  Wetlands
-  Urban Service Boundary

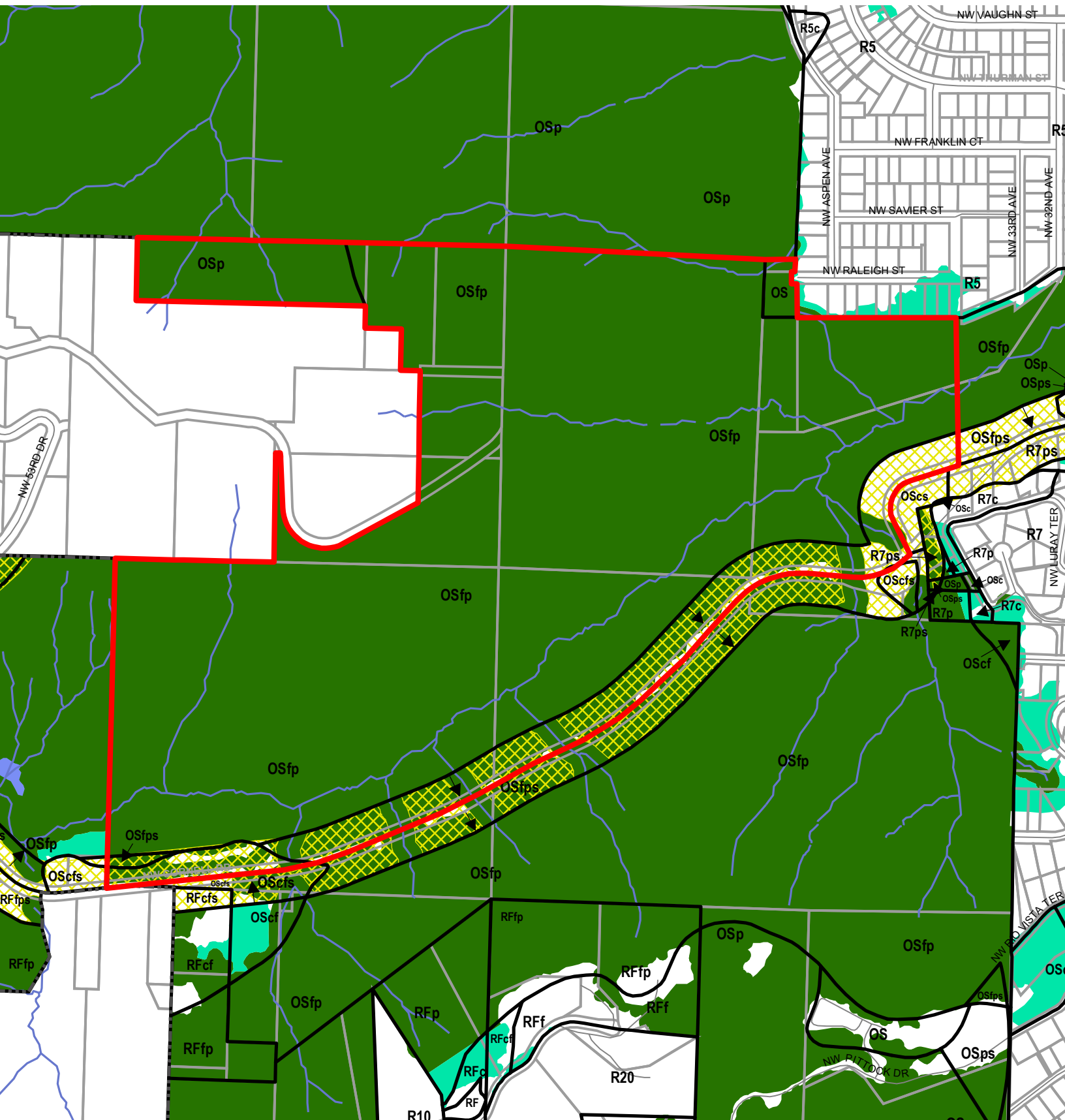




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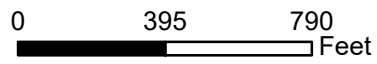
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-  Urban Service Boundary

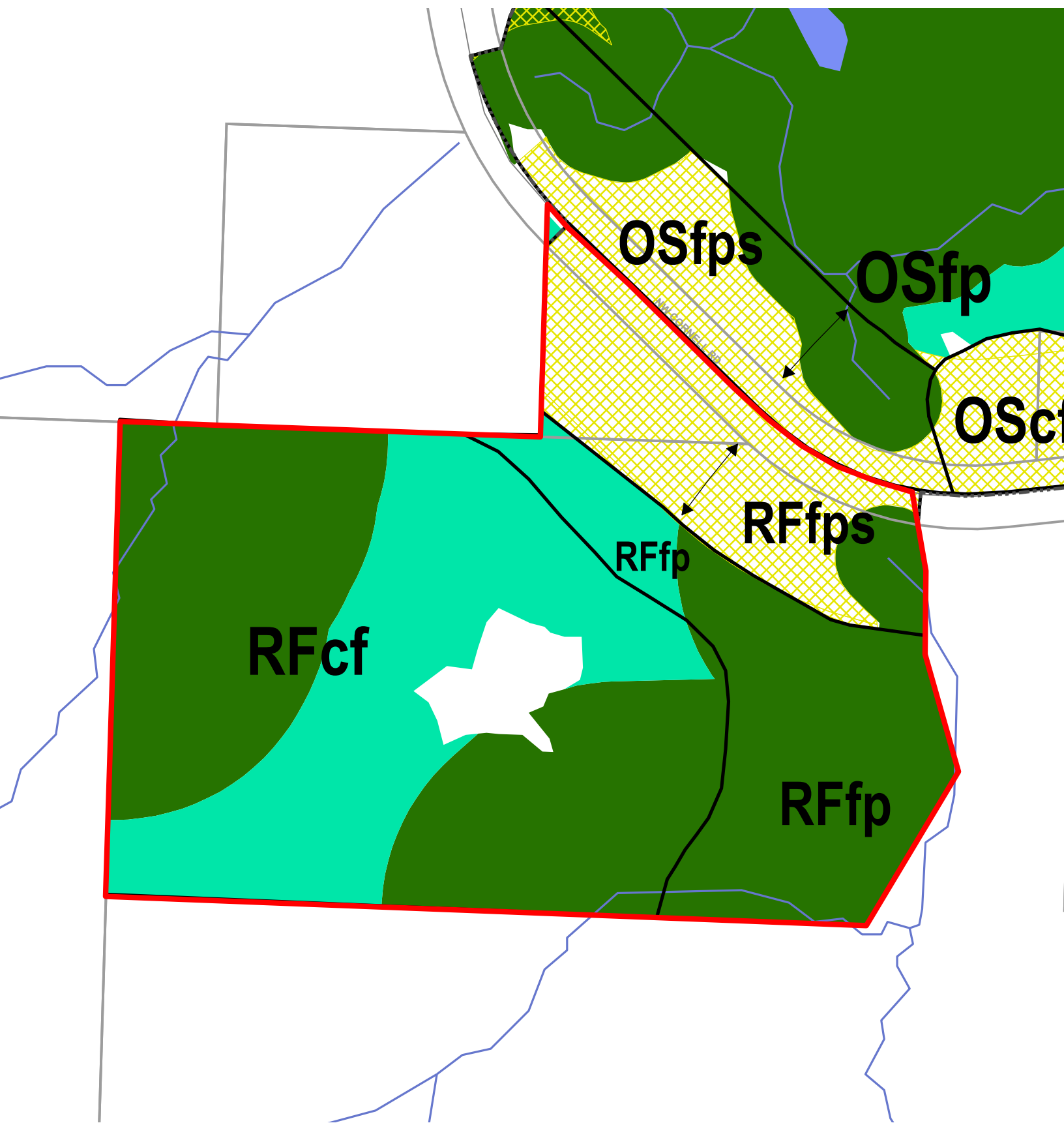




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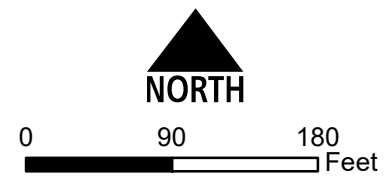
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- Proposed Protection Zone
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- Urban Service Boundary
- Streams

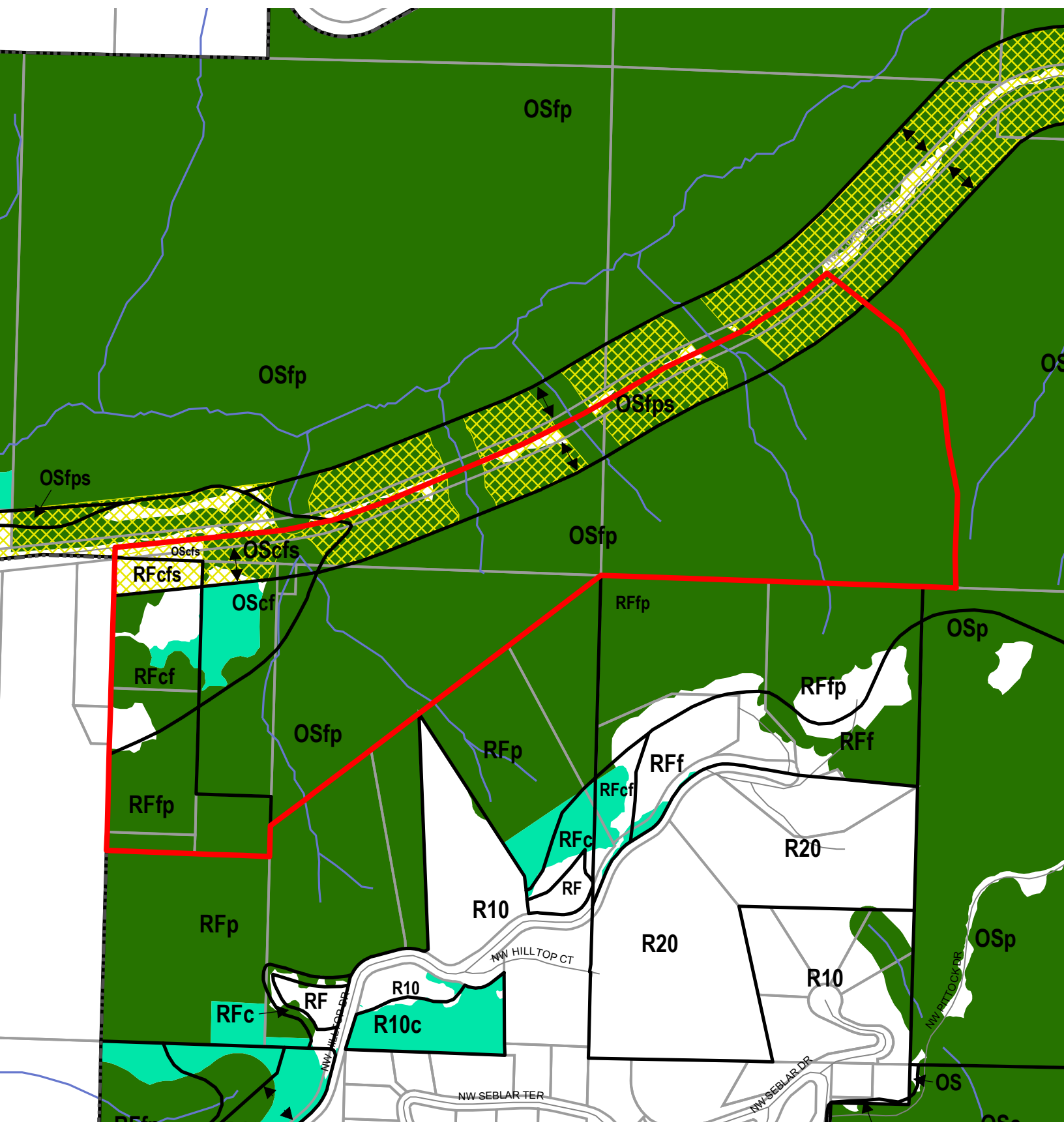




Legend

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- Streets
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

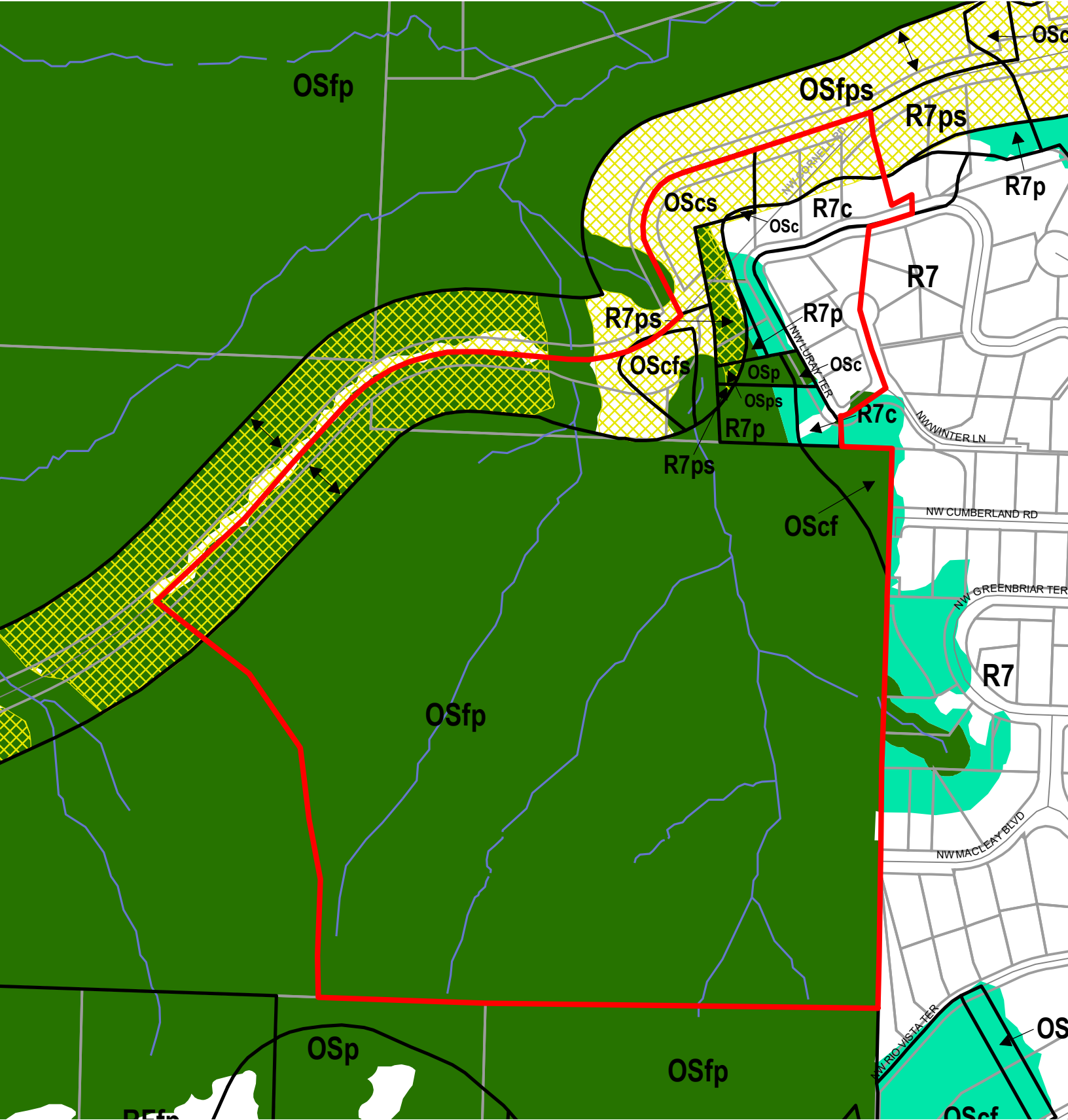




Legend

- Existing Zoning
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

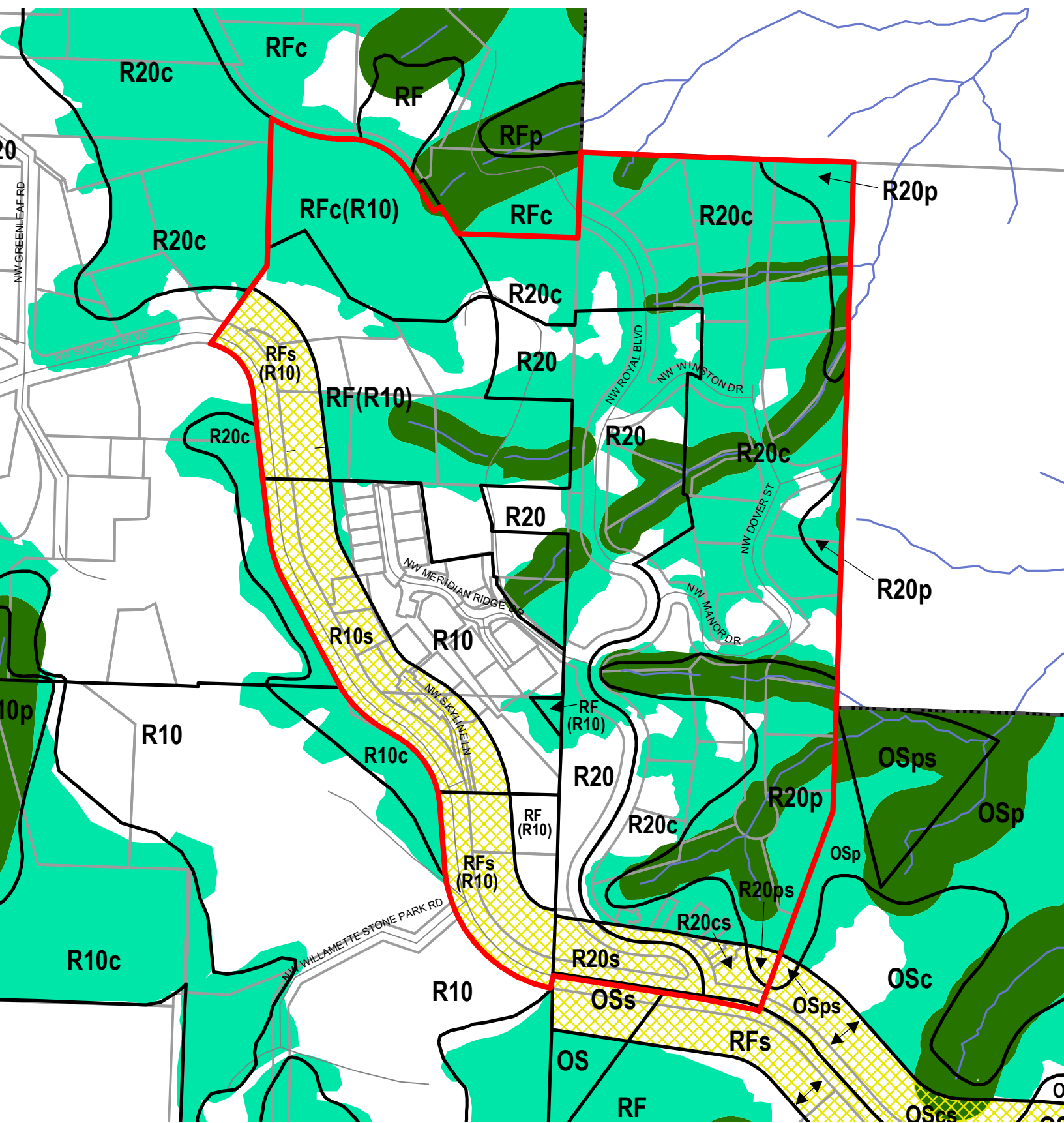




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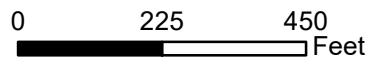
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- Streams
- Urban Service Boundary

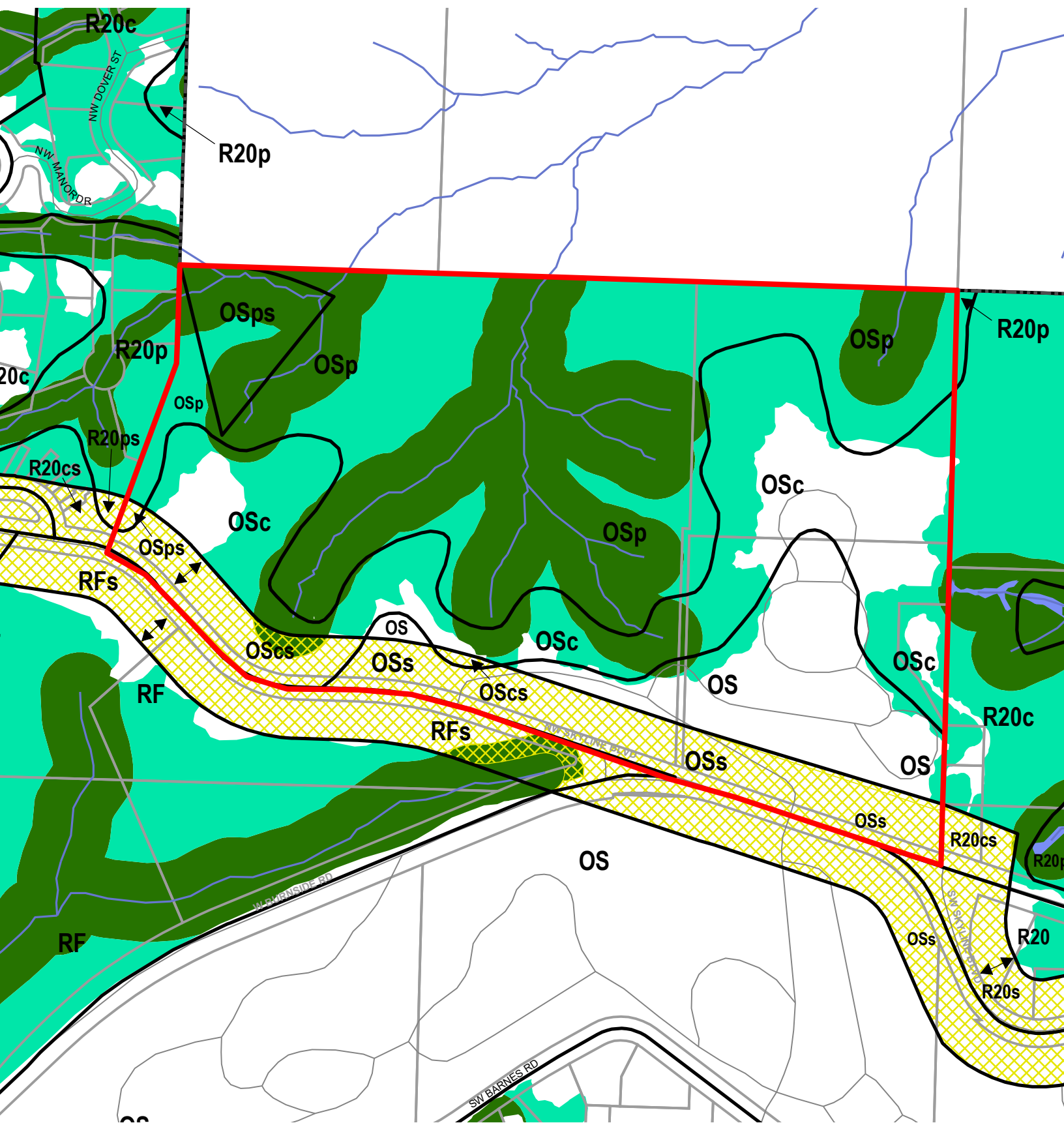




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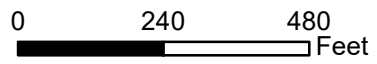
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- Wetlands
- Urban Service Boundary

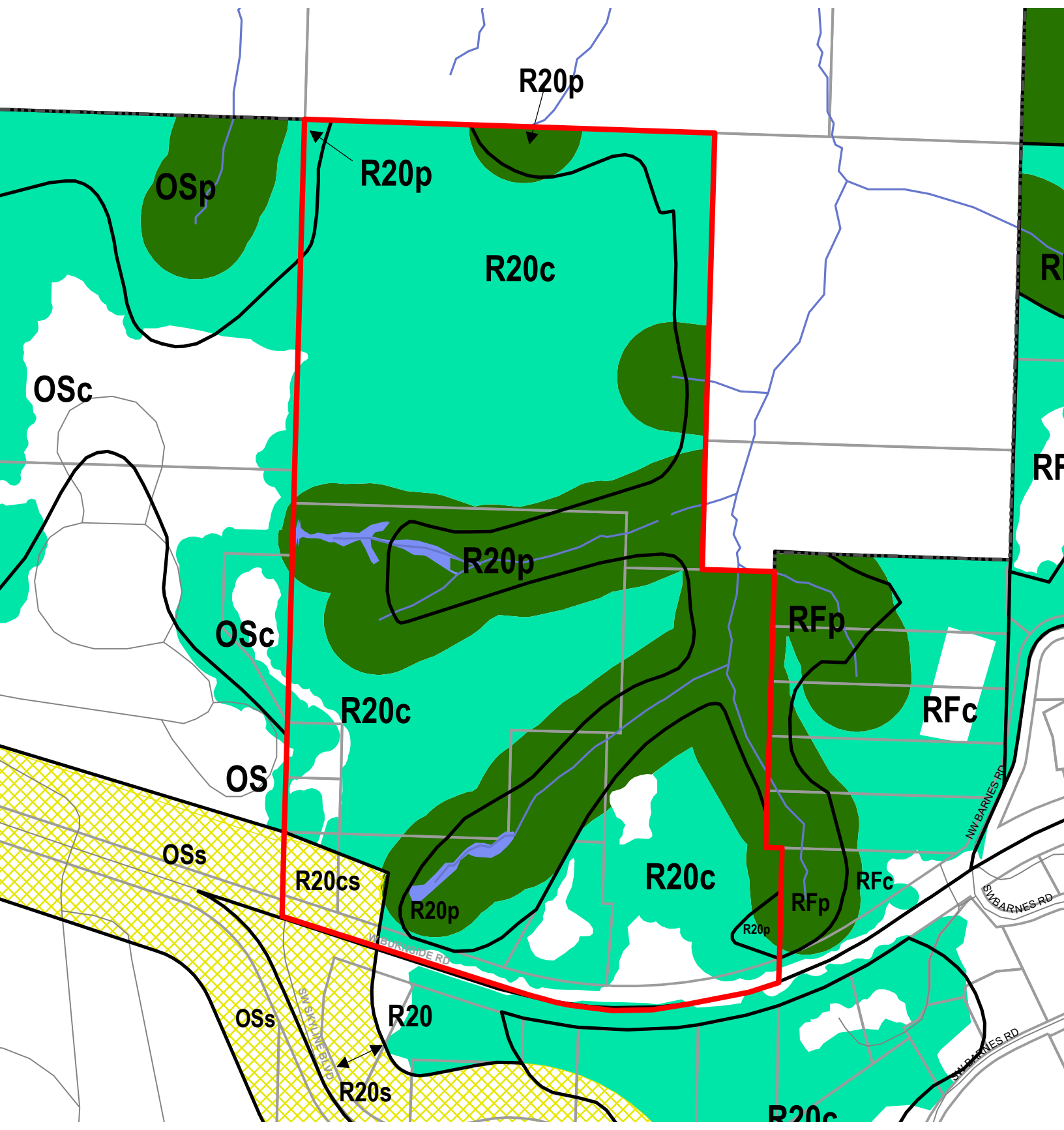














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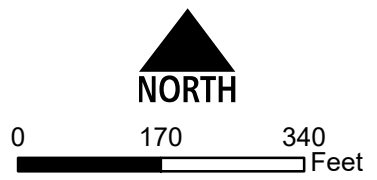
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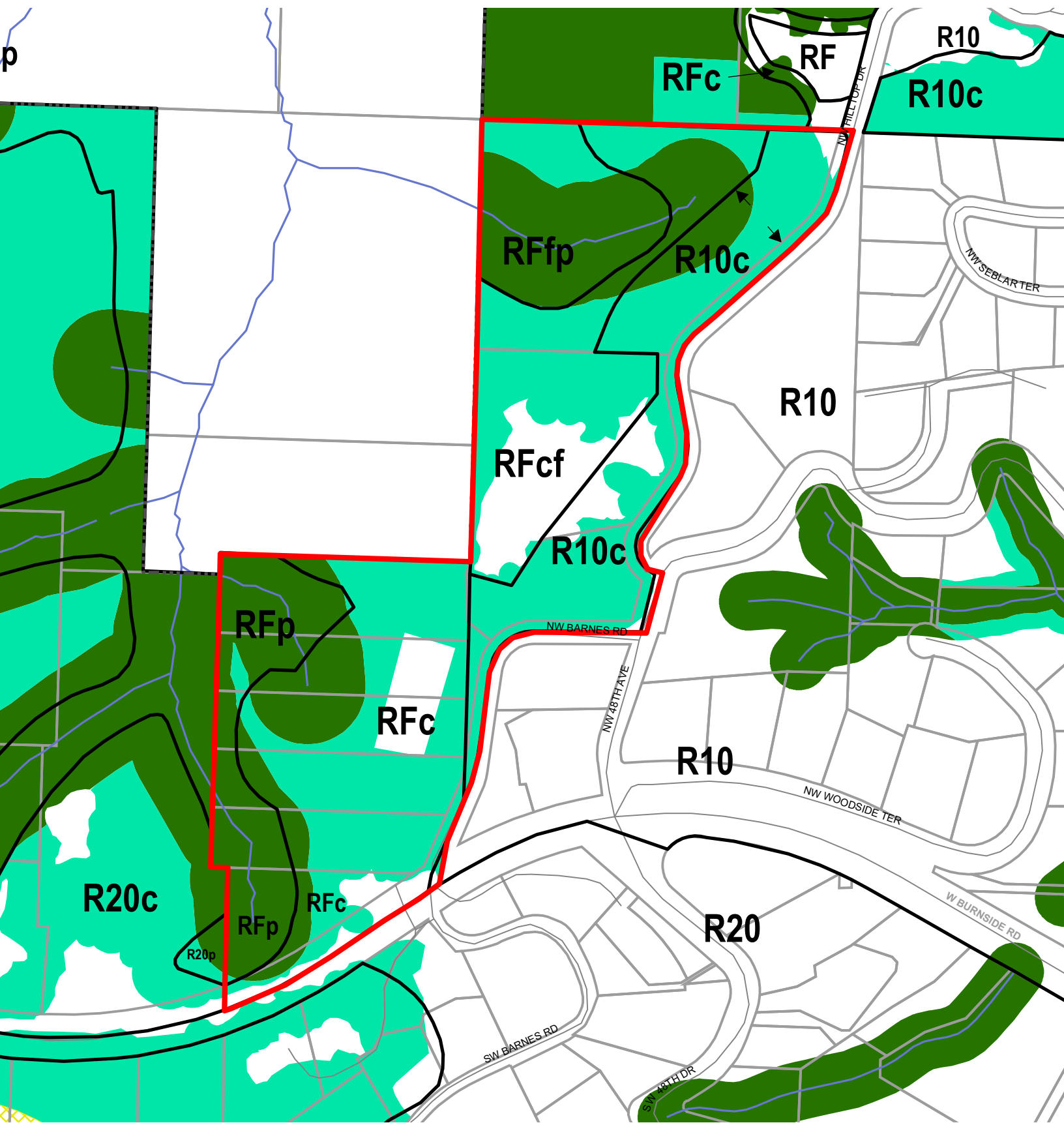














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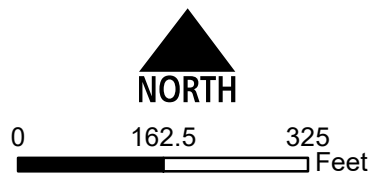
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-  Proposed Scenic Overlay
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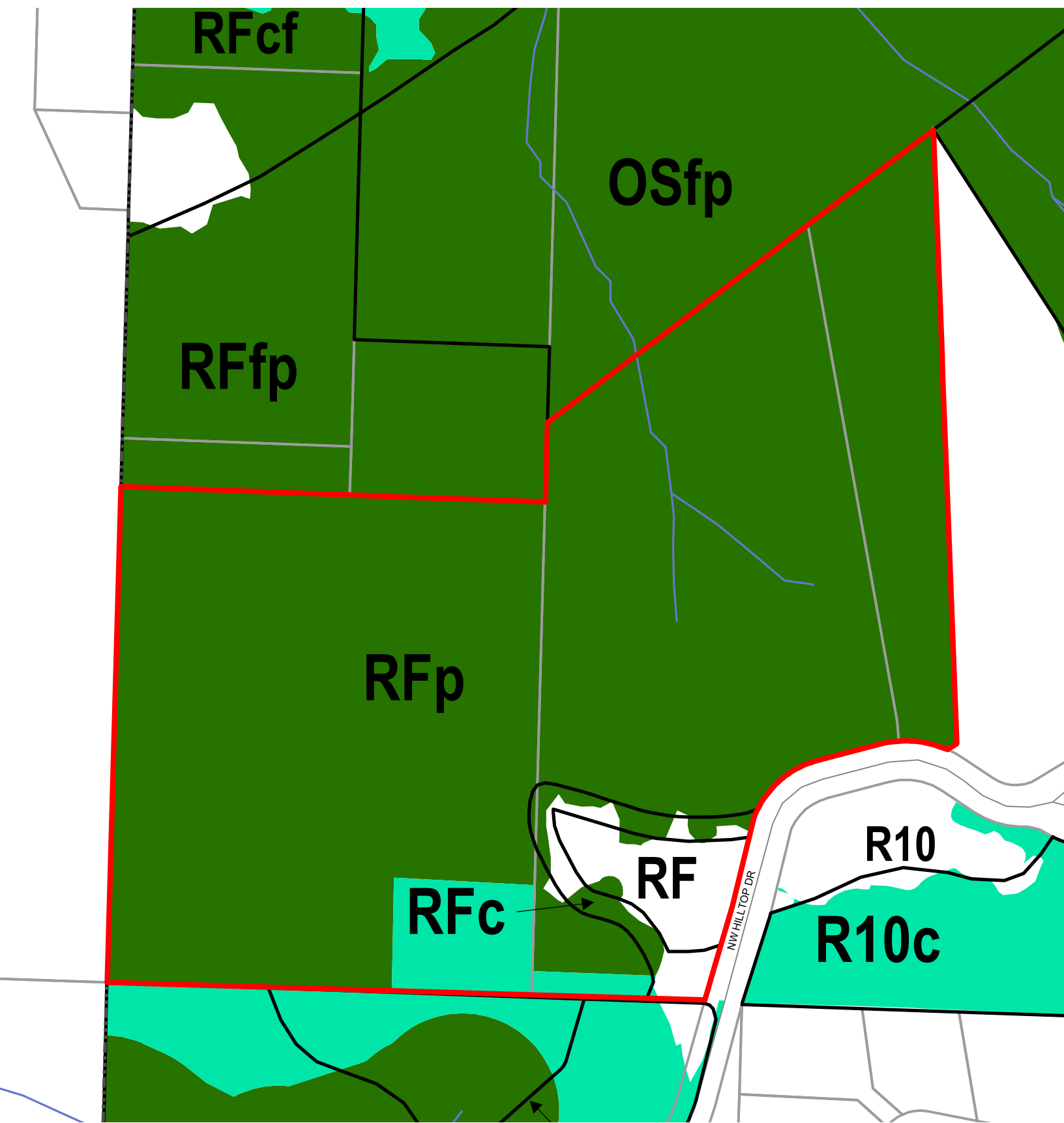














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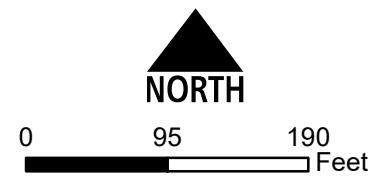
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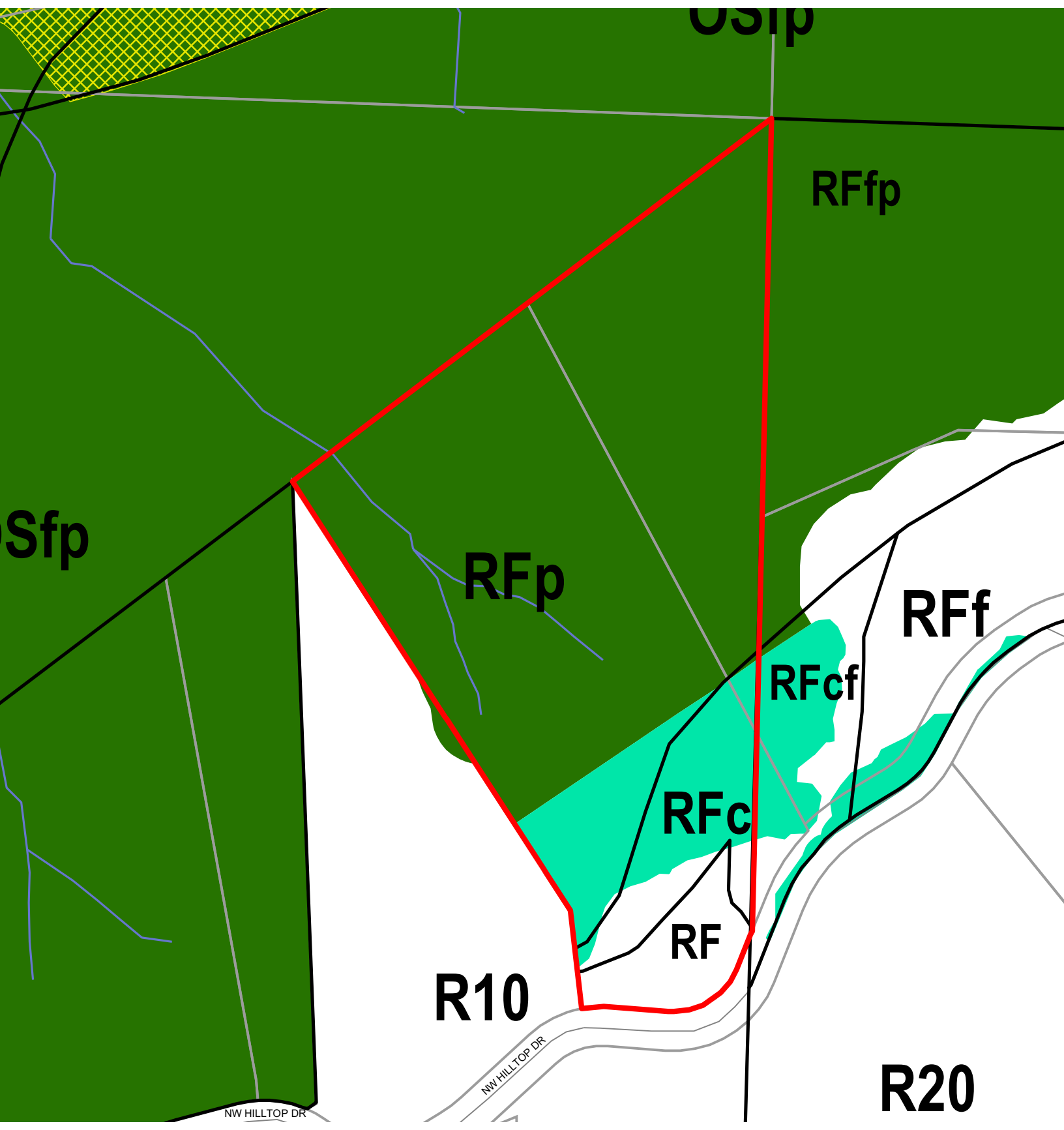




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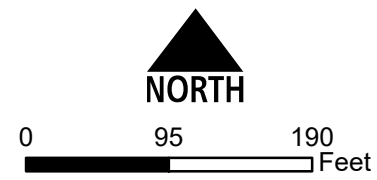
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-  Wetlands
-  Urban Service Boundary

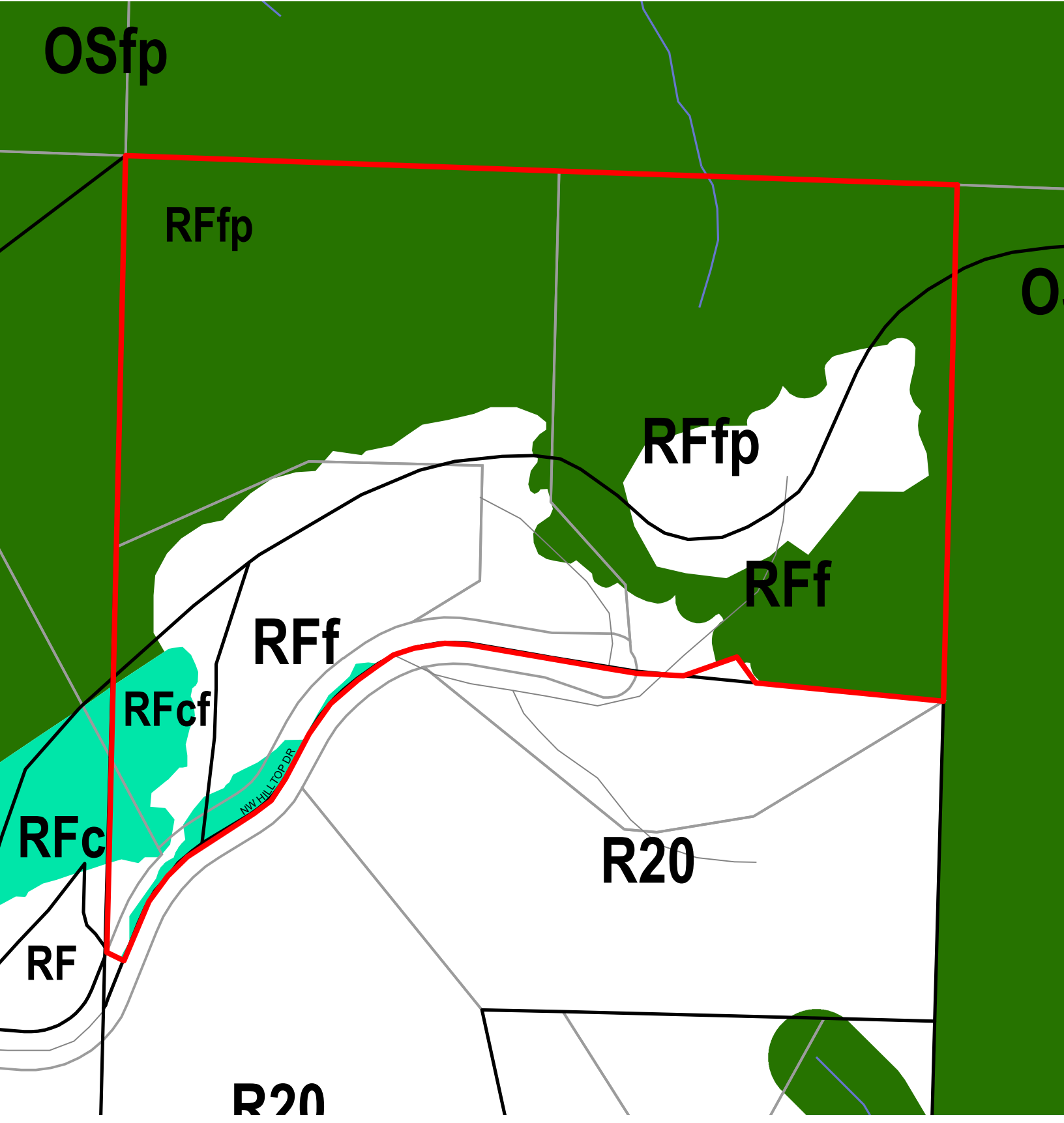




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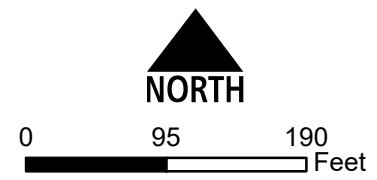
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- Urban Service Boundary

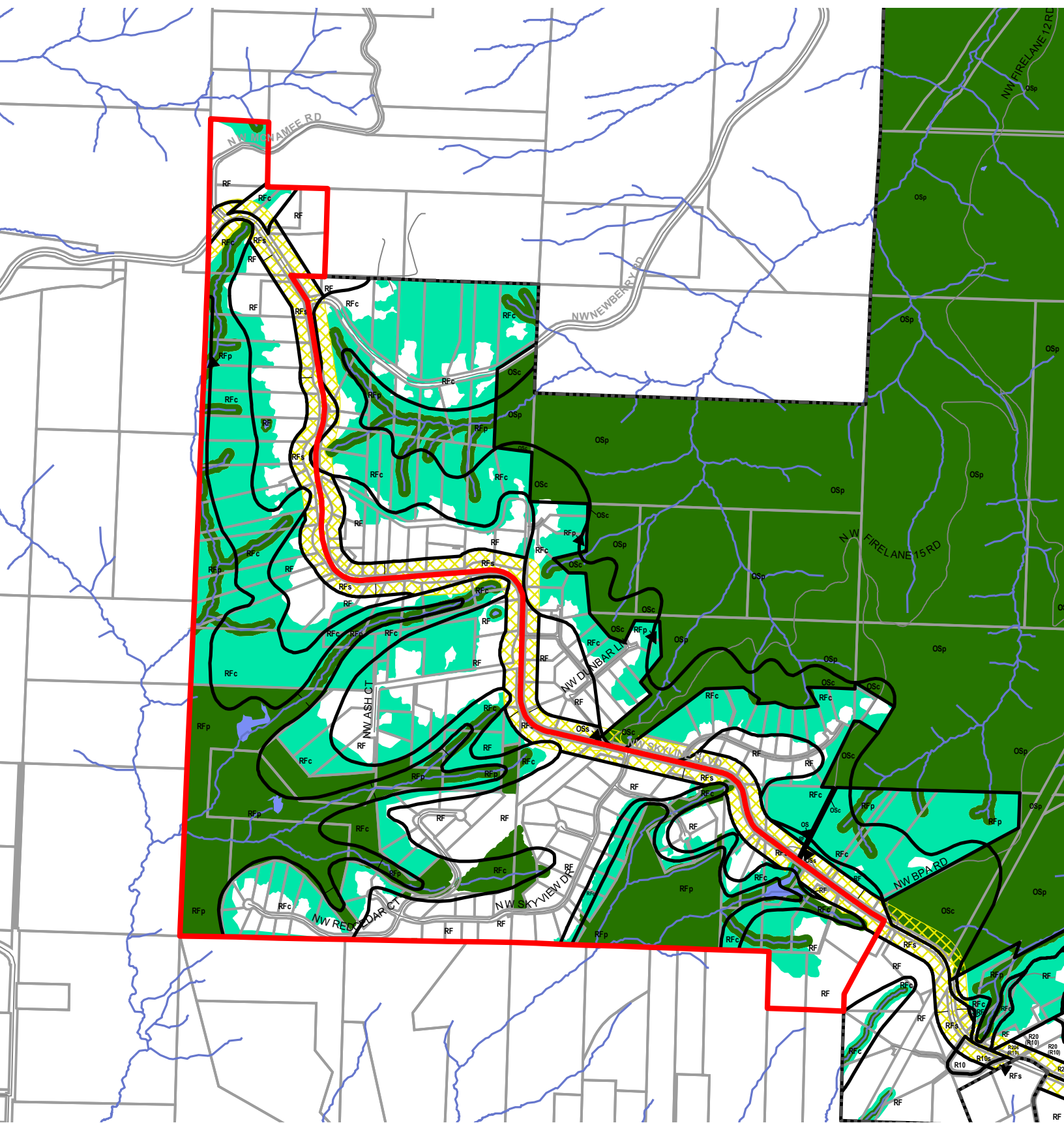














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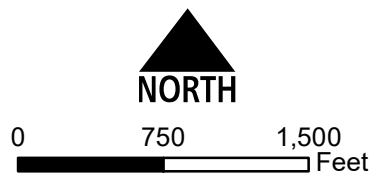
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- Streams
- Urban Service Boundary

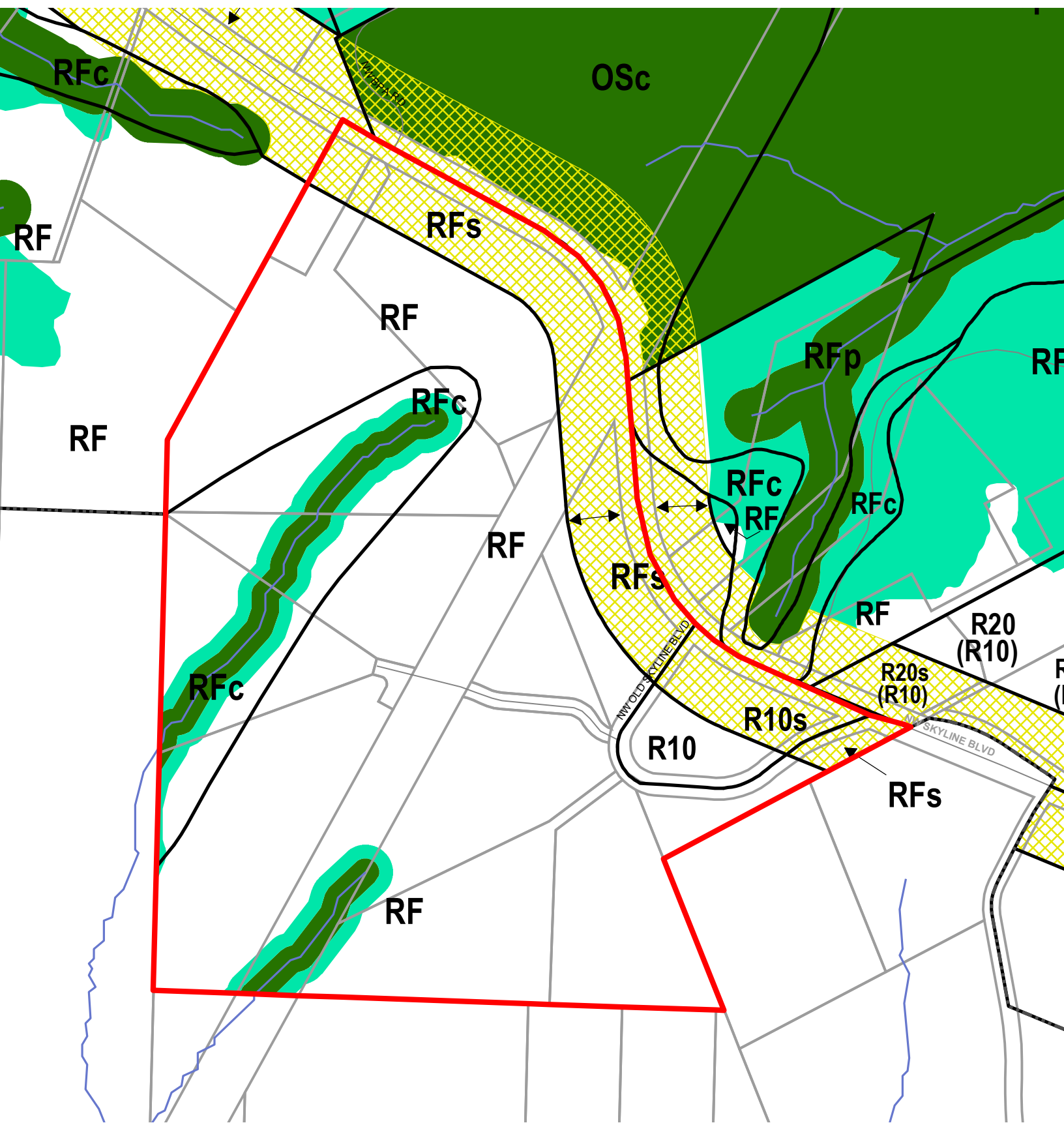




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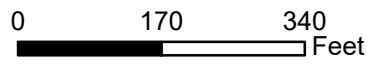
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-  Urban Service Boundary

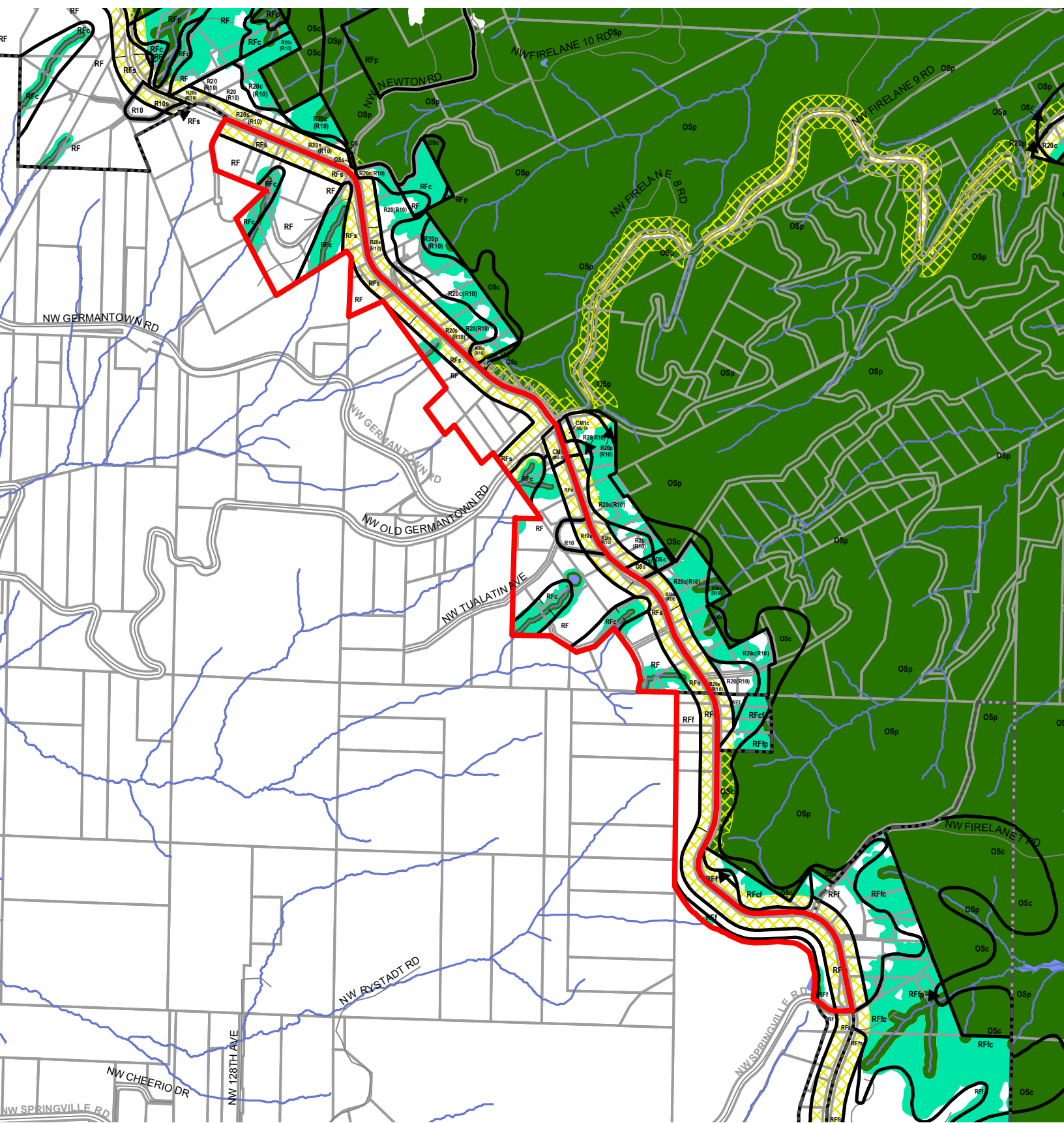




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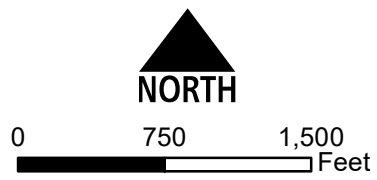
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- Urban Service Boundary

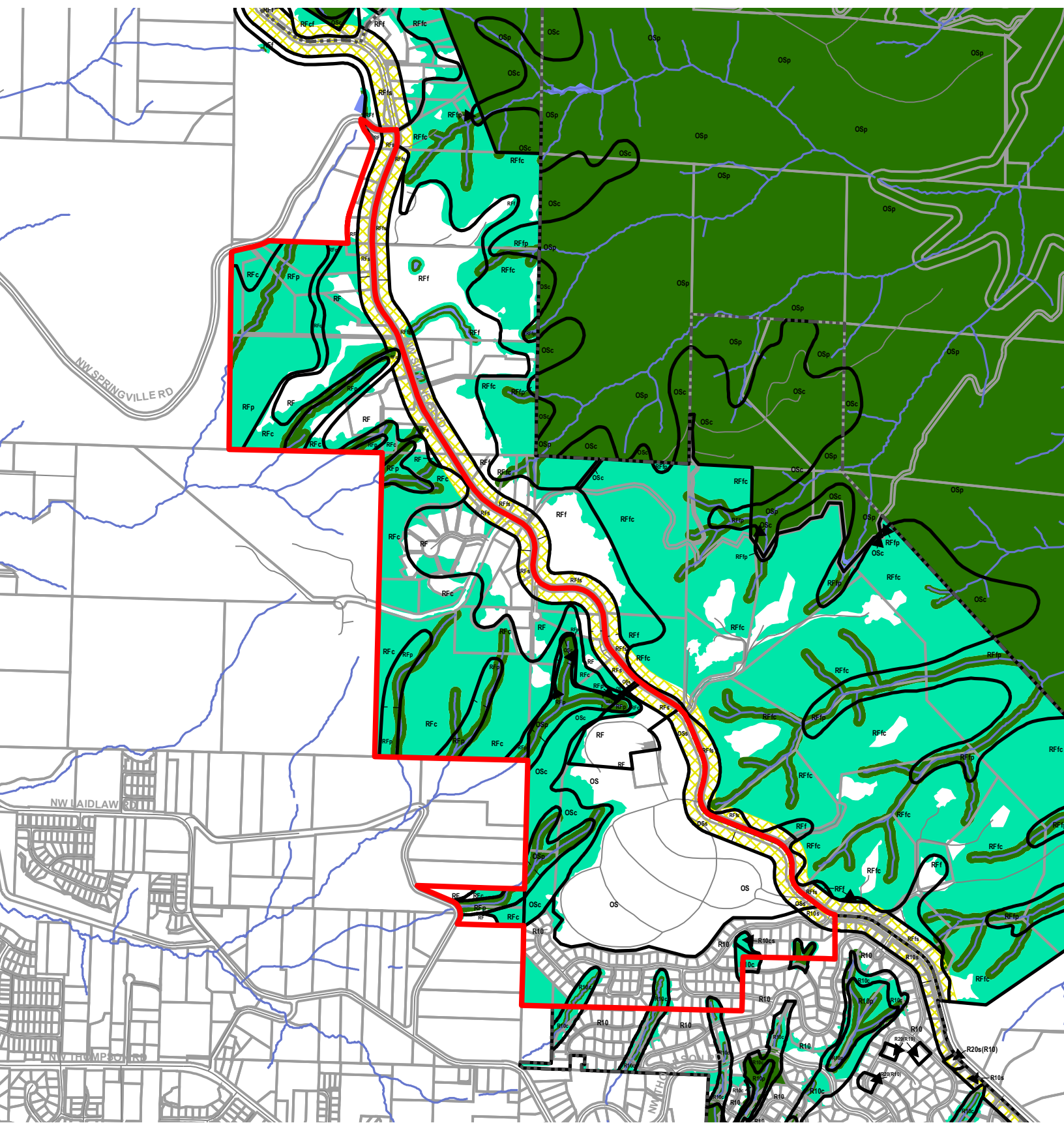














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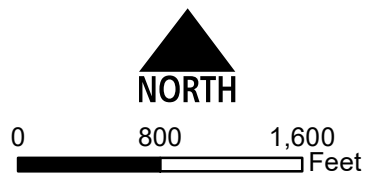
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- Urban Service Boundary

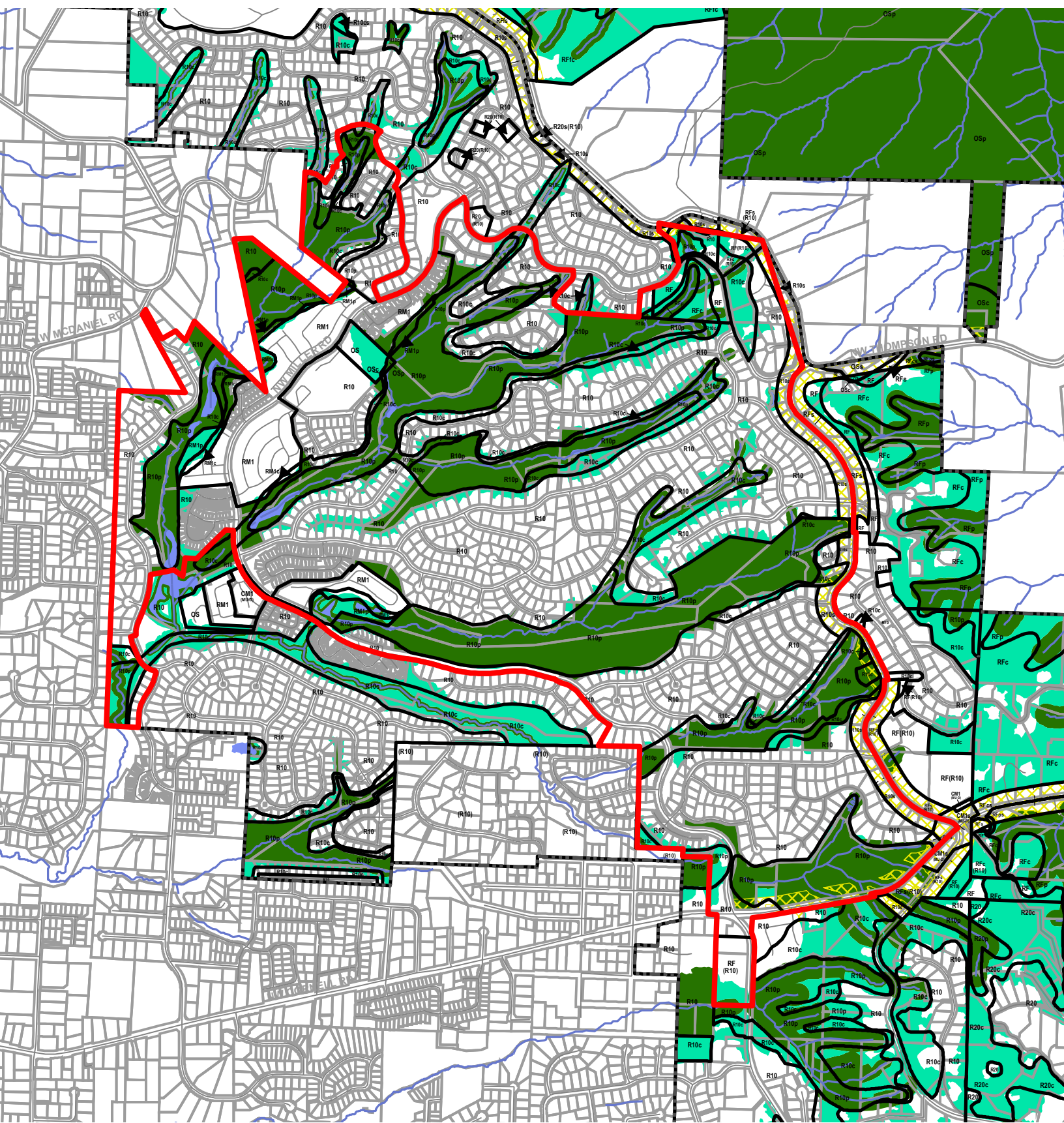




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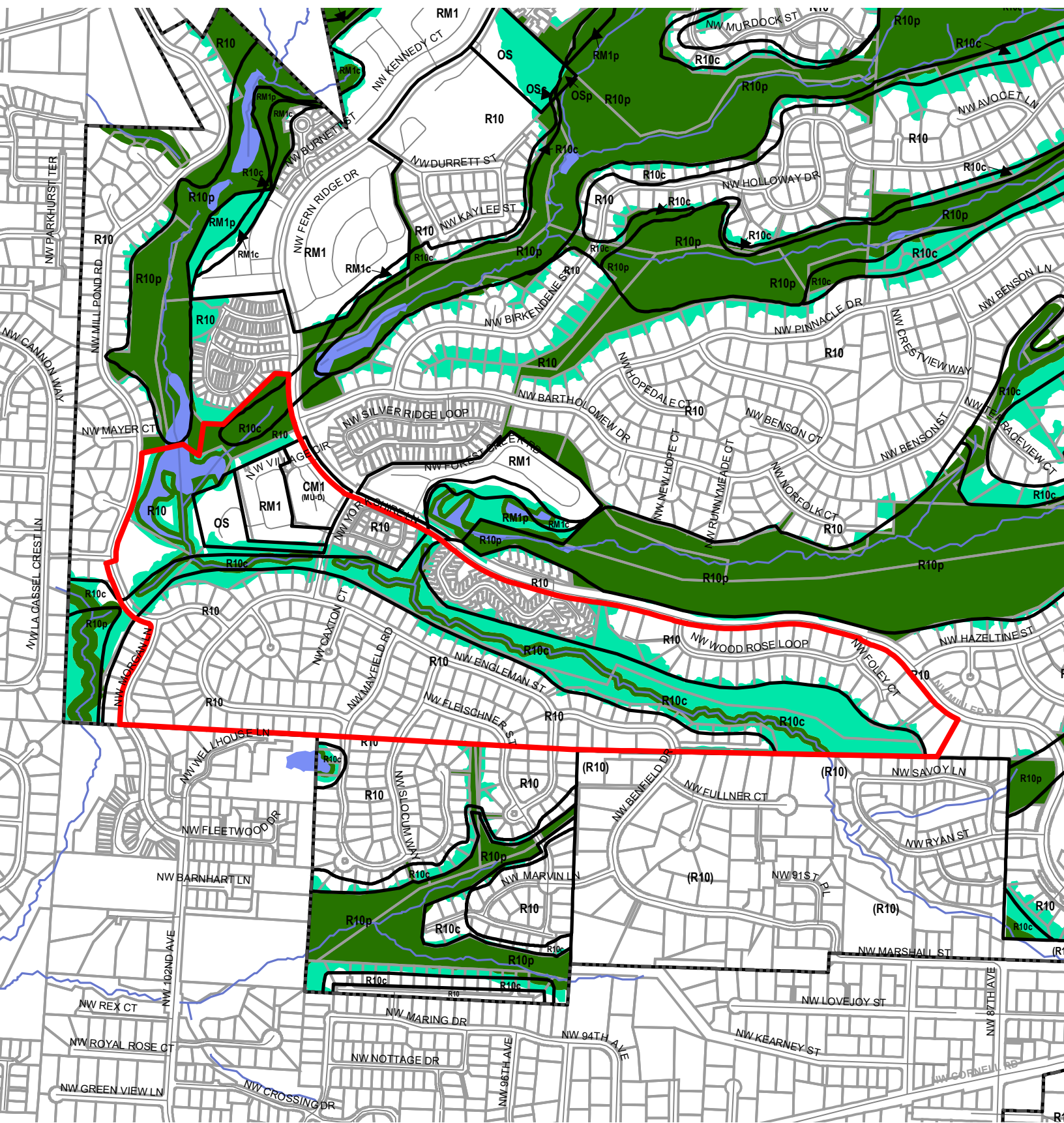
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-  Wetlands
-  Urban Service Boundary





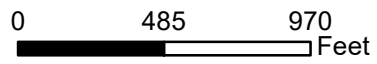
Legend

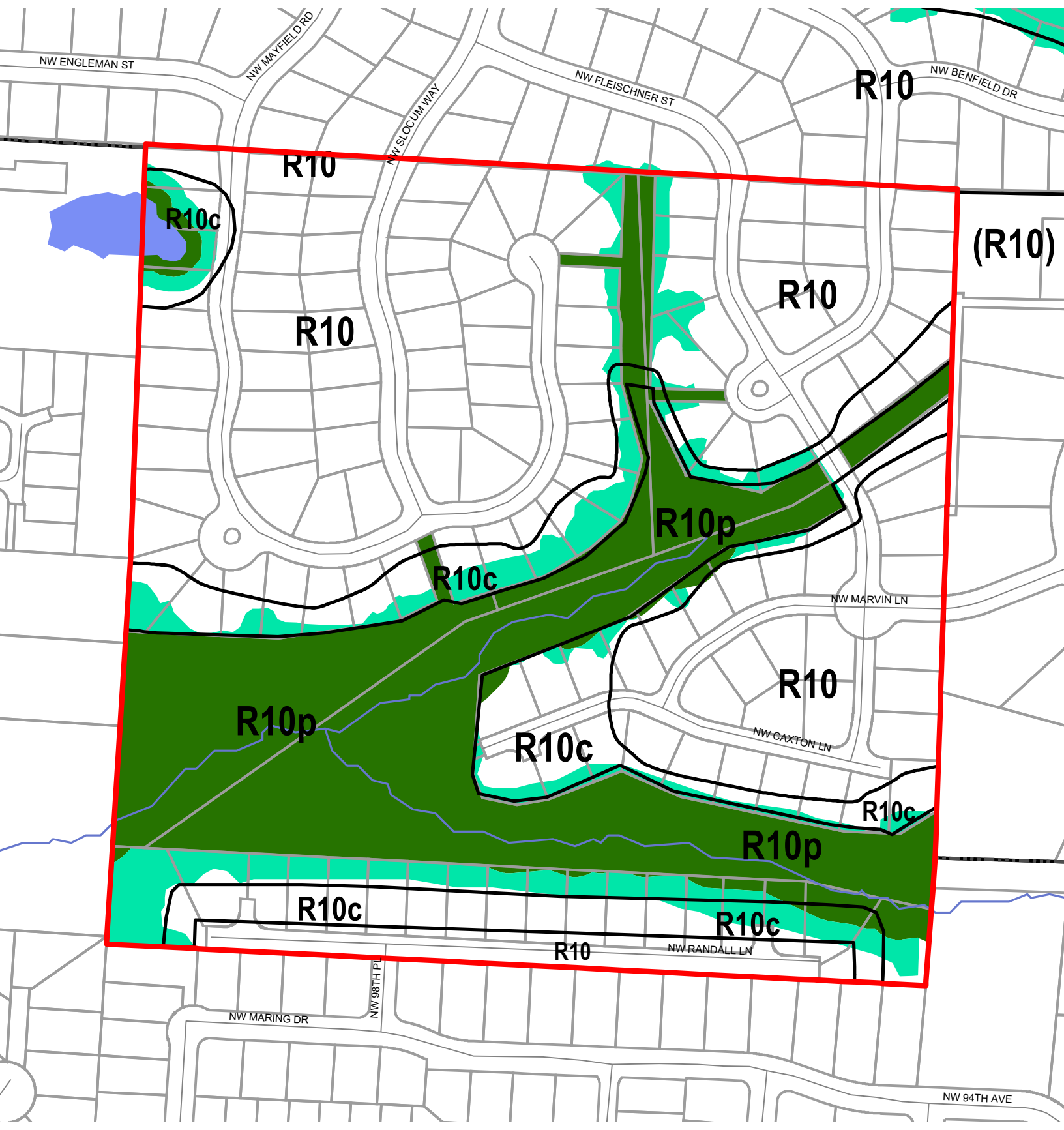
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary
- North Arrow
- Scale: 0, 850, 1,700 Feet
- Bureau of Planning and Sustainability, Portland, OR













Legend


- Existing Zoning
- Streets
- Proposed Scenic Overlay
- Taxlots
- Proposed Conservation Zone
- Resource Sites
- Proposed Protection Zone
- Wetlands
- Streams
- Urban Service Boundary



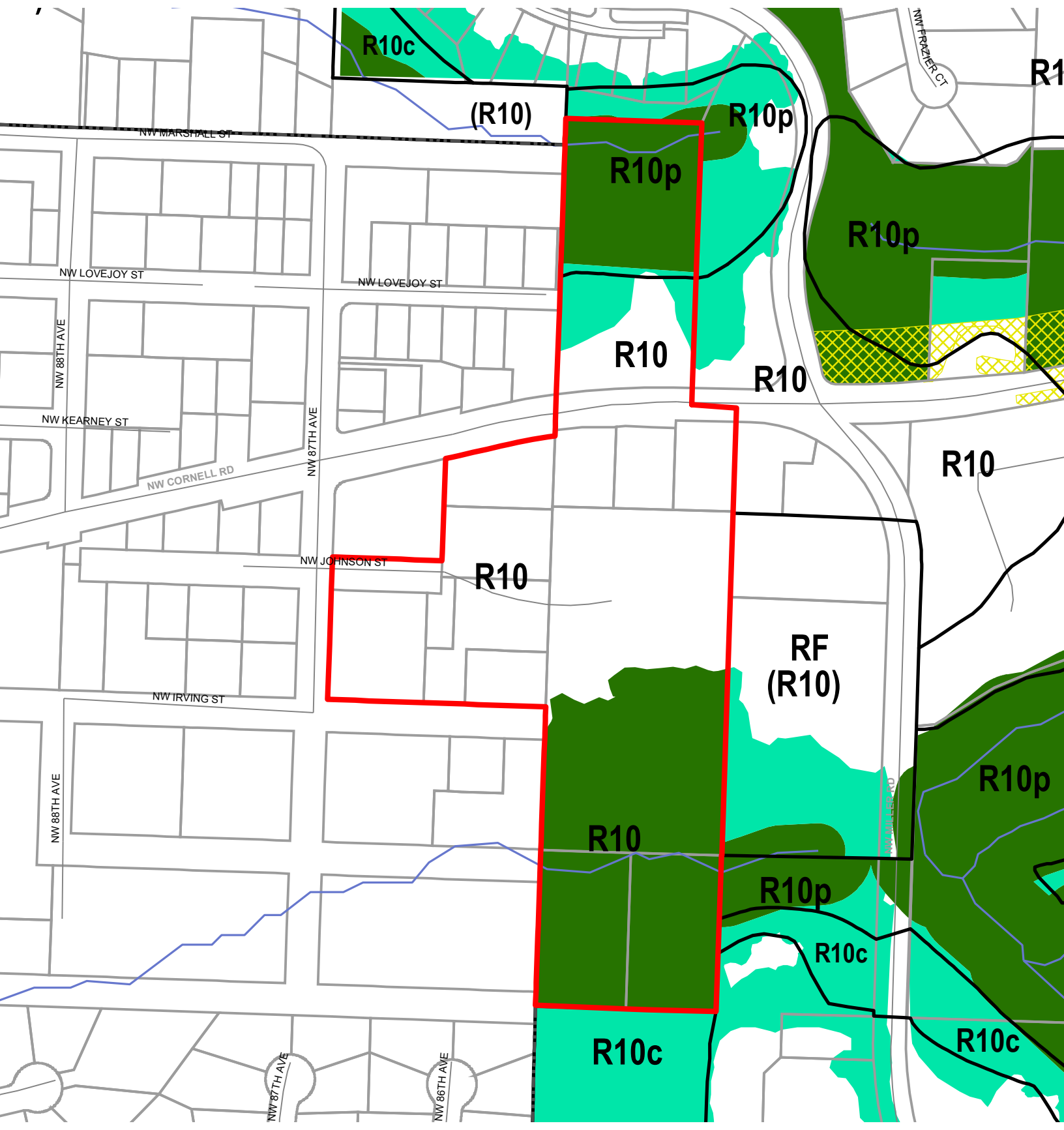


Legend











-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

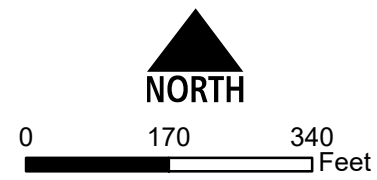

NORTH

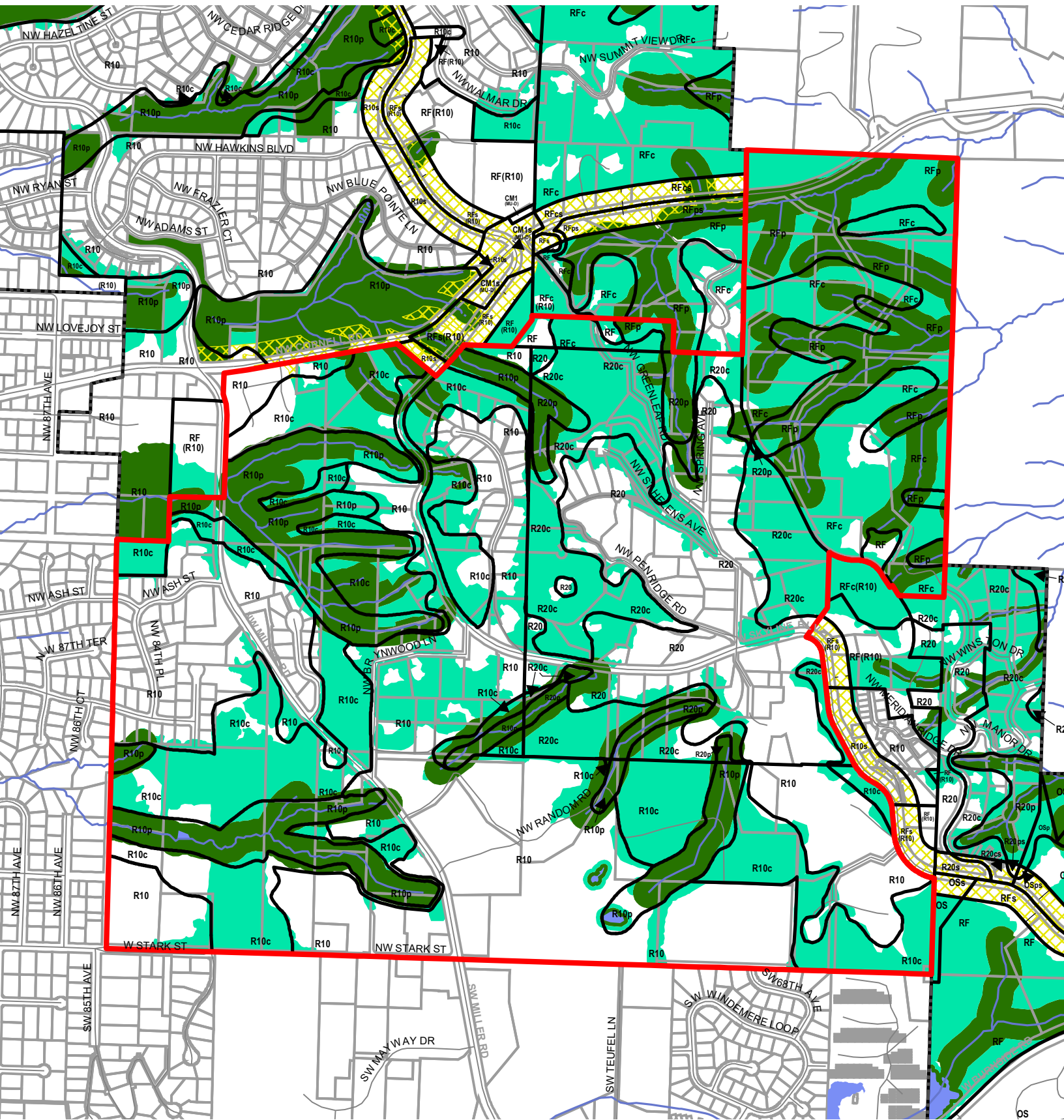
0 155 310
Feet













Legend

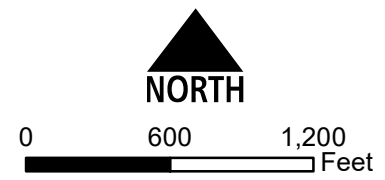
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

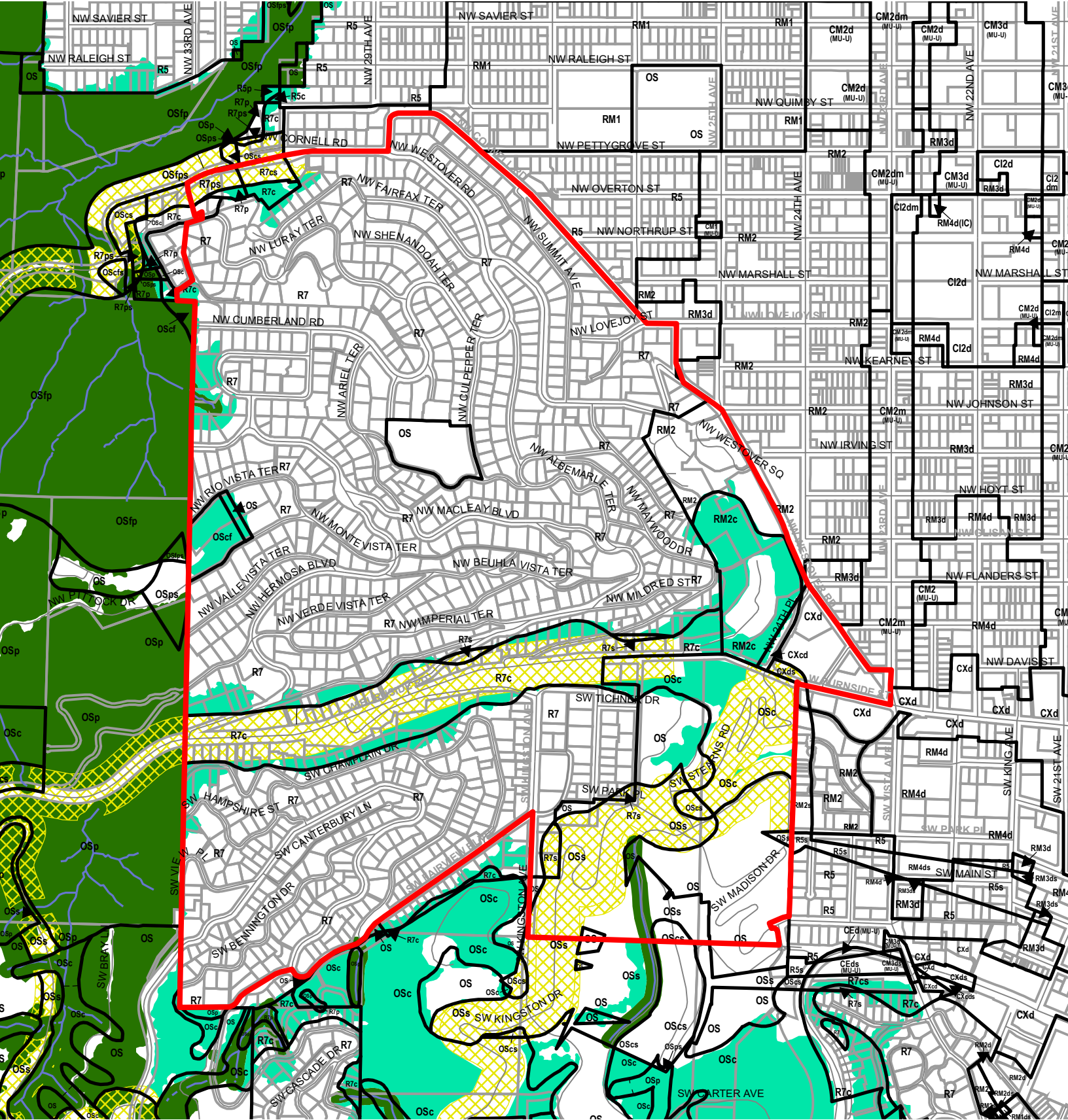














Legend

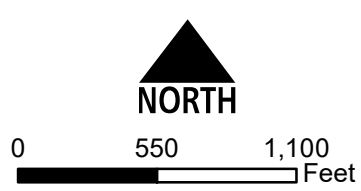
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary



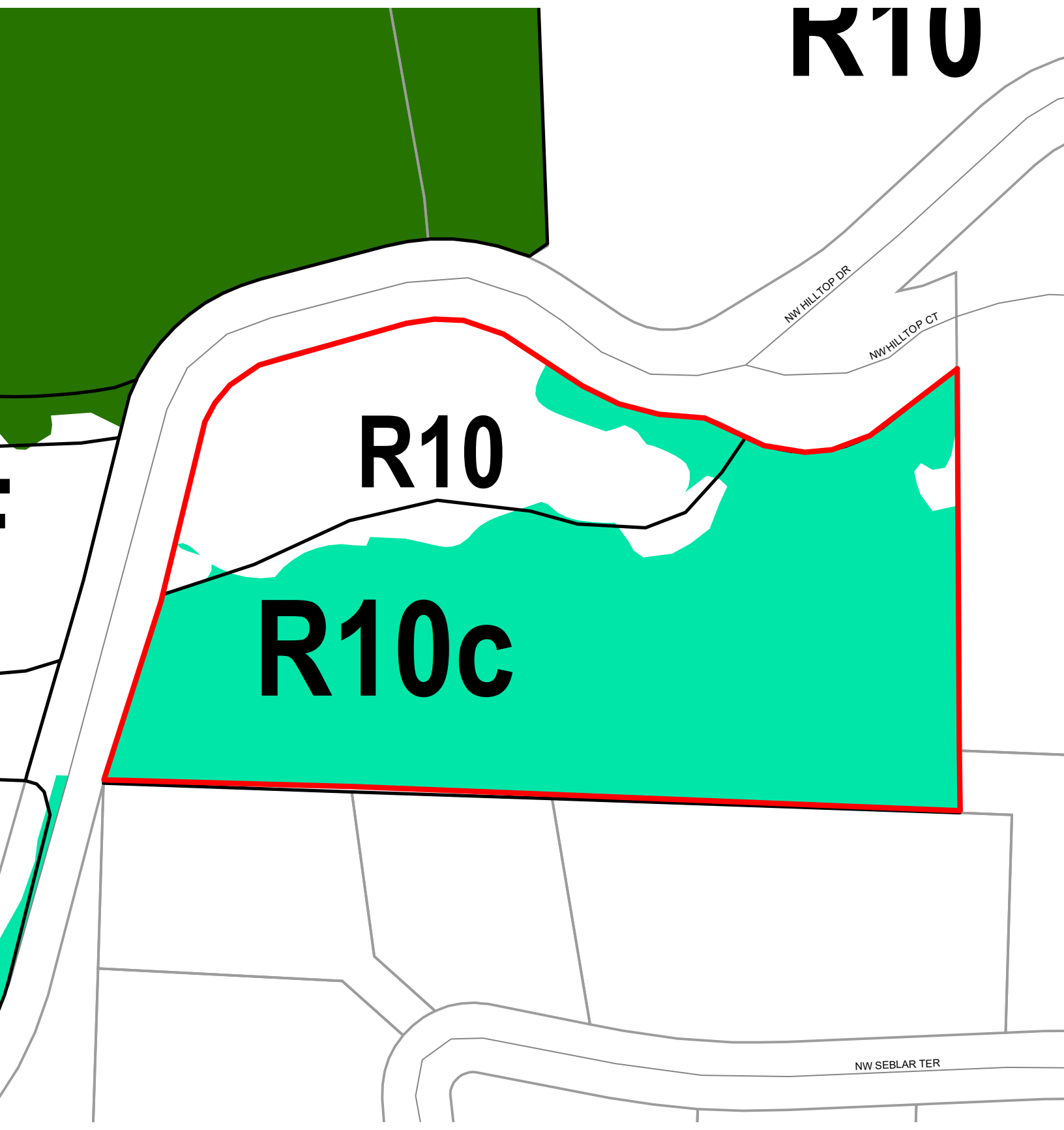


Legend











-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

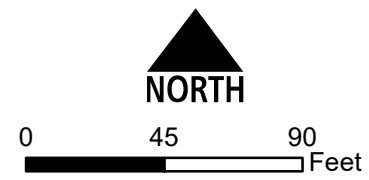


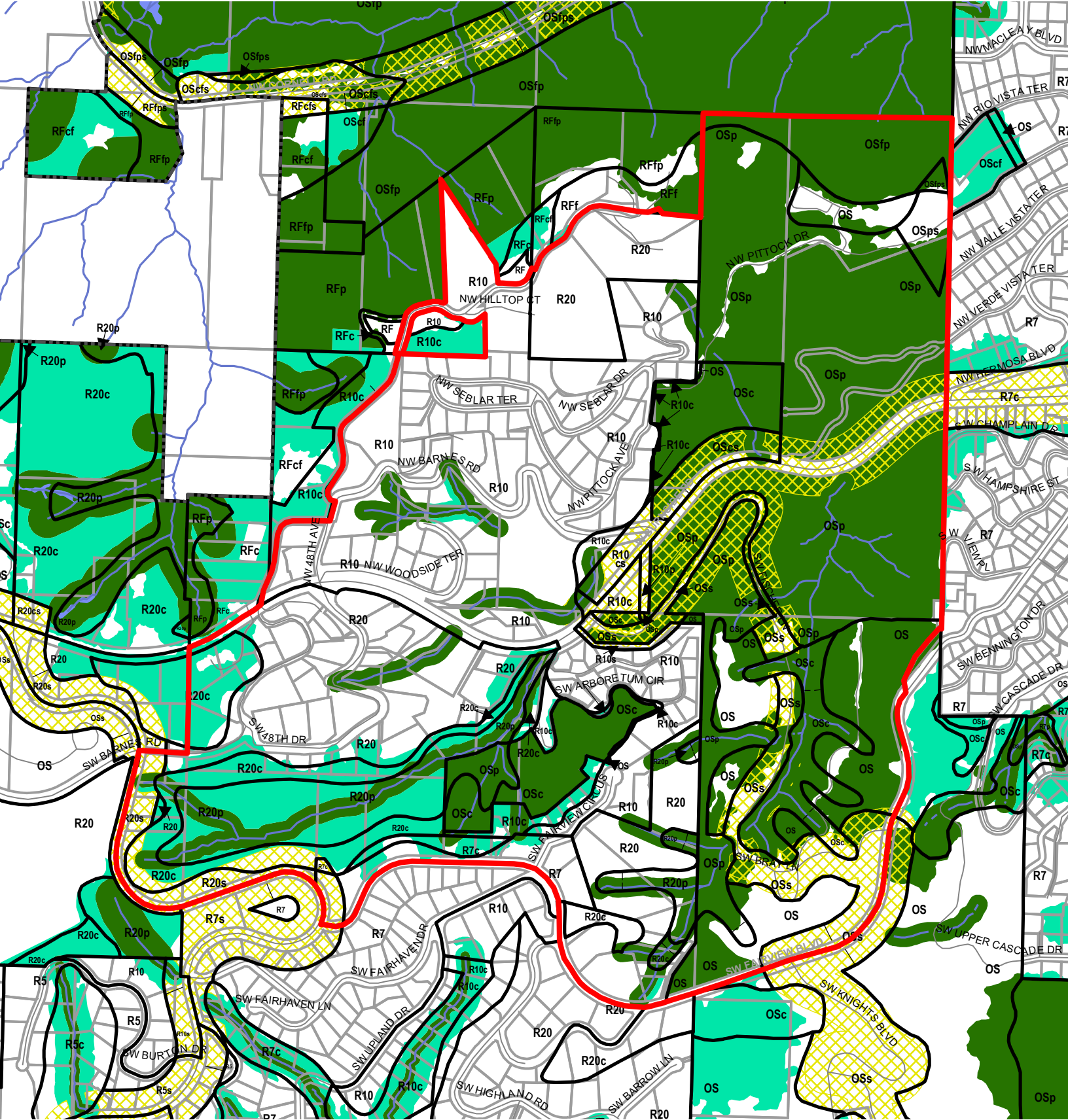
R10













Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

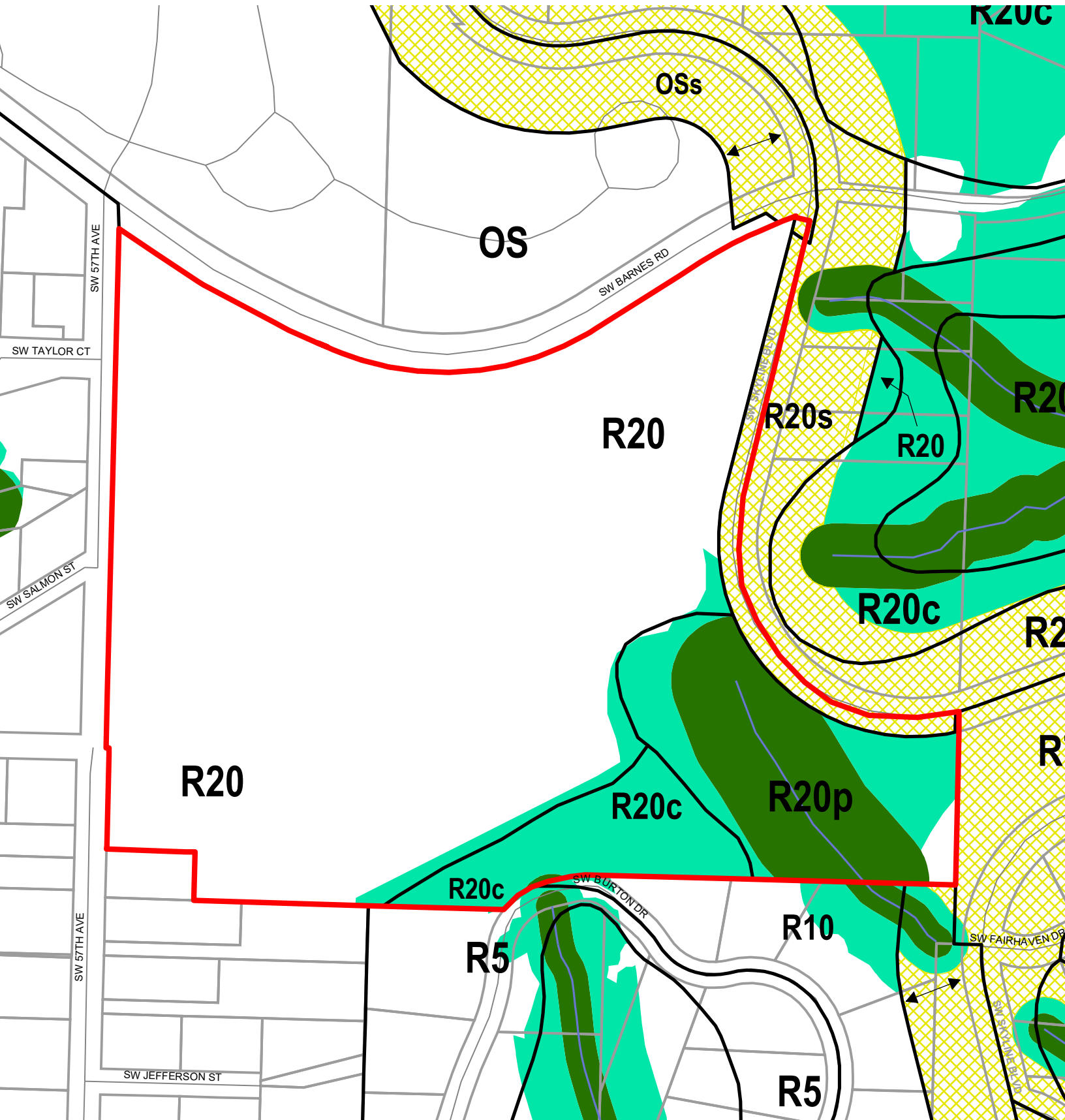














Legend

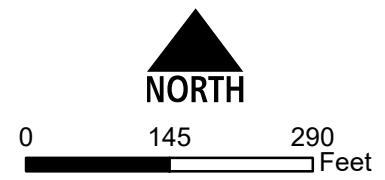
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

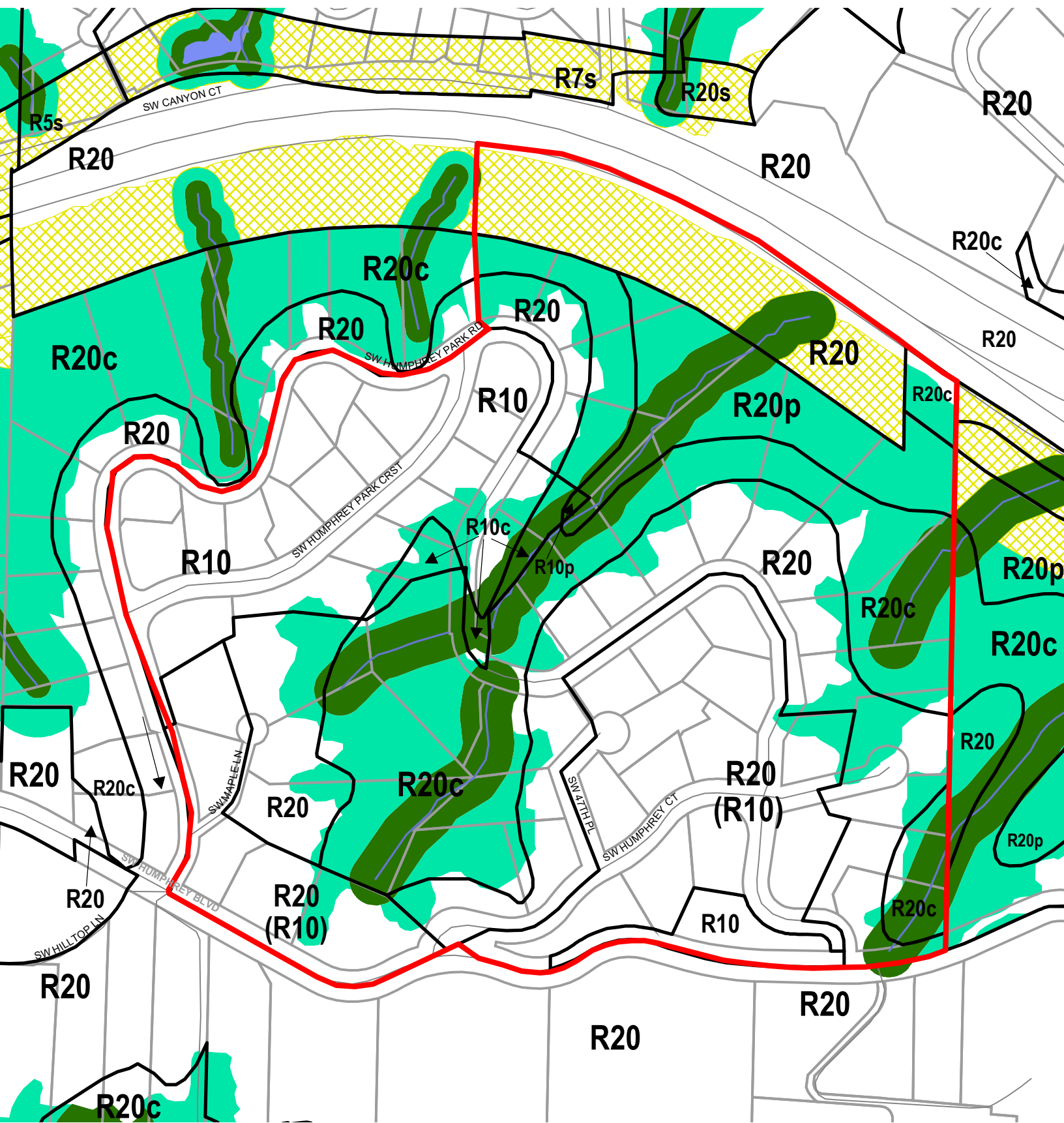




Legend

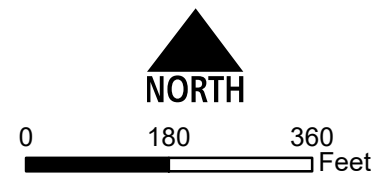
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

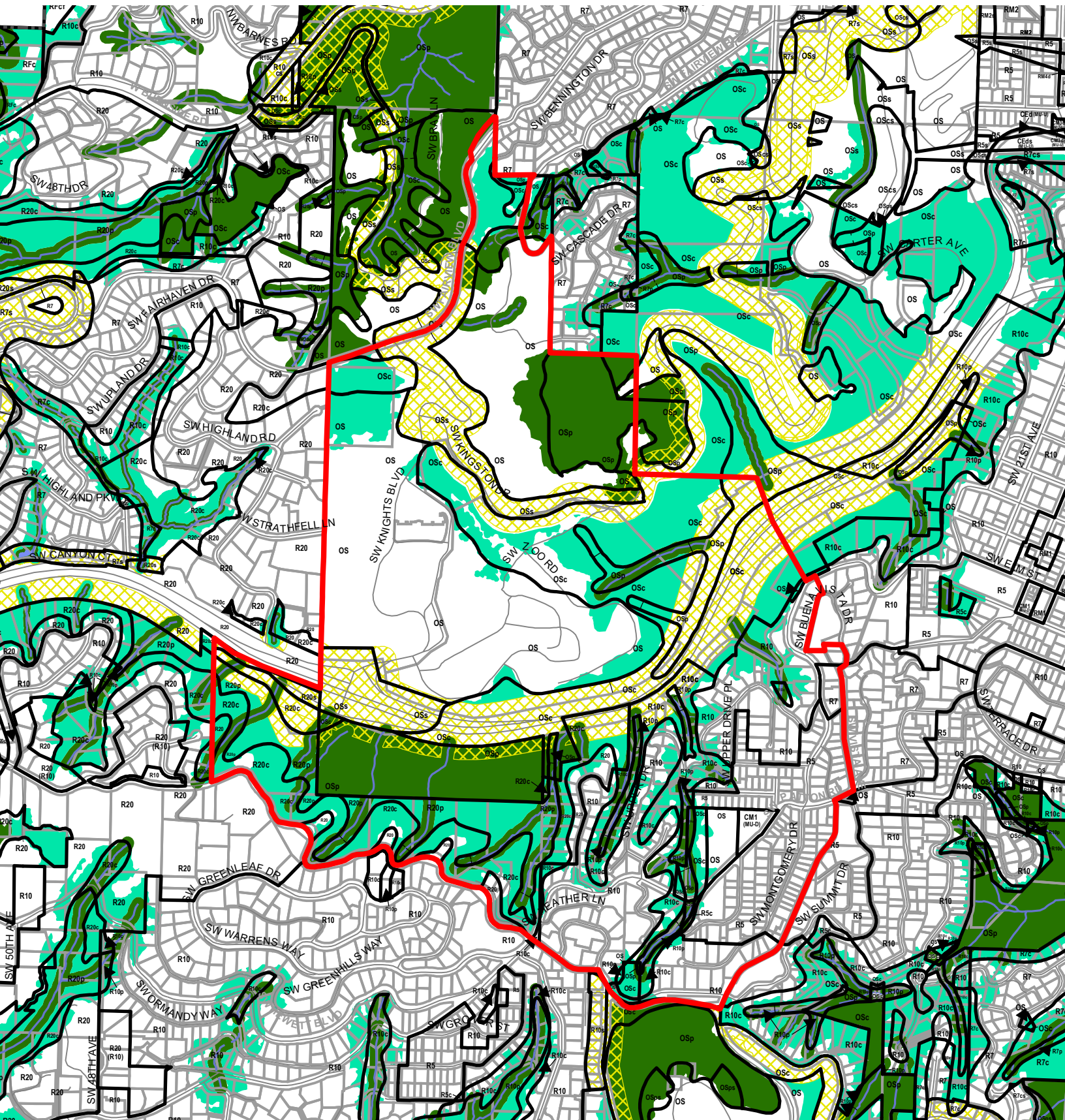




Legend

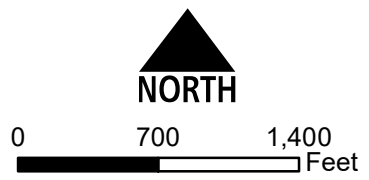
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

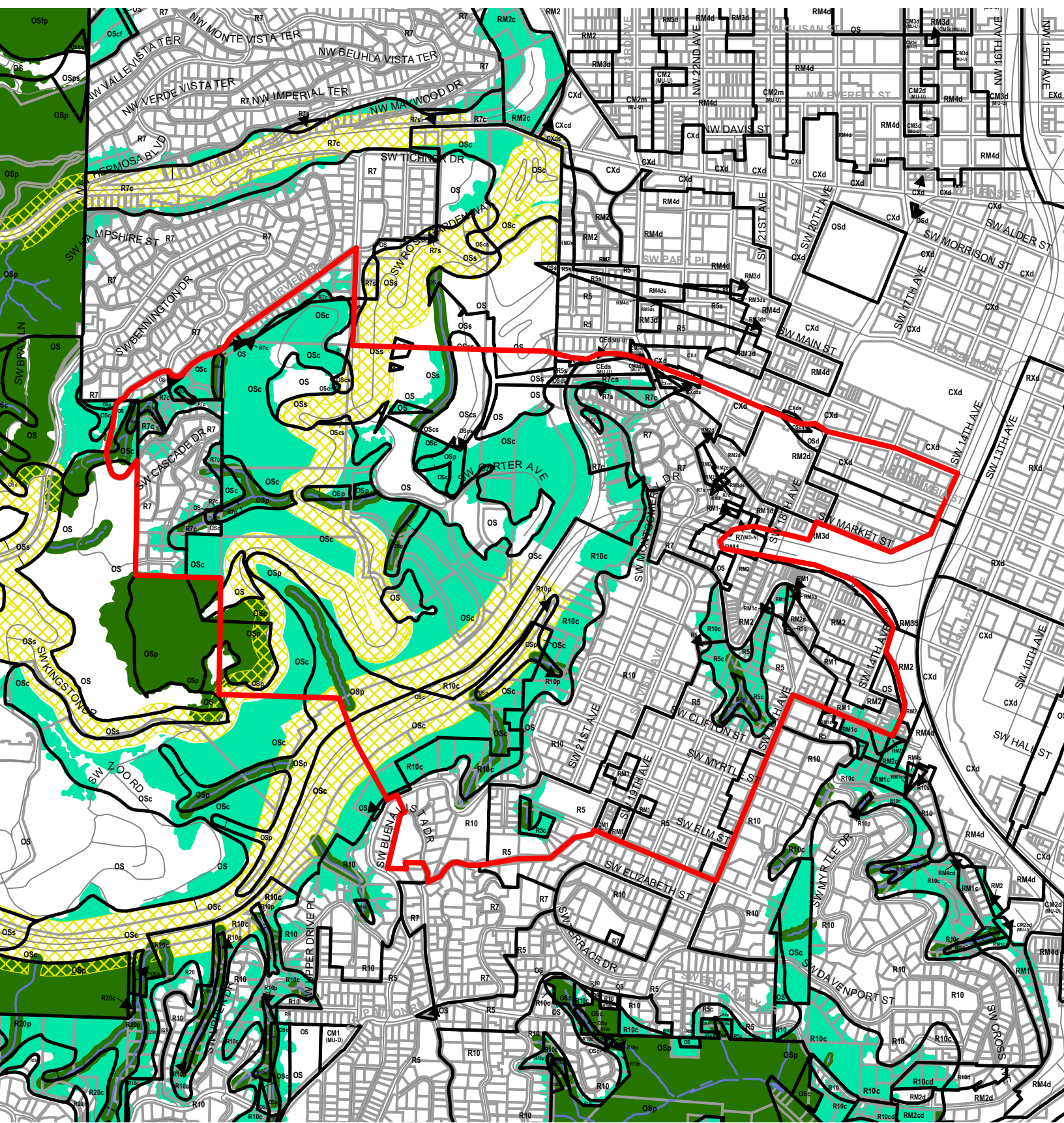




Legend

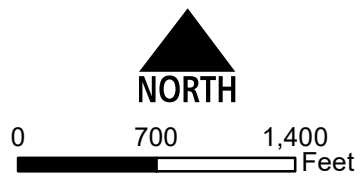
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

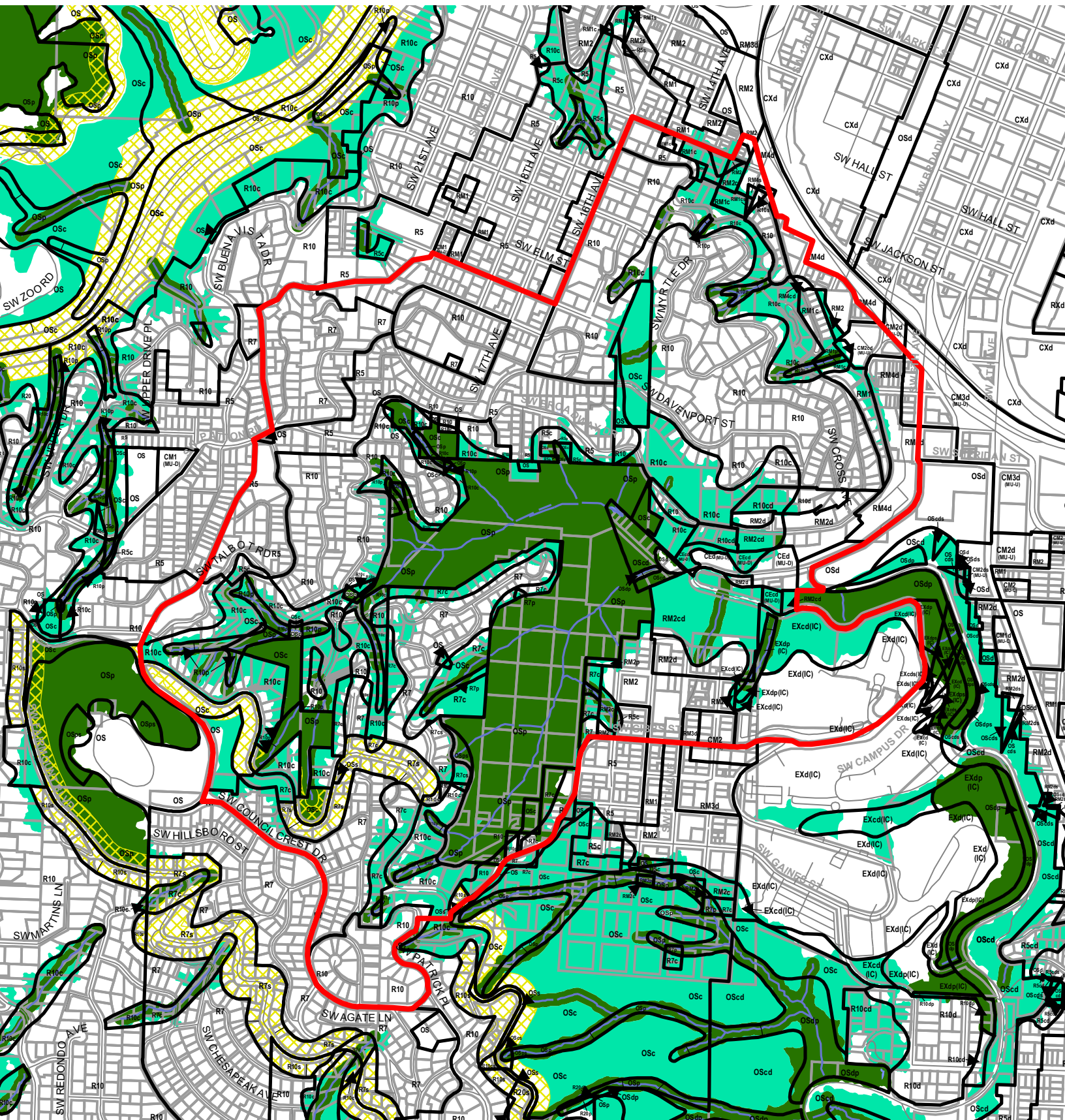




Legend

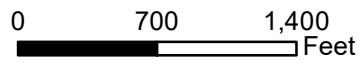
- Existing Zoning
- Streets
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Taxlots
- Proposed Protection Zone
- Resource Sites
- Wetlands
- Streams
- Urban Service Boundary

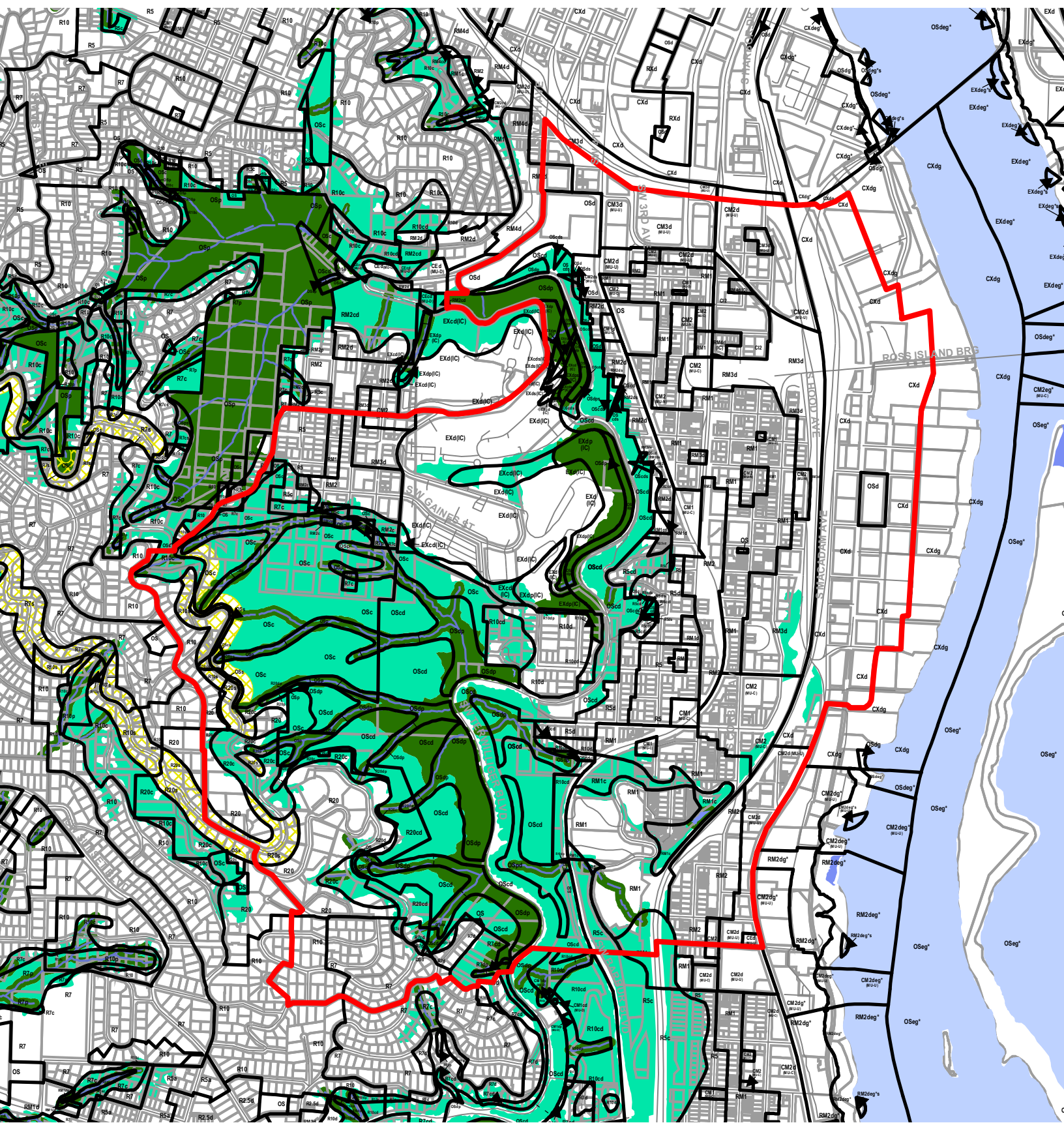














Legend

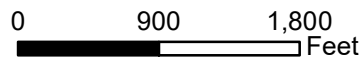
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

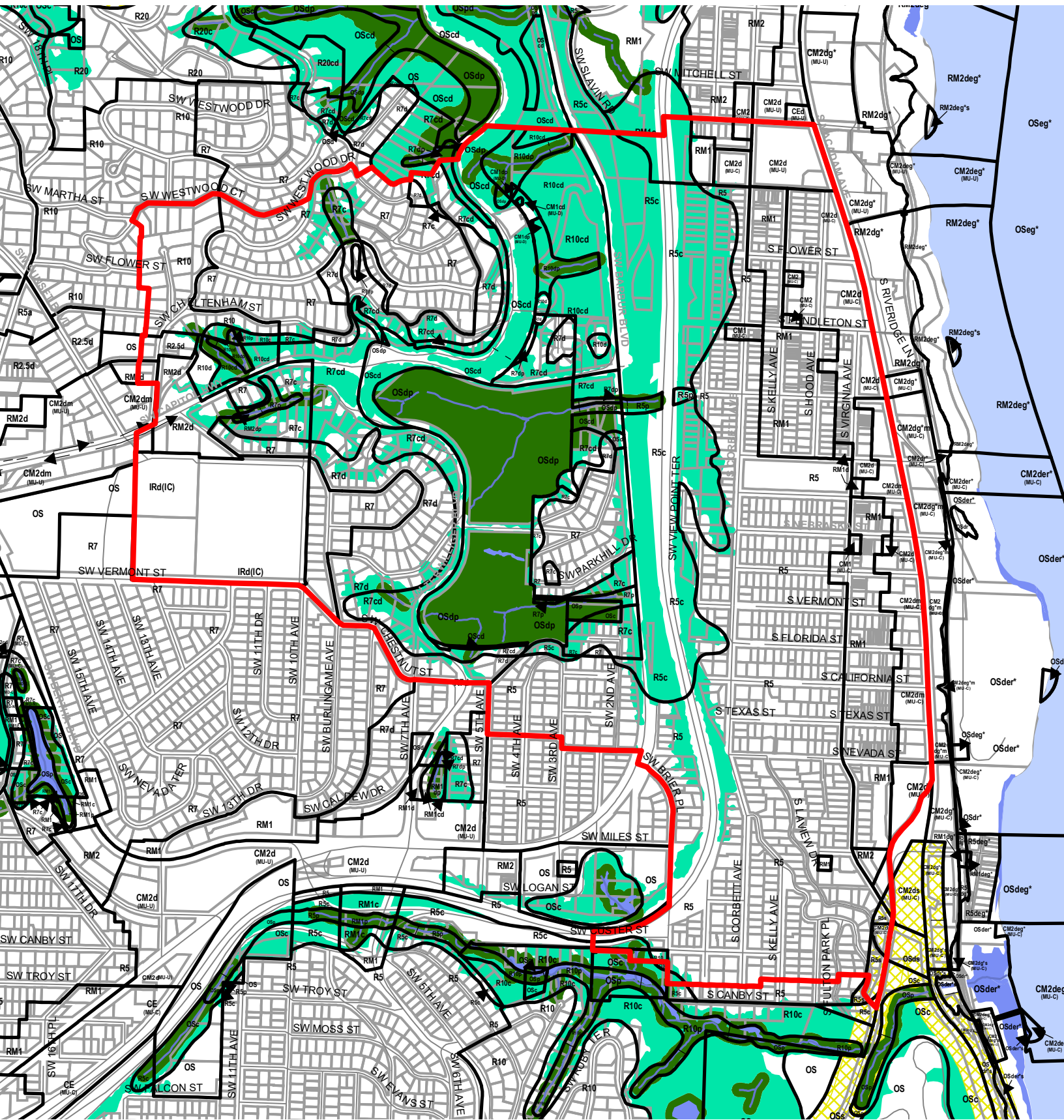




Legend

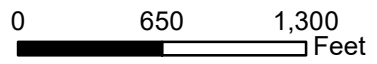
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

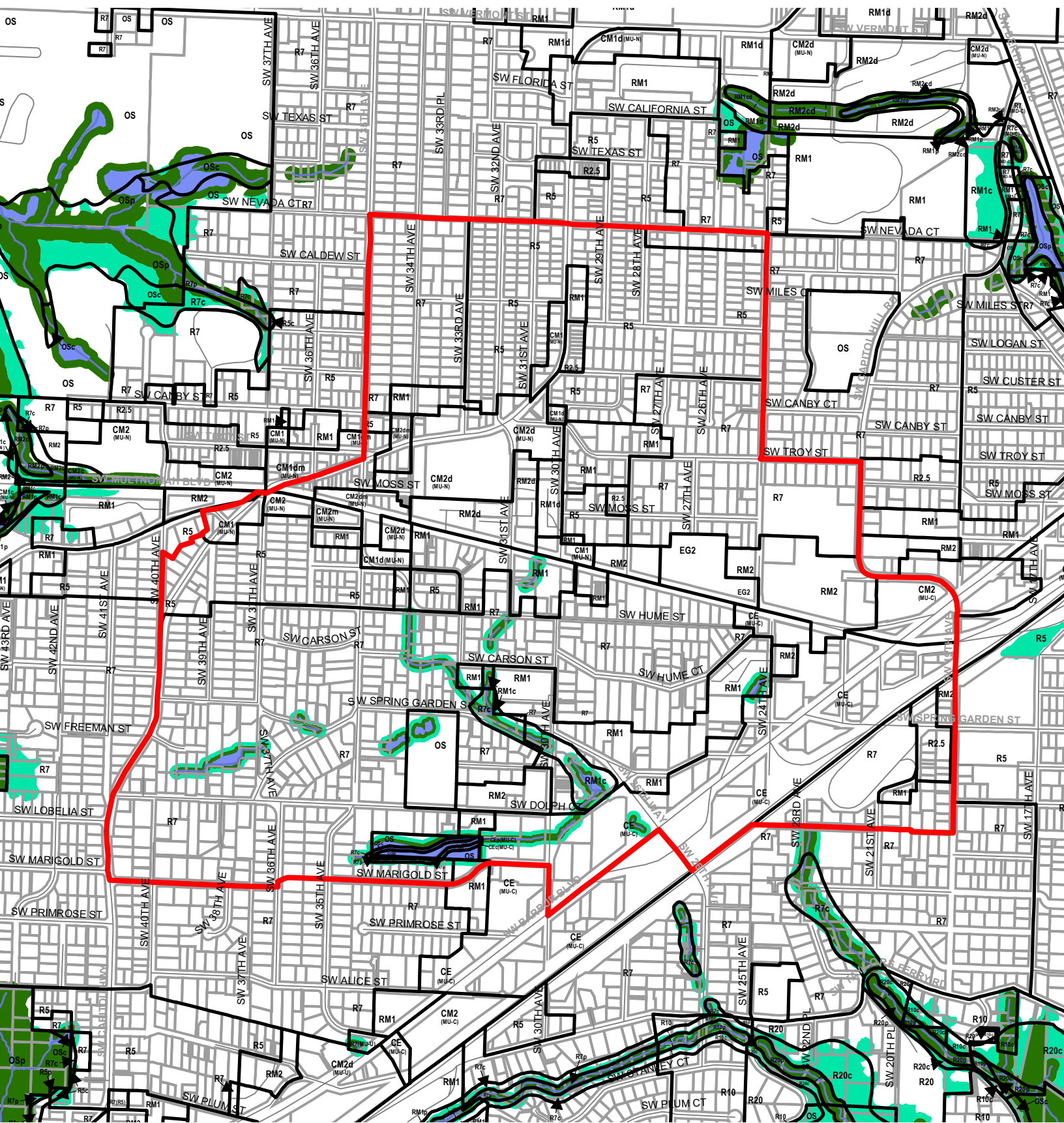














Legend

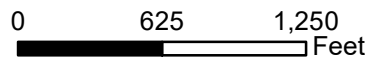
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

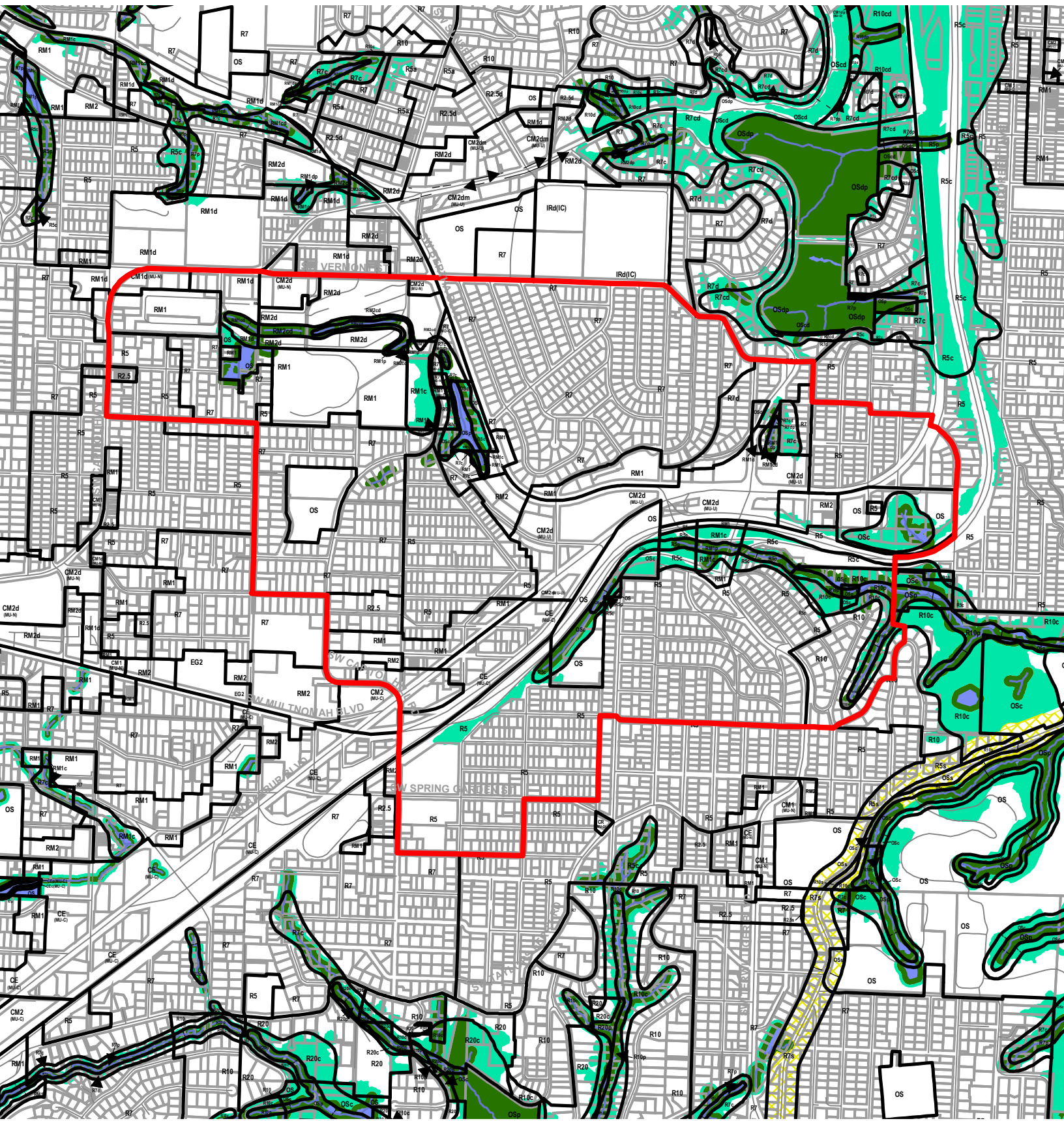














Legend

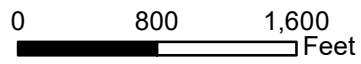
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

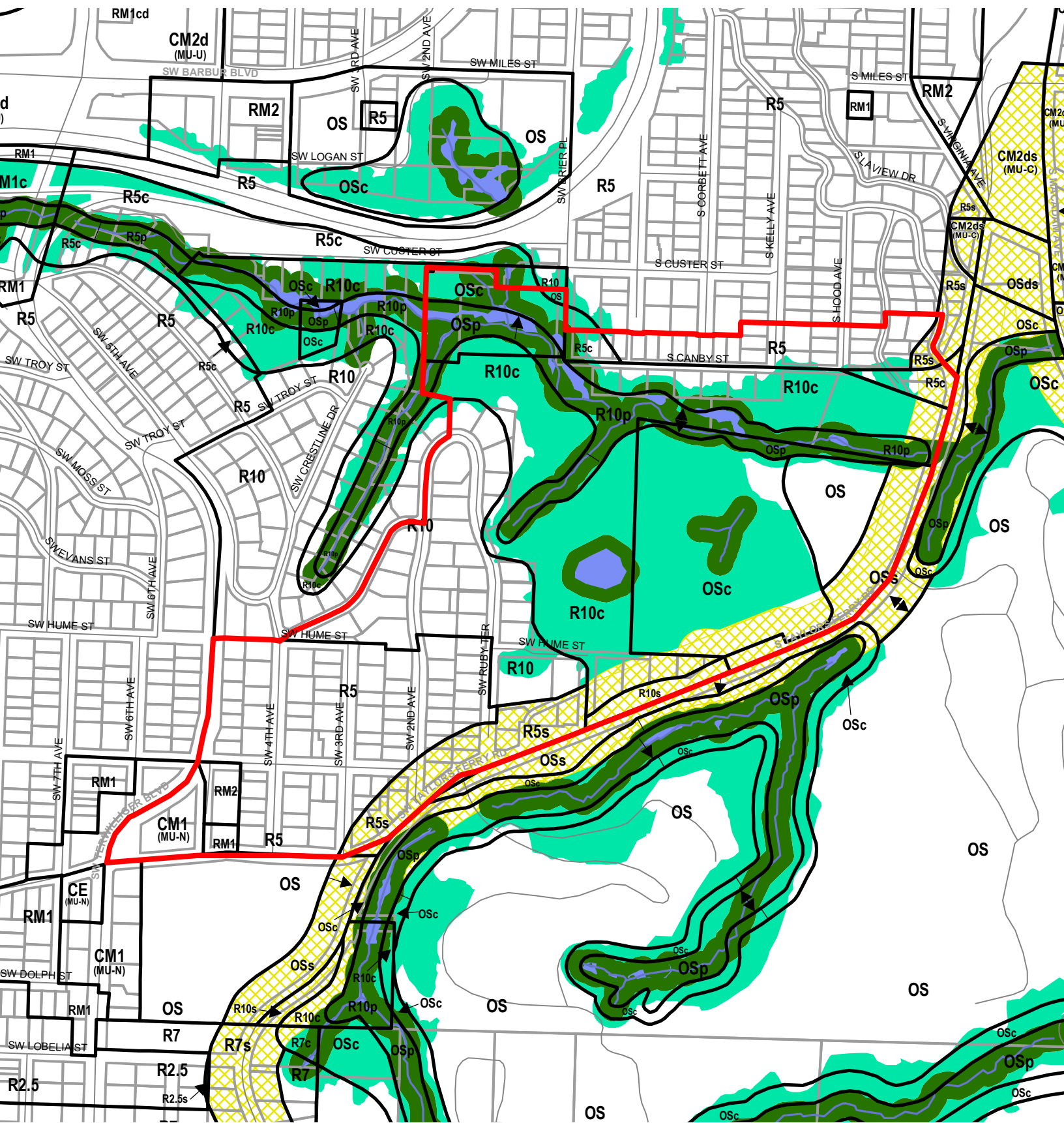




Legend

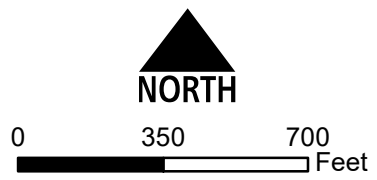
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

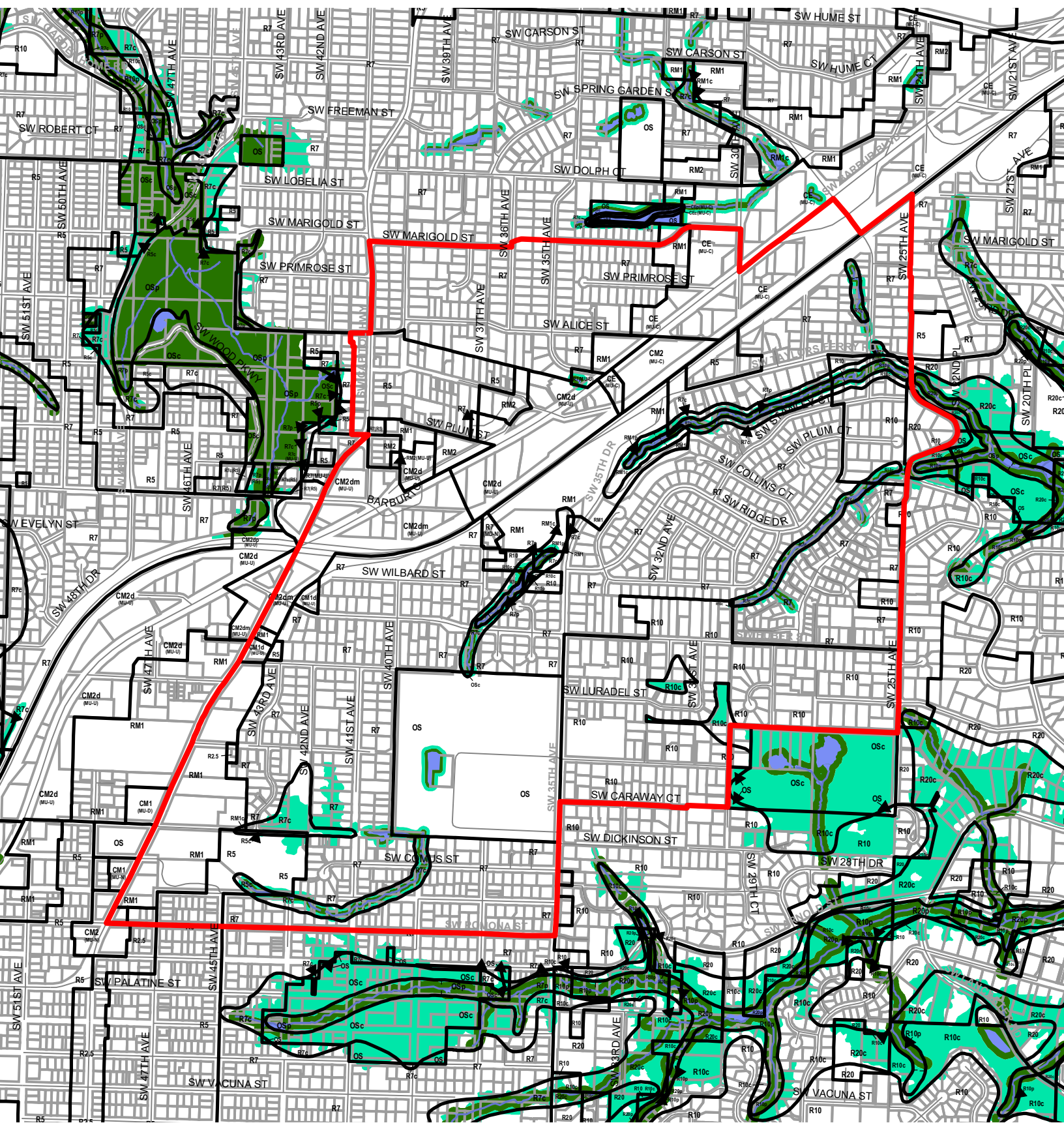




Legend

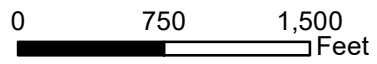
- Existing Zoning
- Streets
- Proposed Scenic Overlay
- Taxlots
- Proposed Conservation Zone
- Resource Sites
- Proposed Protection Zone
- Wetlands
- Streams
- Urban Service Boundary

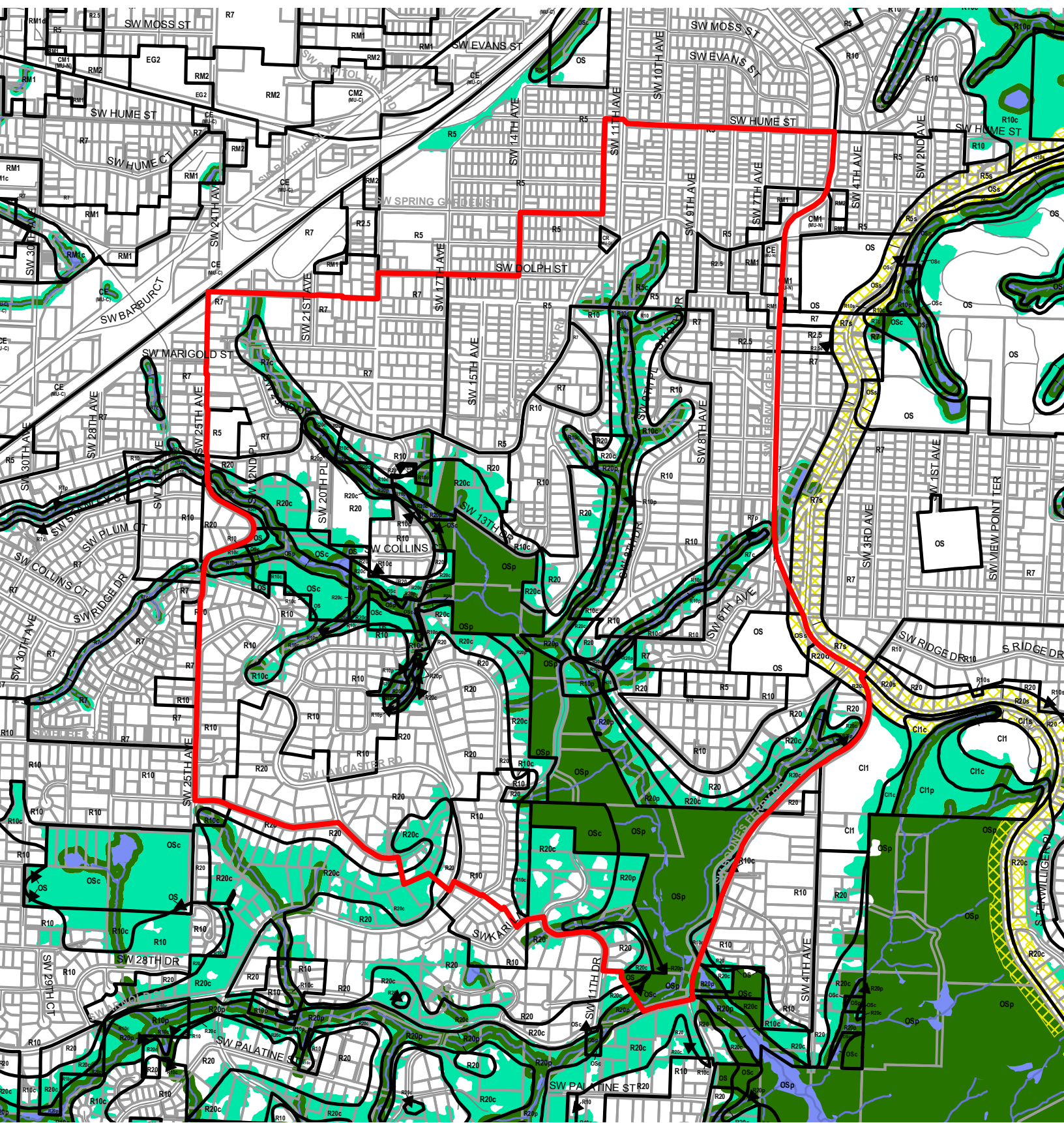














Legend

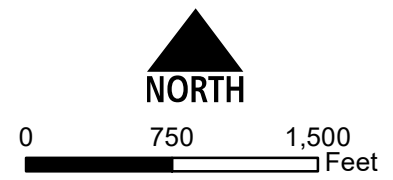
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

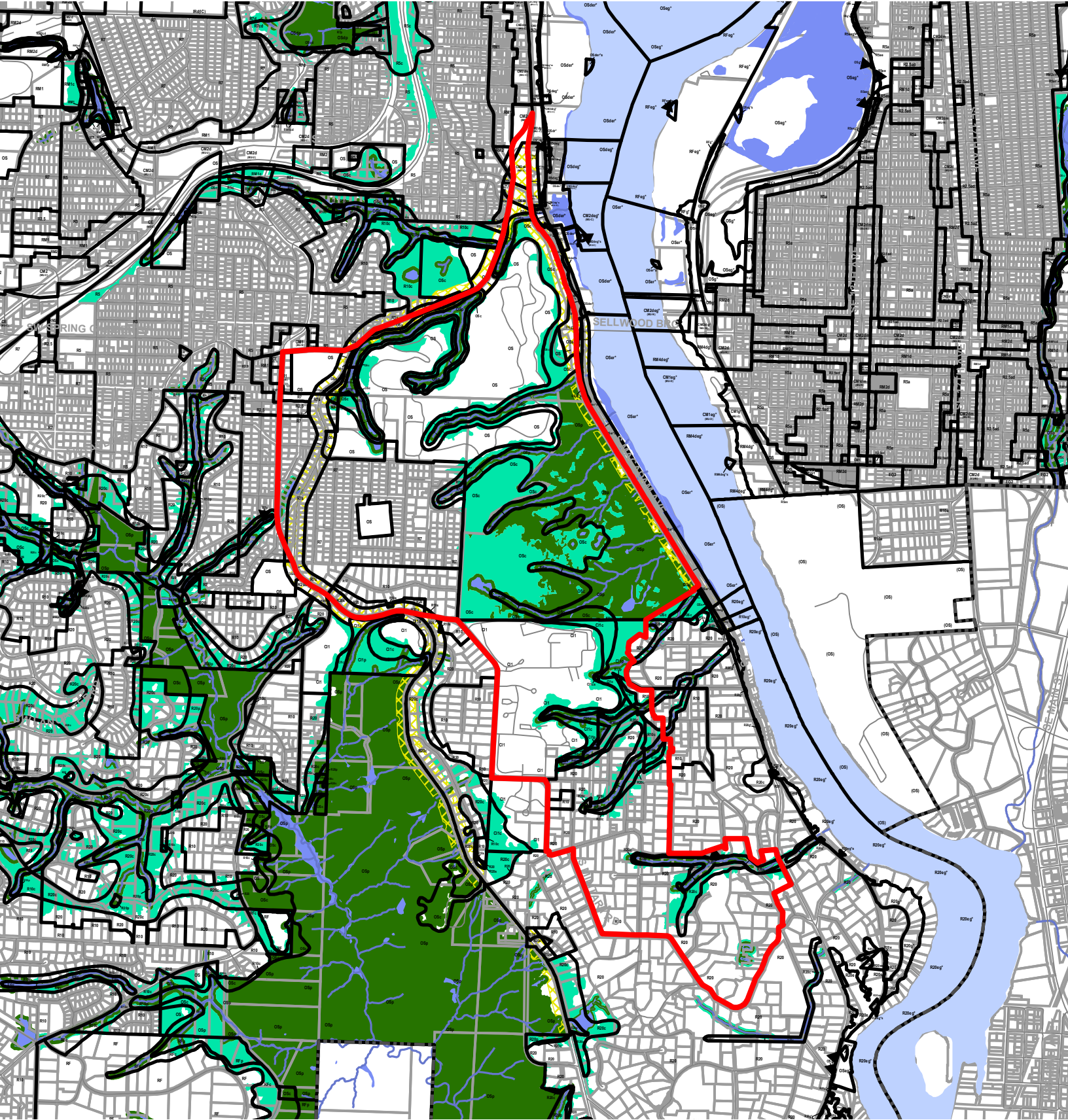














Legend

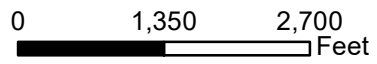
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

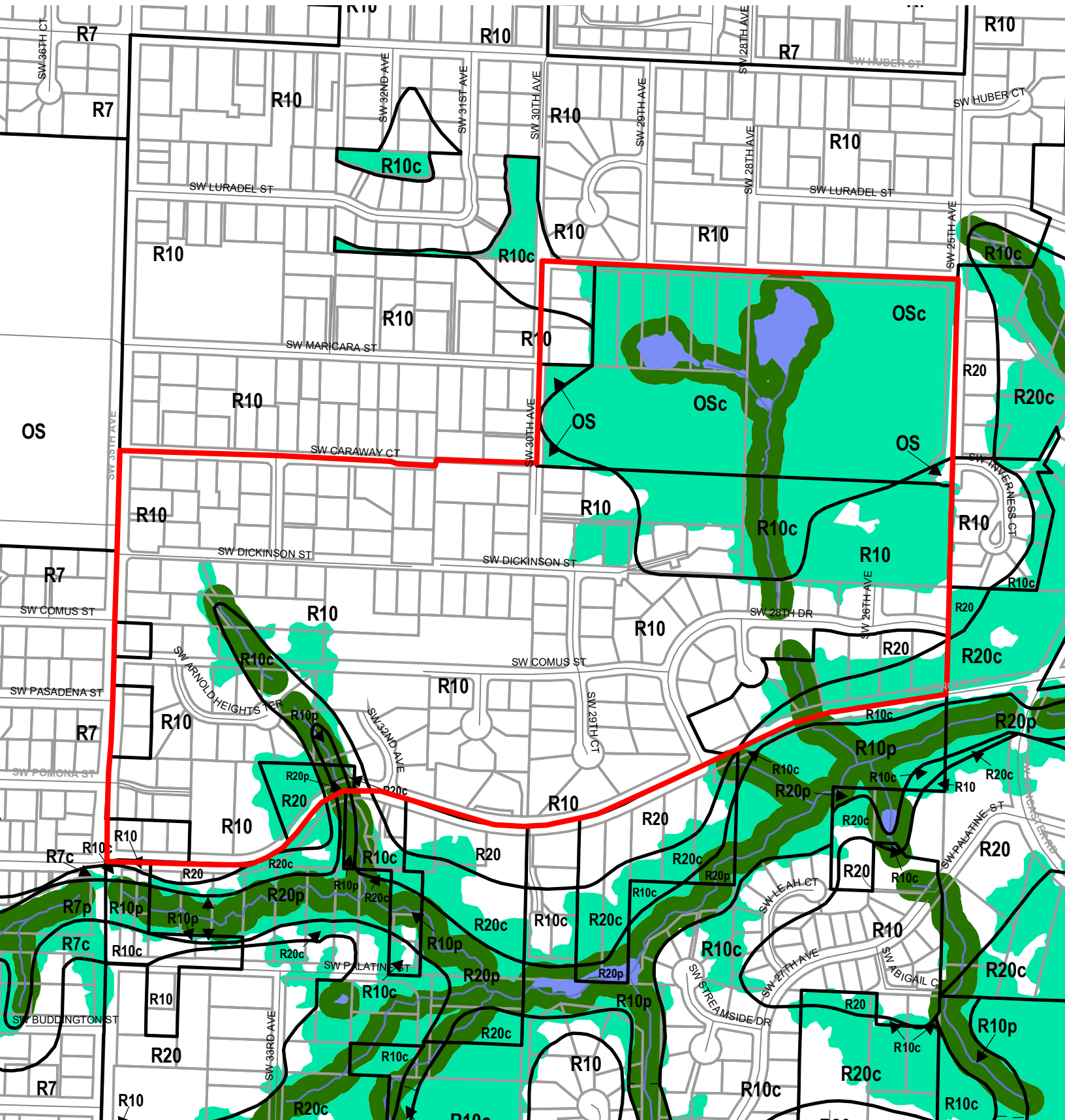














Legend

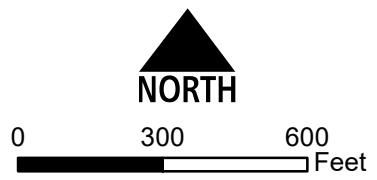
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

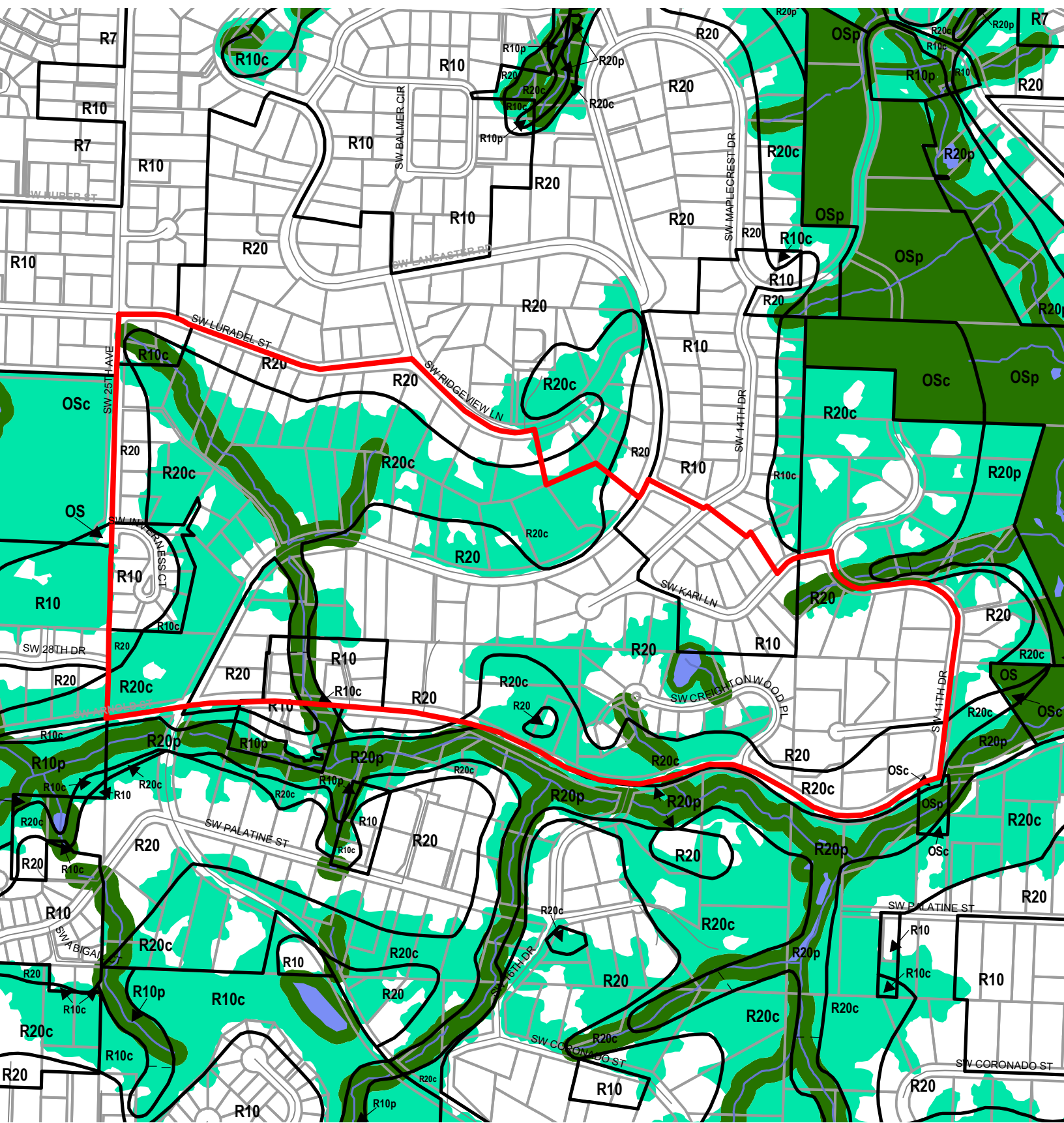




Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

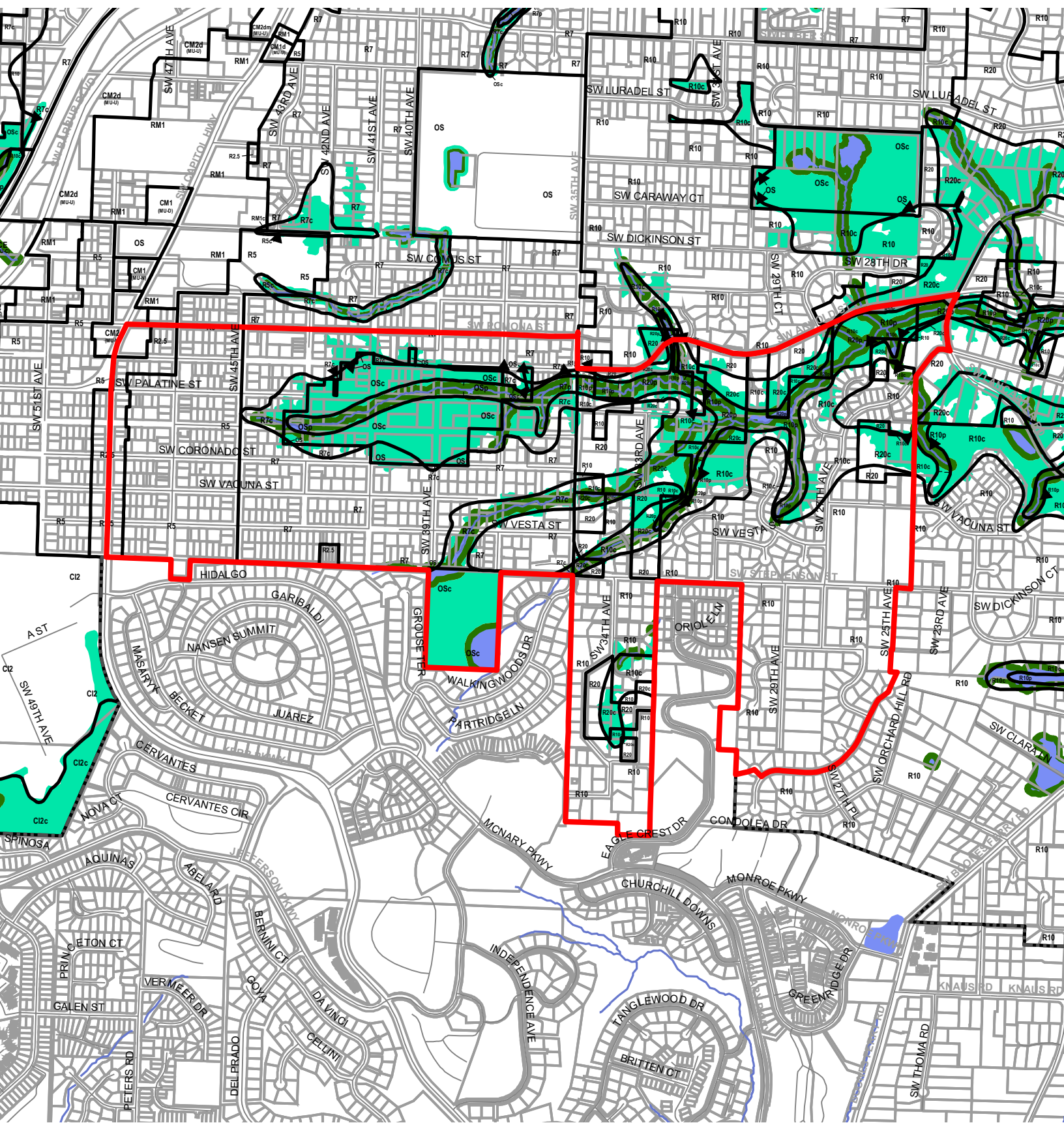














Legend

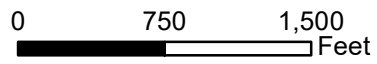
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

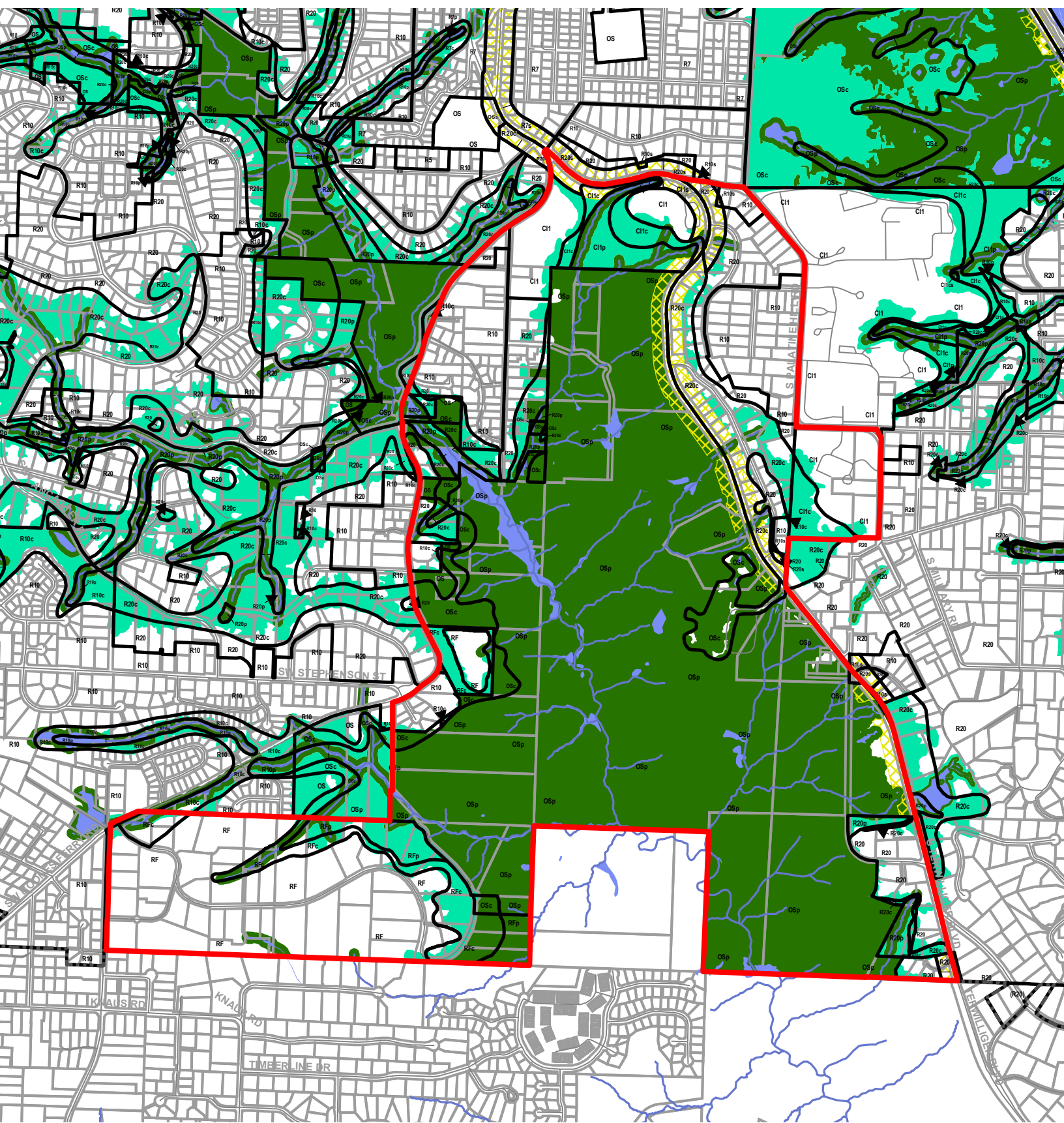














Legend

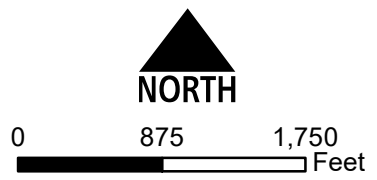
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

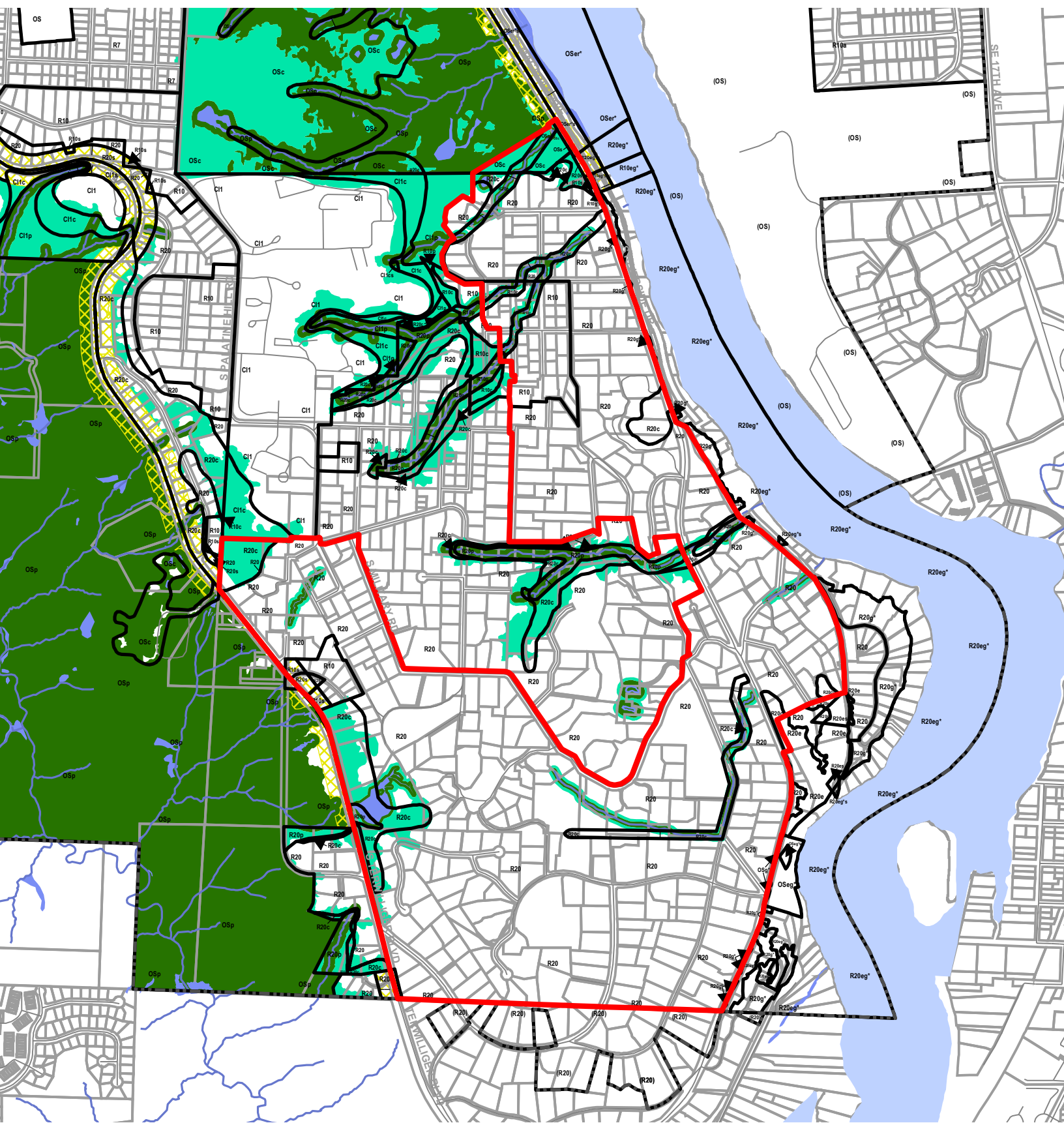




Legend

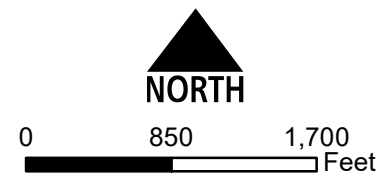
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

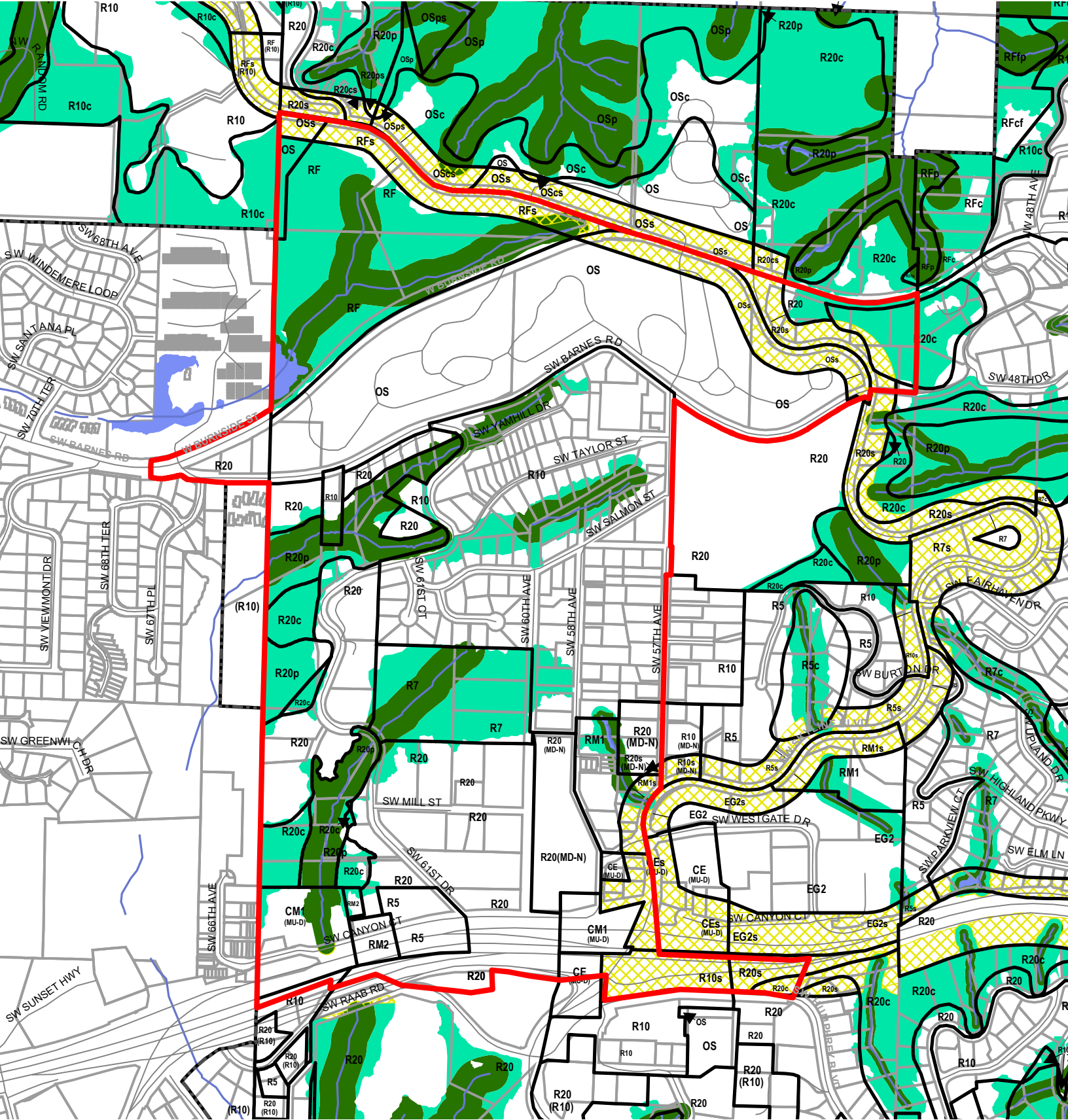




Legend

- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary



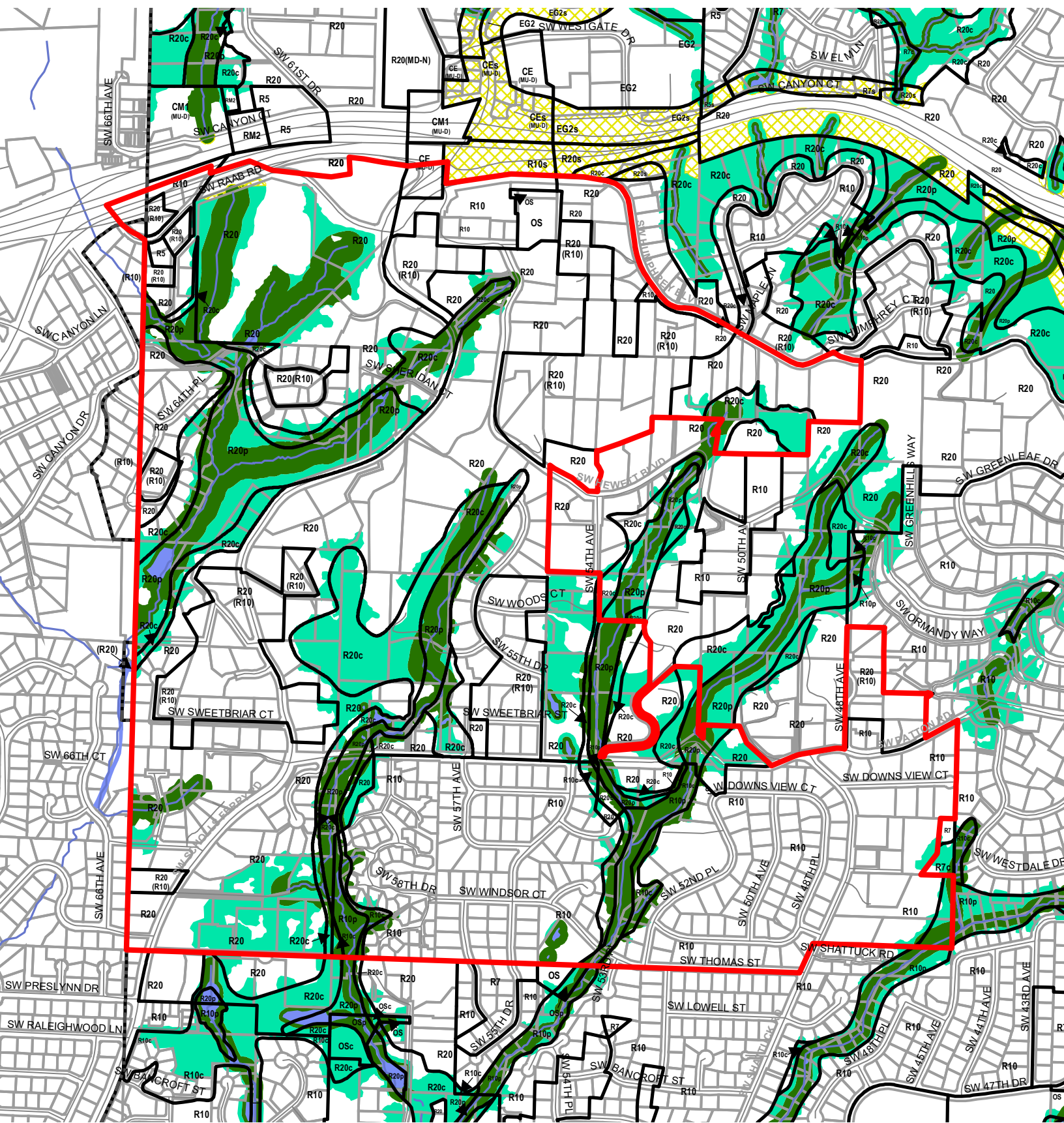


Legend











- | | |
|----------------------------|------------------------|
| Existing Zoning | Streets |
| Proposed Scenic Overlay | Taxlots |
| Proposed Conservation Zone | Resource Sites |
| Proposed Protection Zone | Wetlands |
| Streams | Urban Service Boundary |

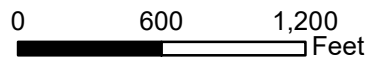
NORTH

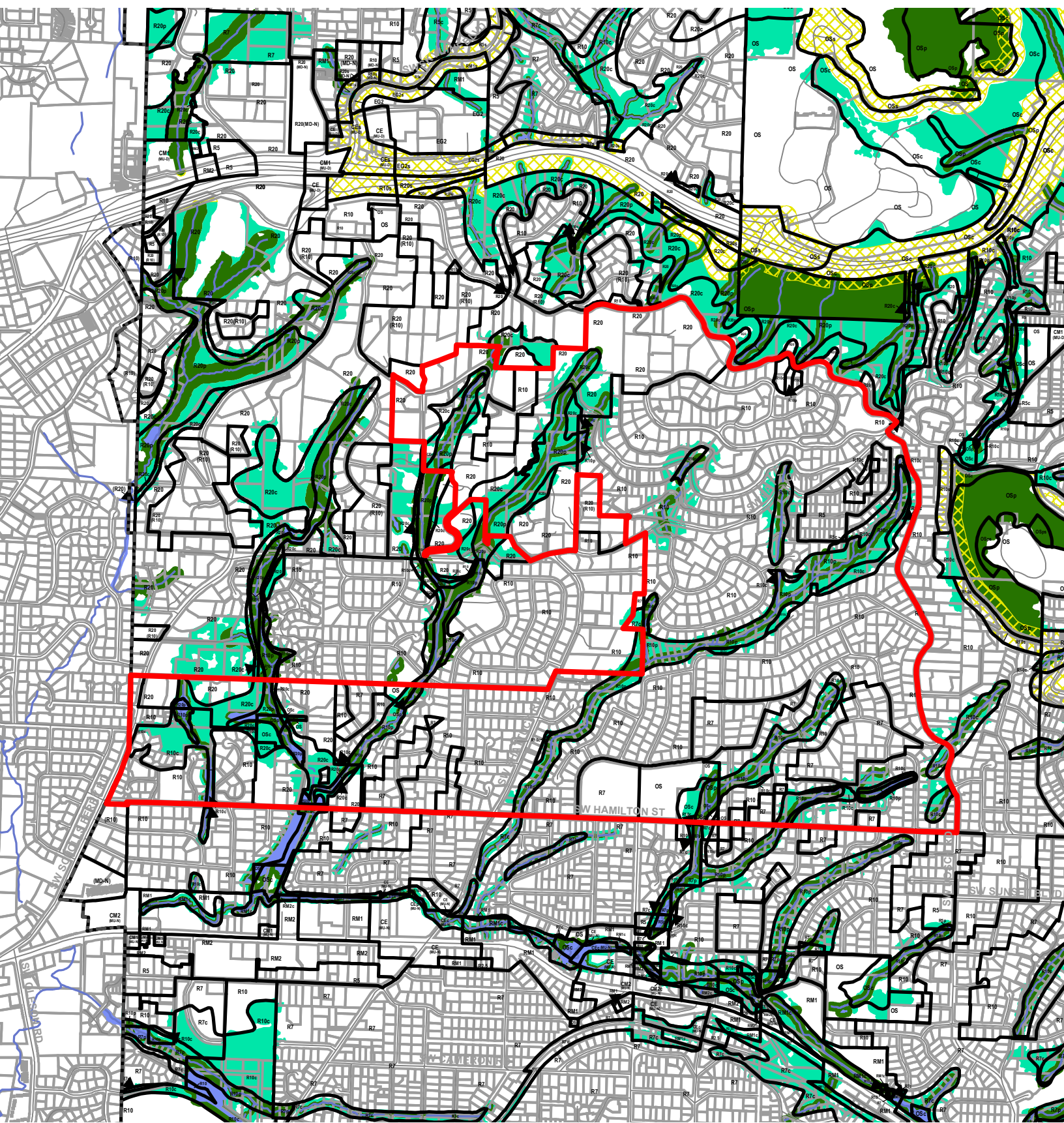
0 500 1,000
Feet



Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary



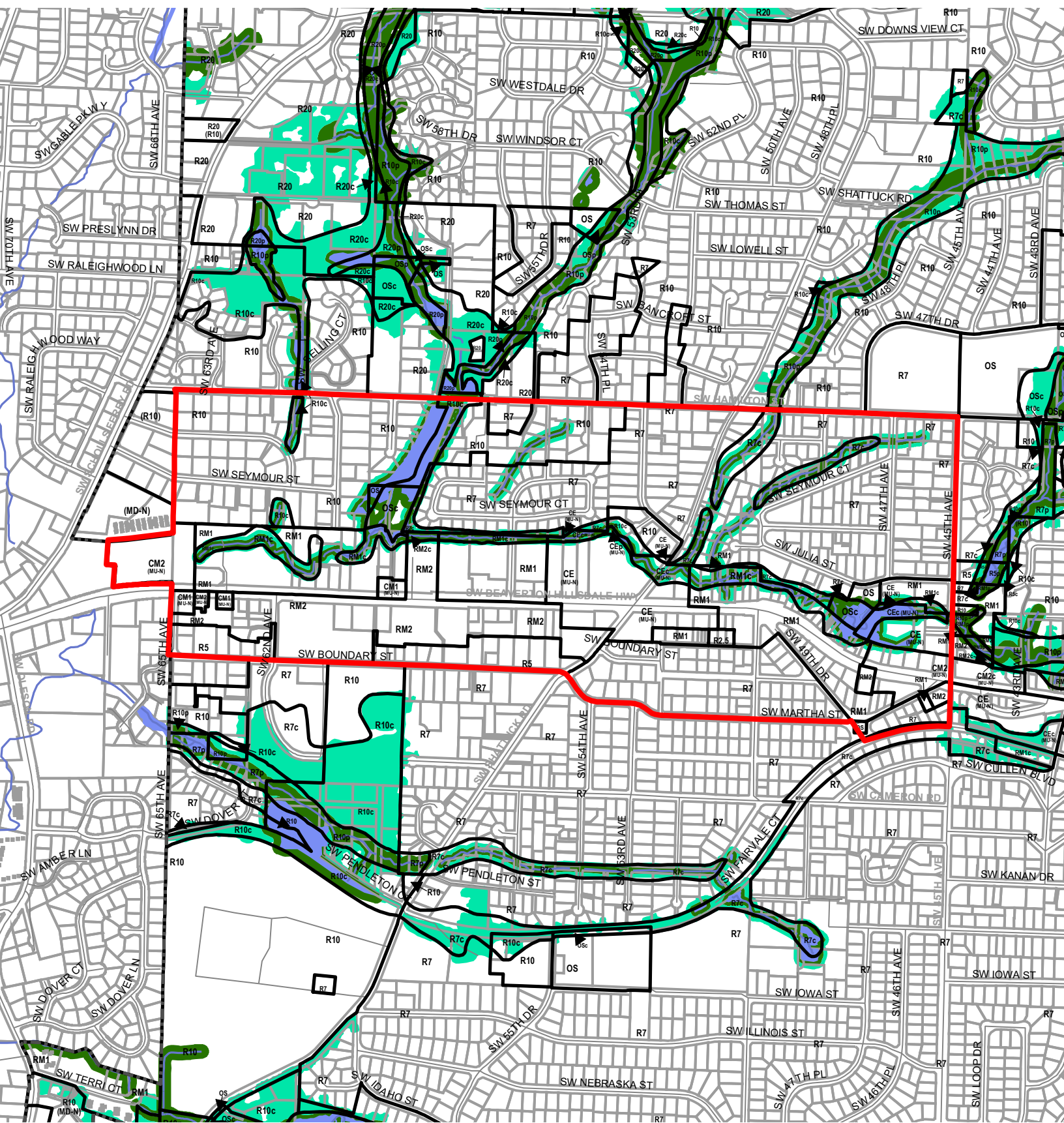


Legend

- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

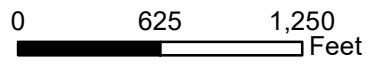


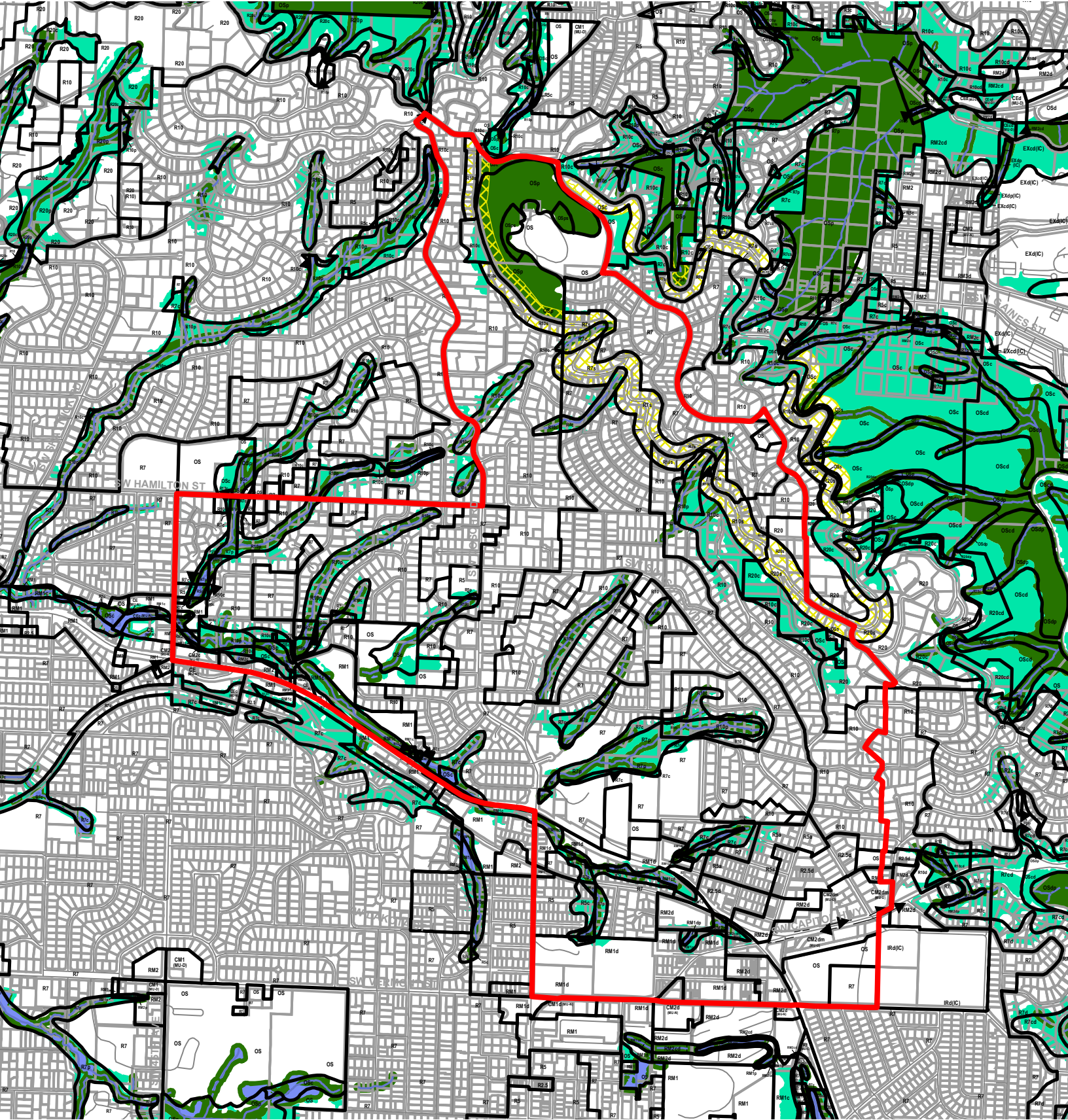
0 950 1,900 Feet



Legend

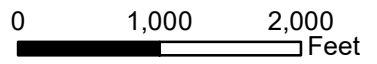
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

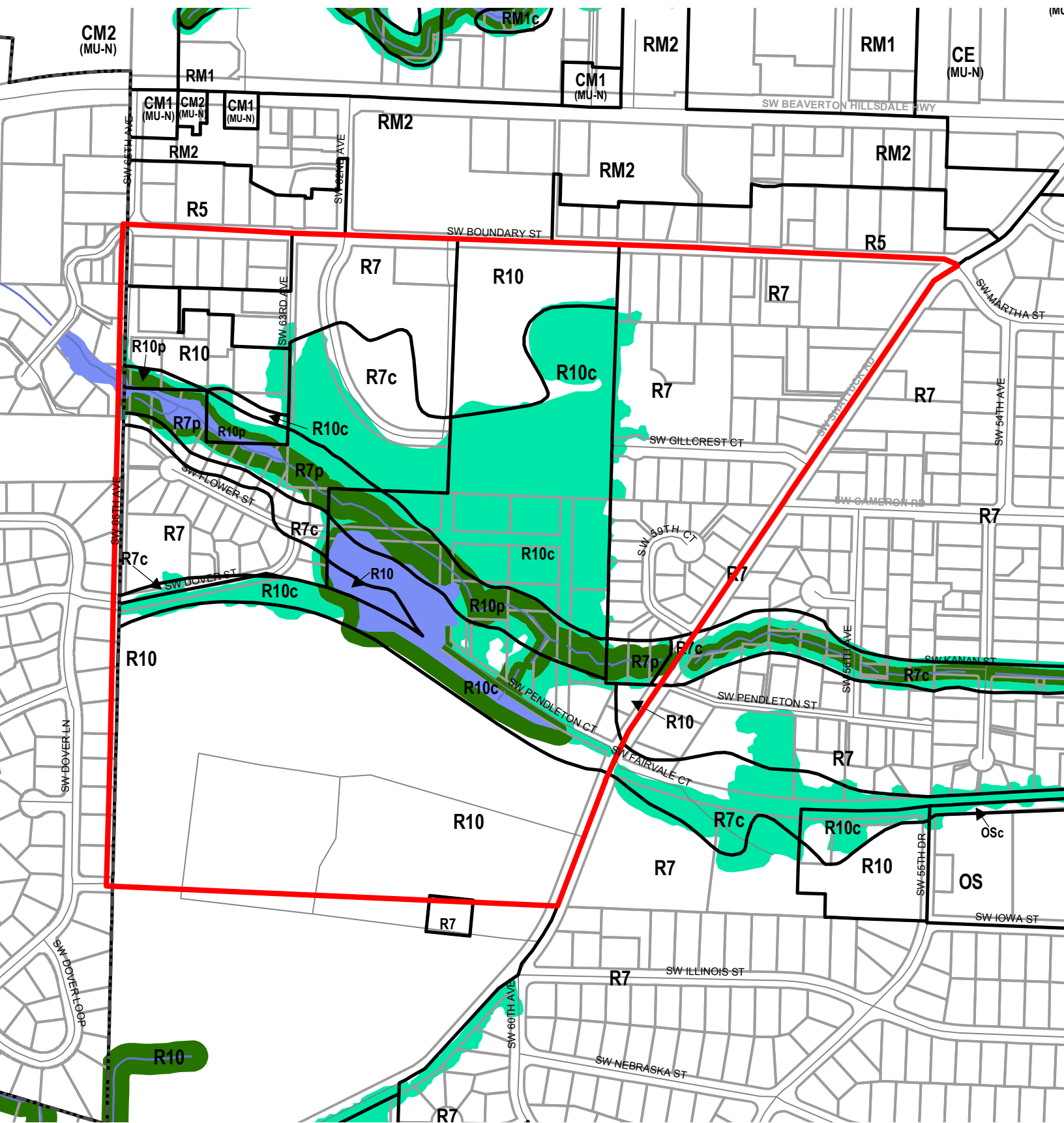




Legend

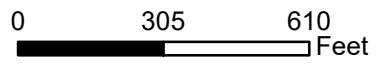
- Existing Zoning
- ▨ Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- ▭ Resource Sites
- Wetlands
- Urban Service Boundary

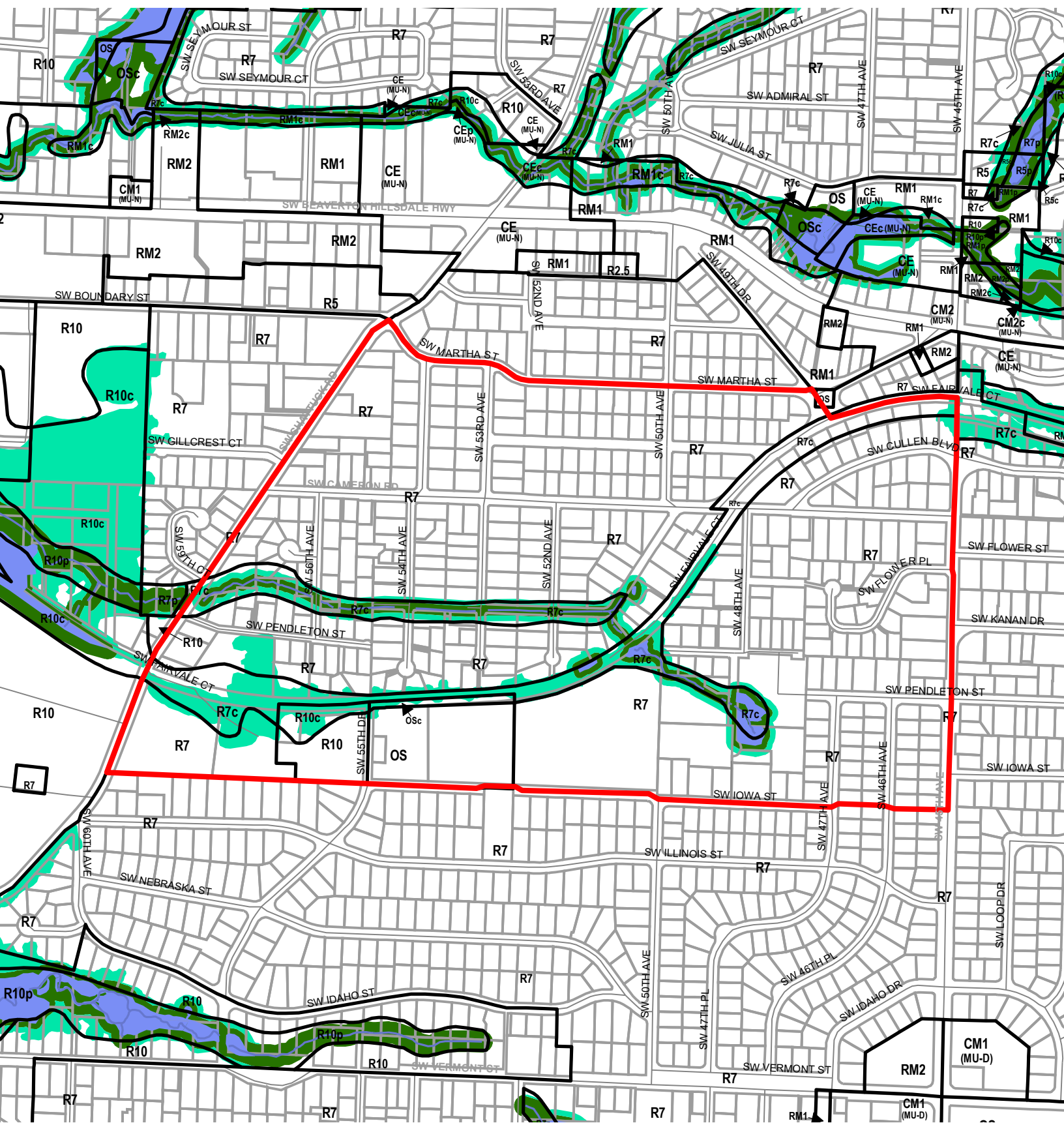














Legend

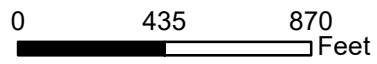
- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

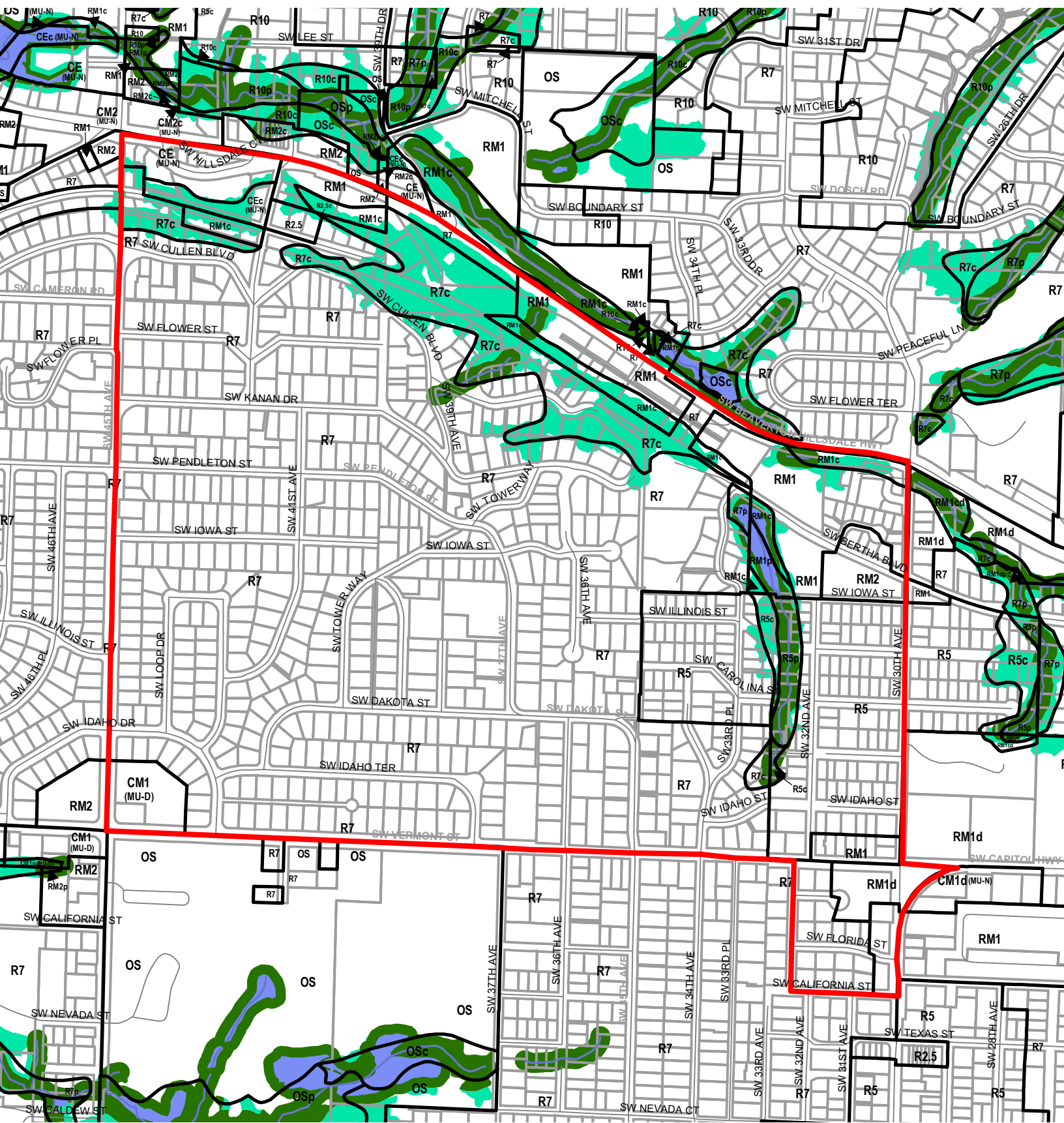














Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

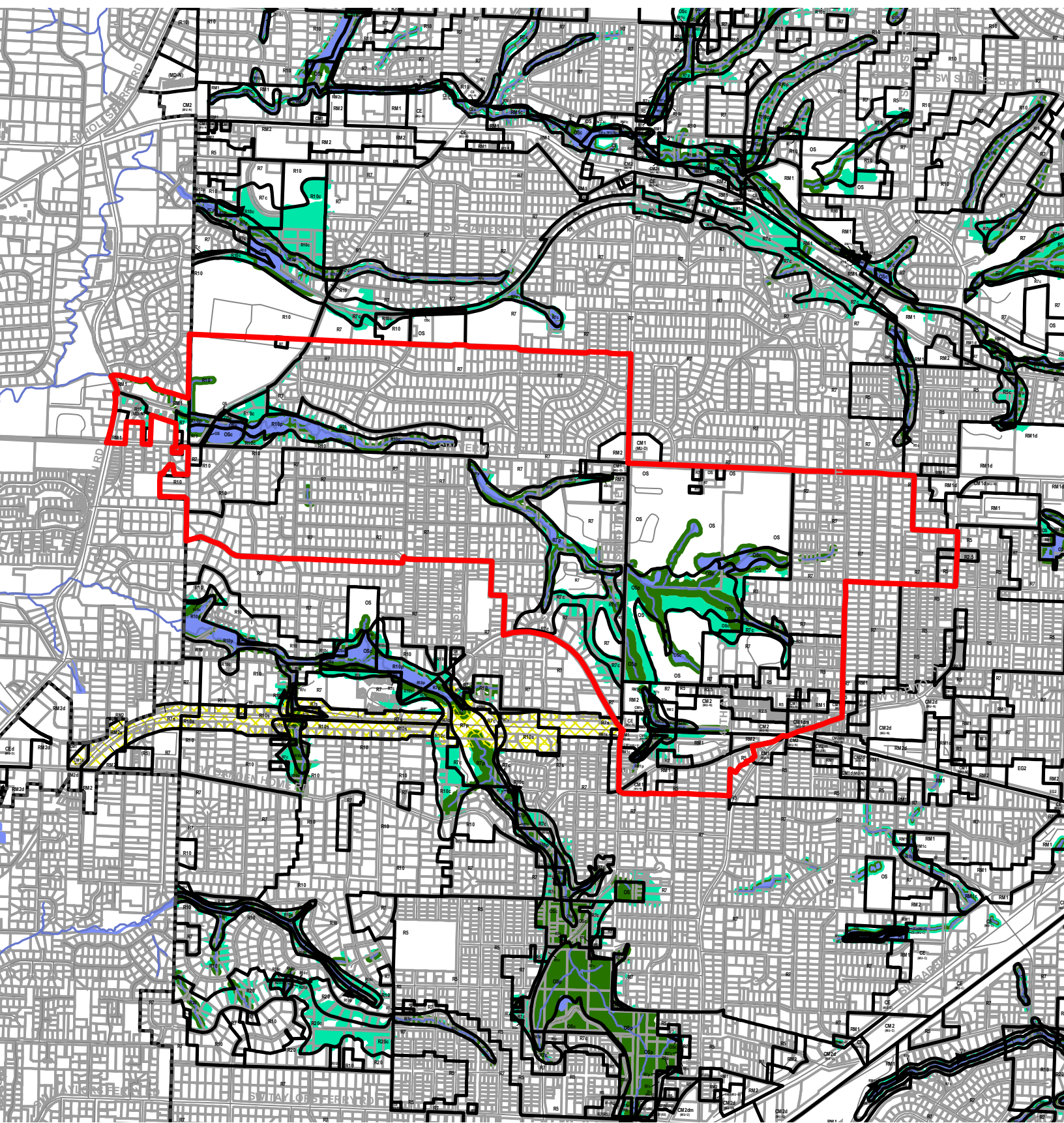














Legend

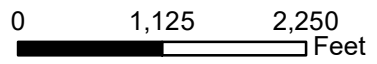
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

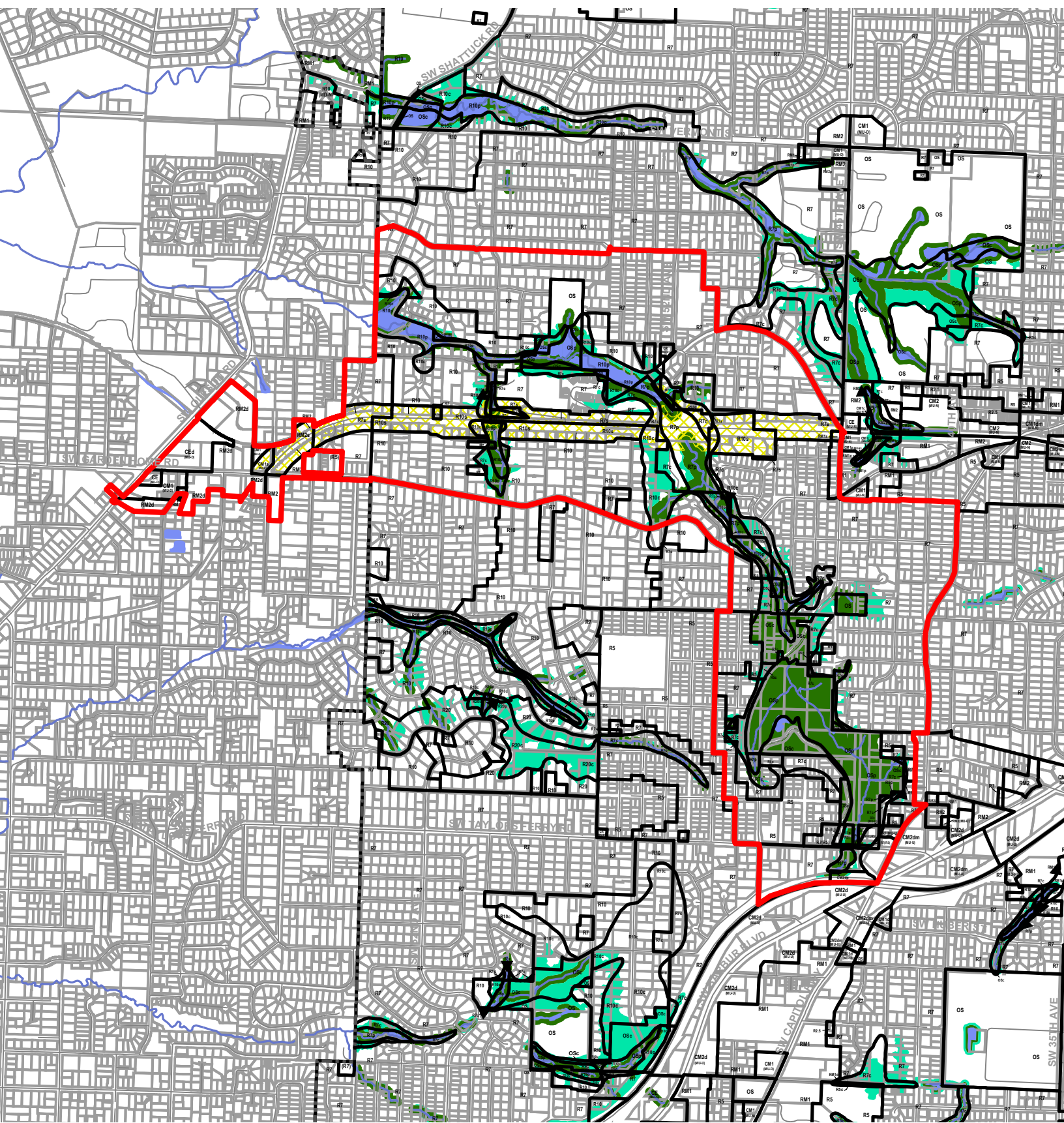














Legend

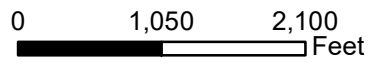
-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

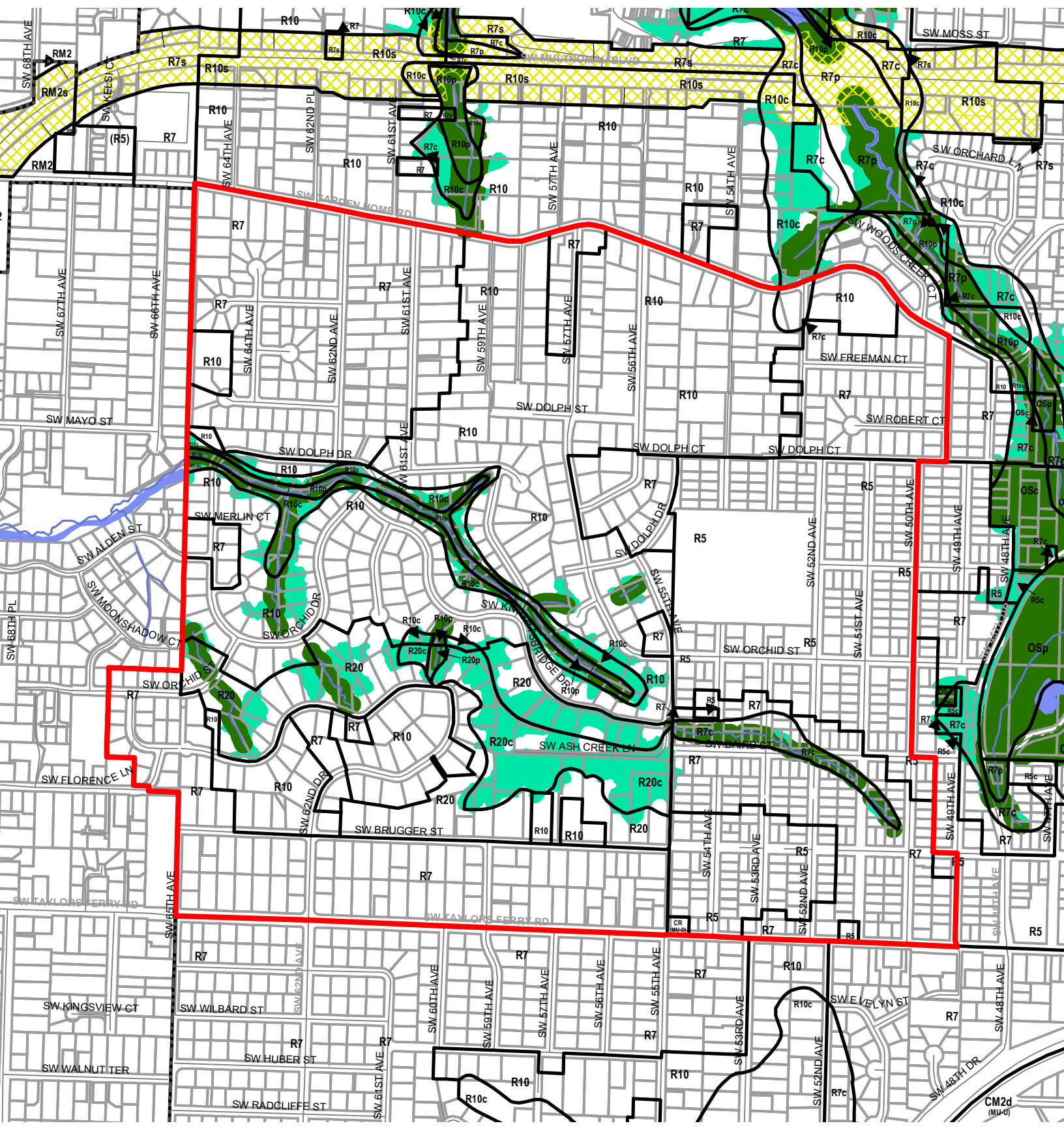














Legend

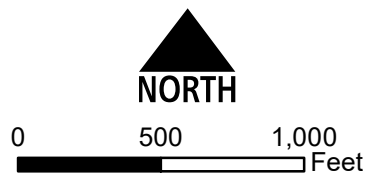
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-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

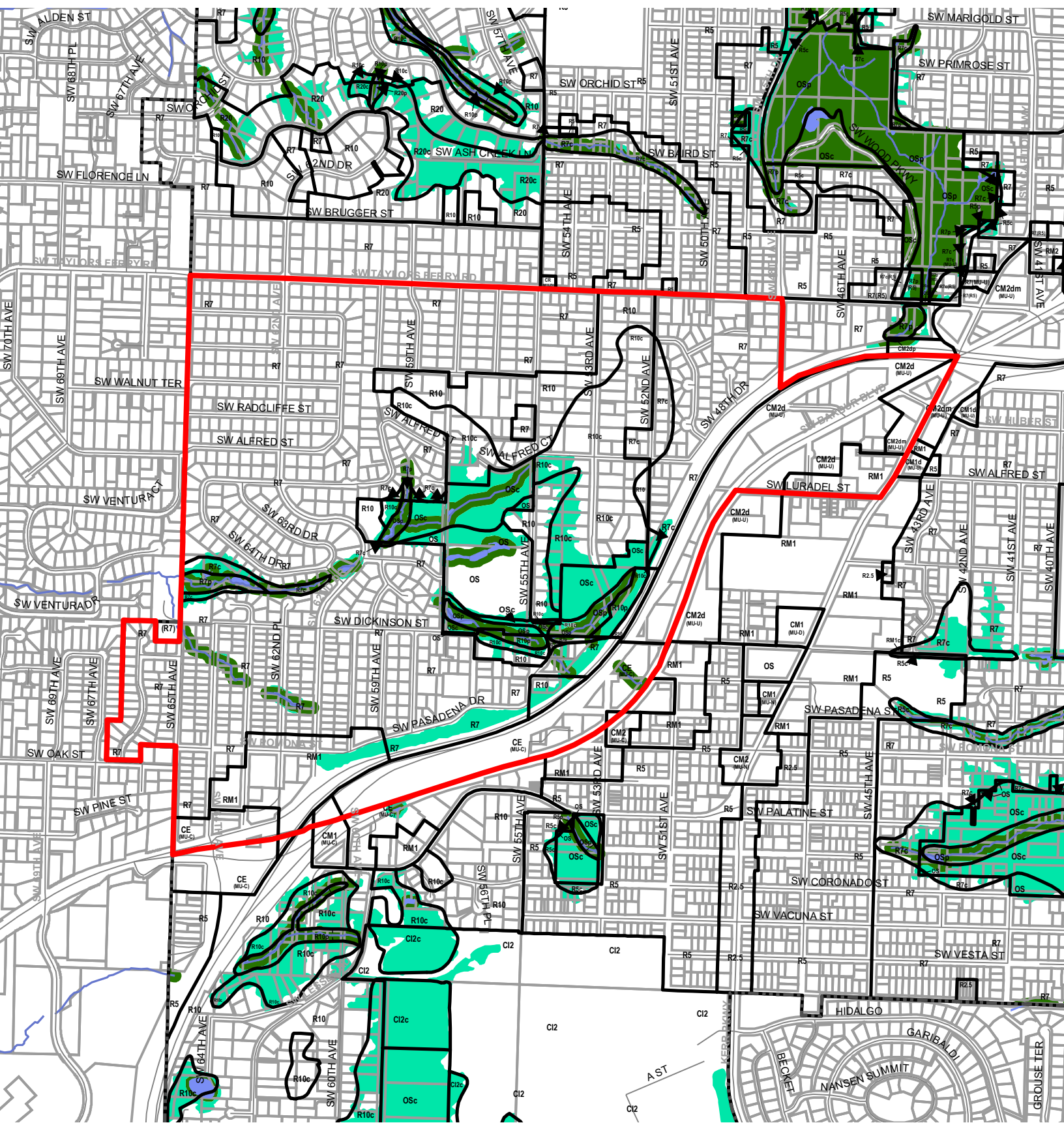














Legend

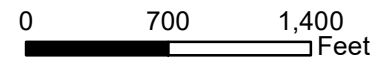
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-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

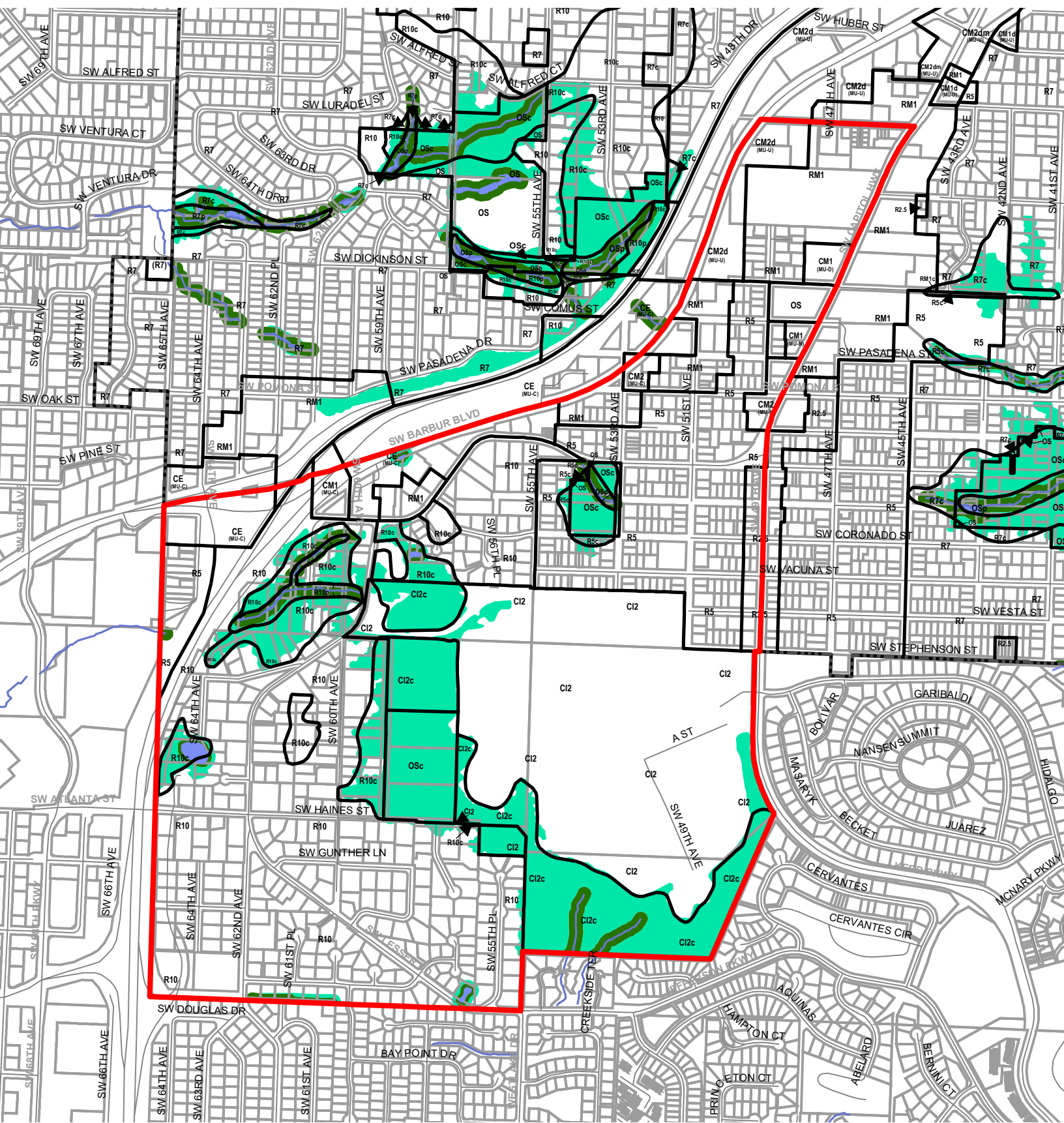














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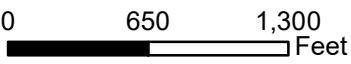
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-  Proposed Protection Zone
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-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

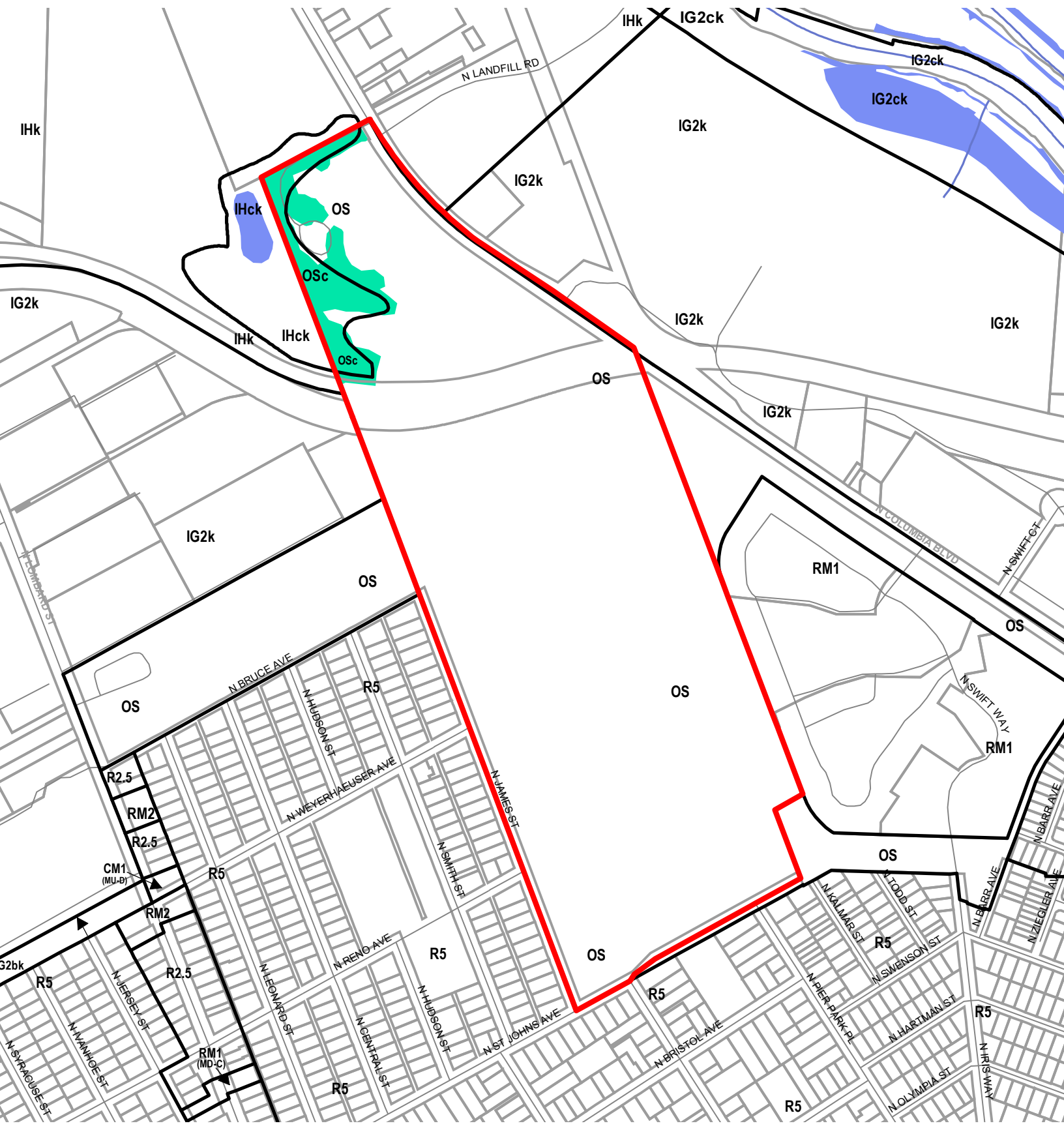














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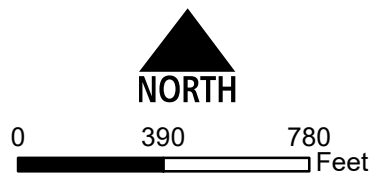
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-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

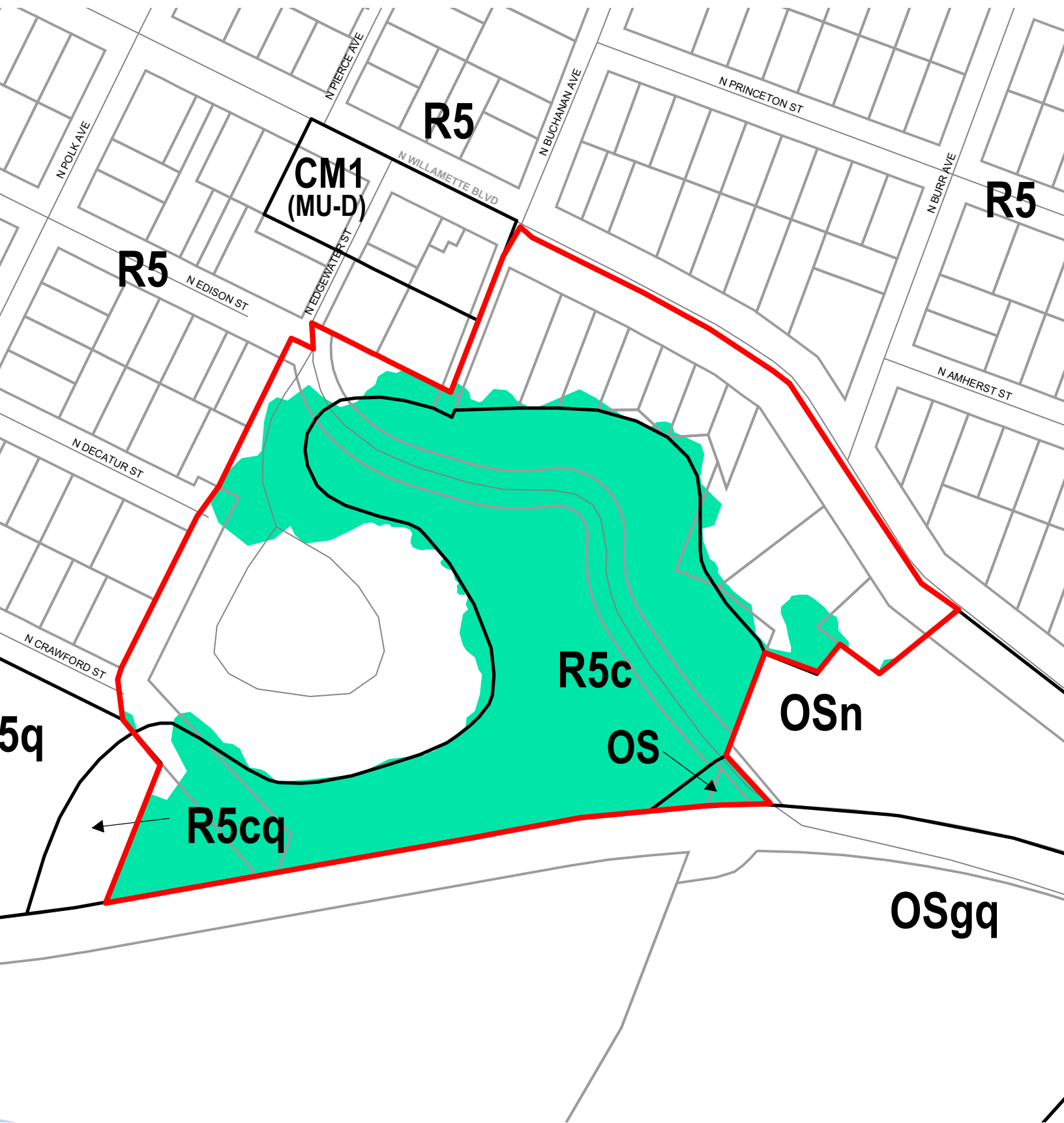




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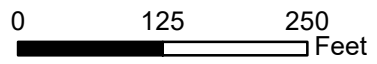
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-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

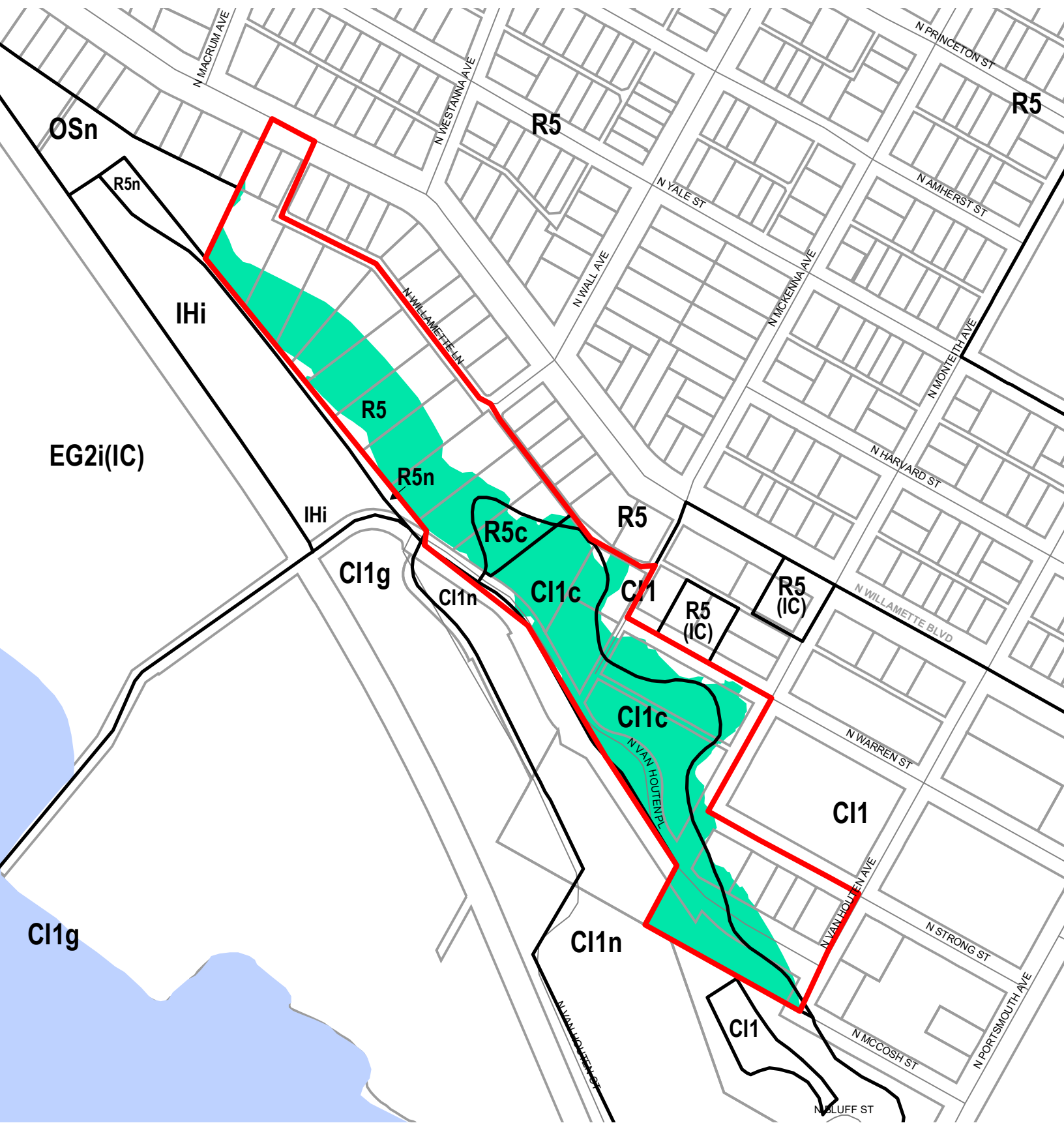




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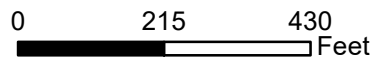
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

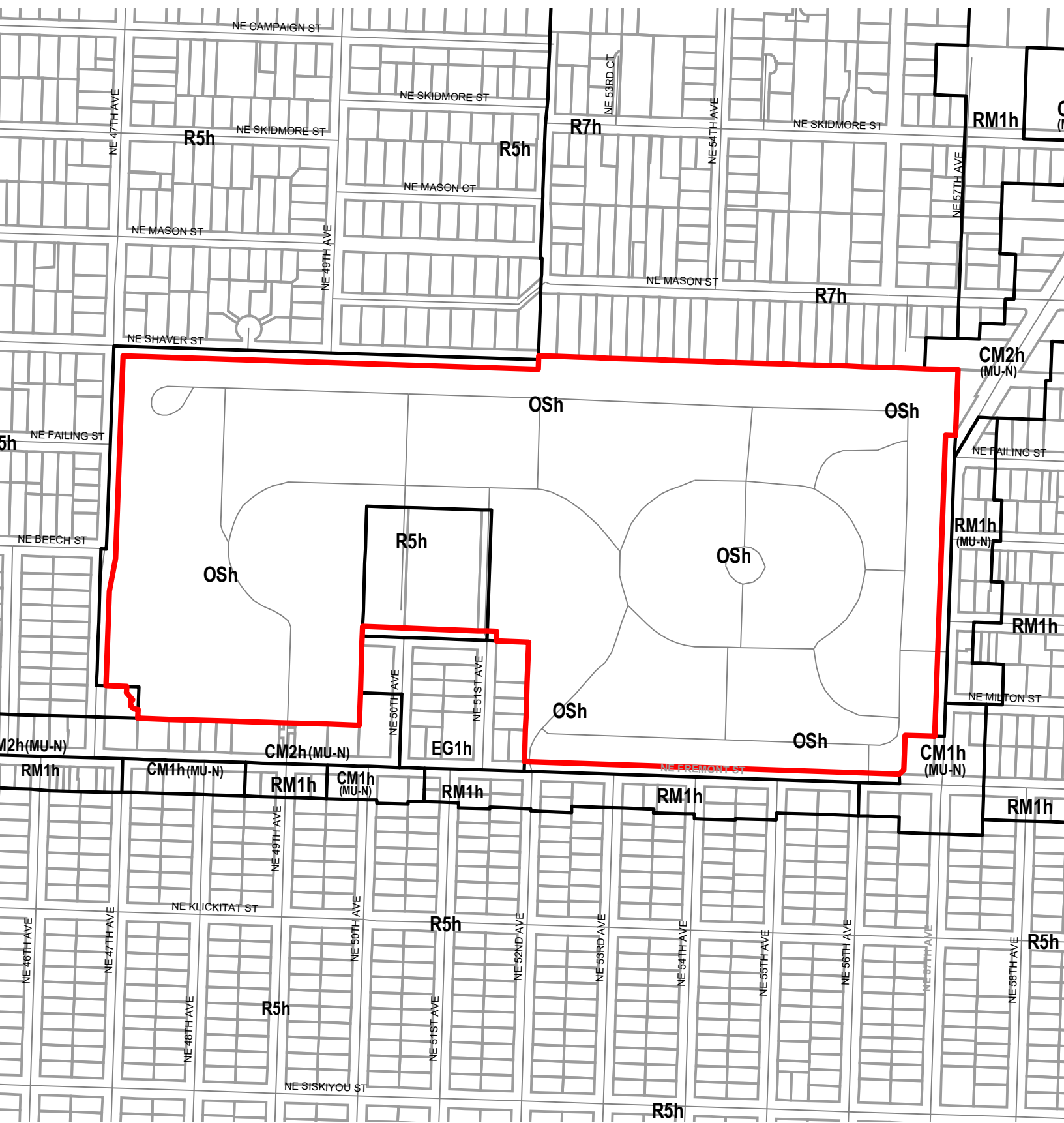




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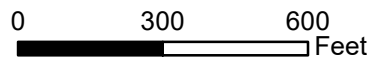
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

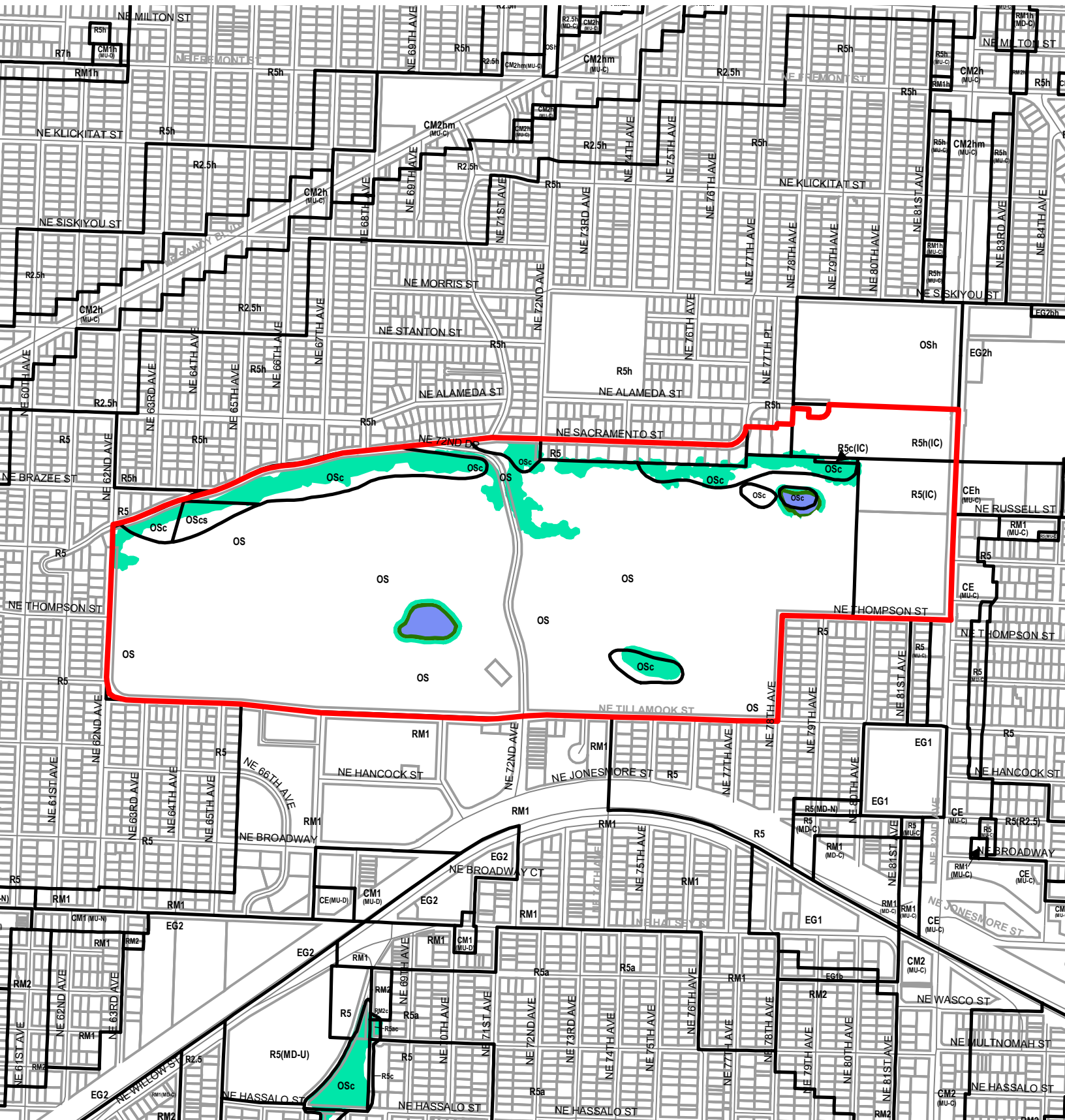




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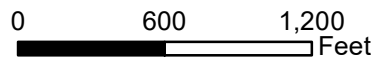
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
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- Urban Service Boundary

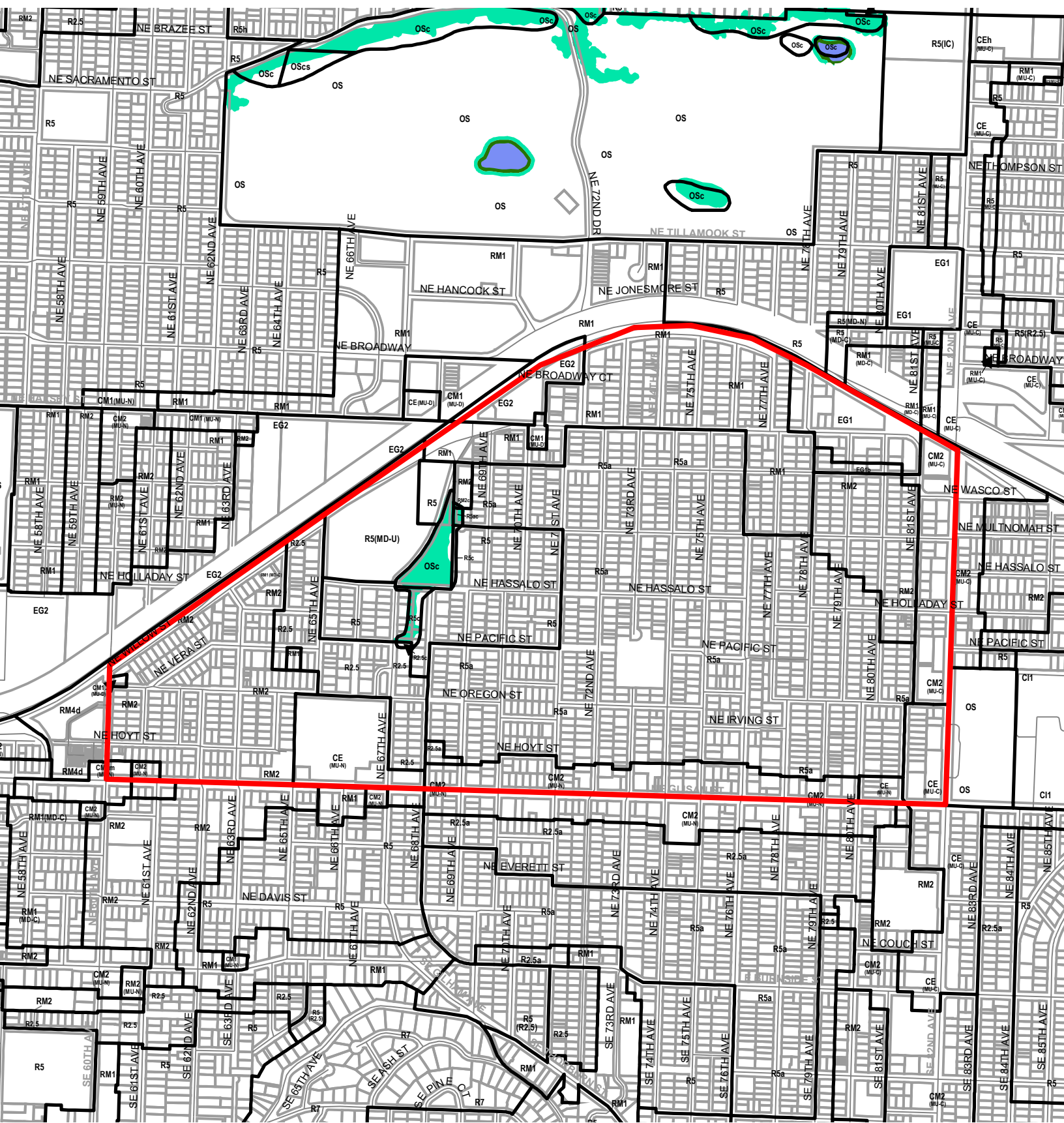




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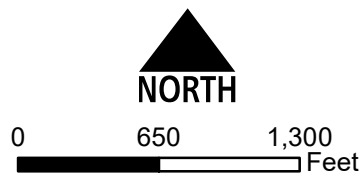
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- Proposed Protection Zone
- Streams
- Streets
- Taxlots
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- Wetlands
- Urban Service Boundary

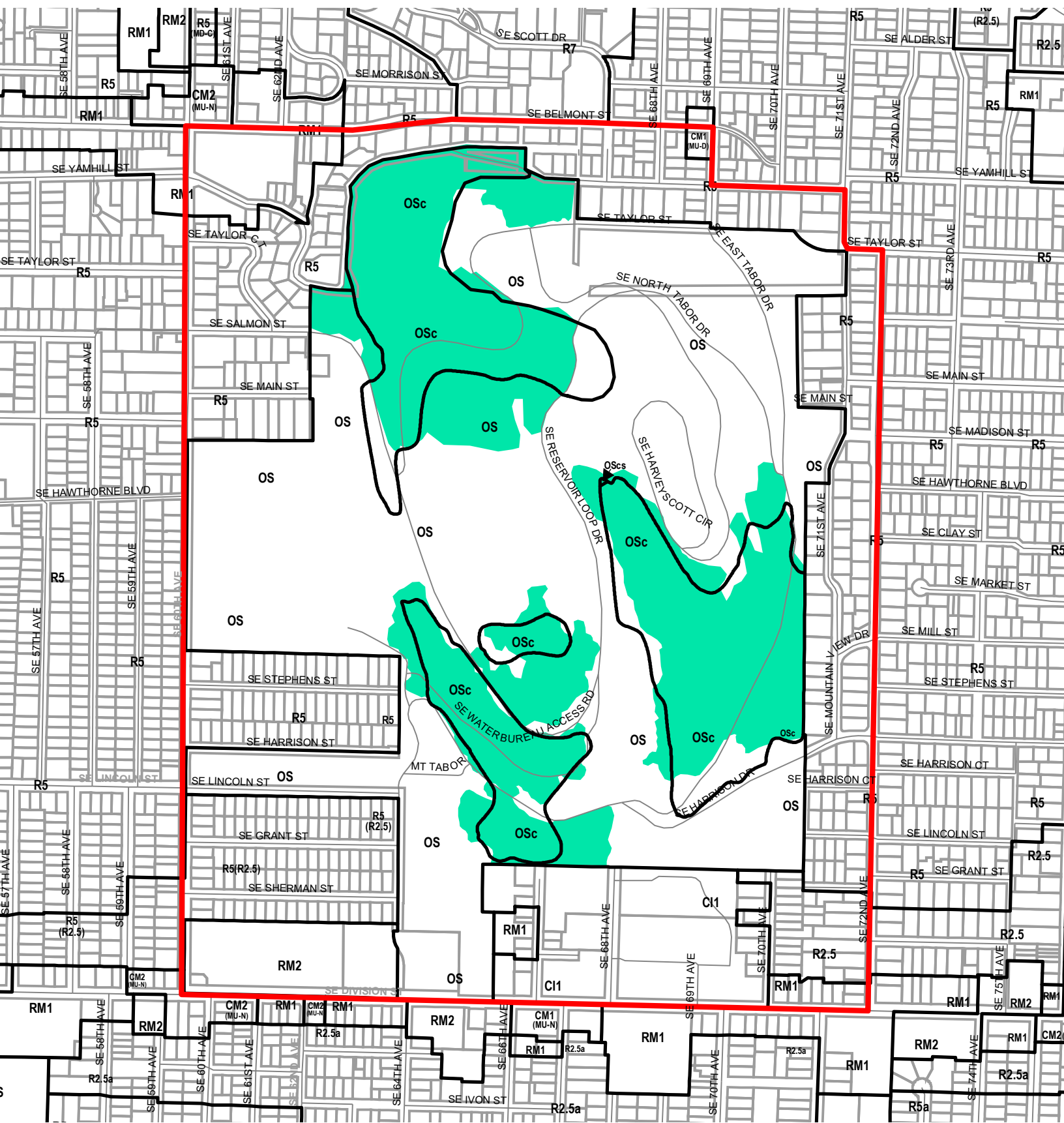




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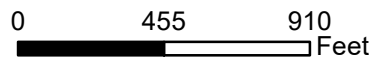
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

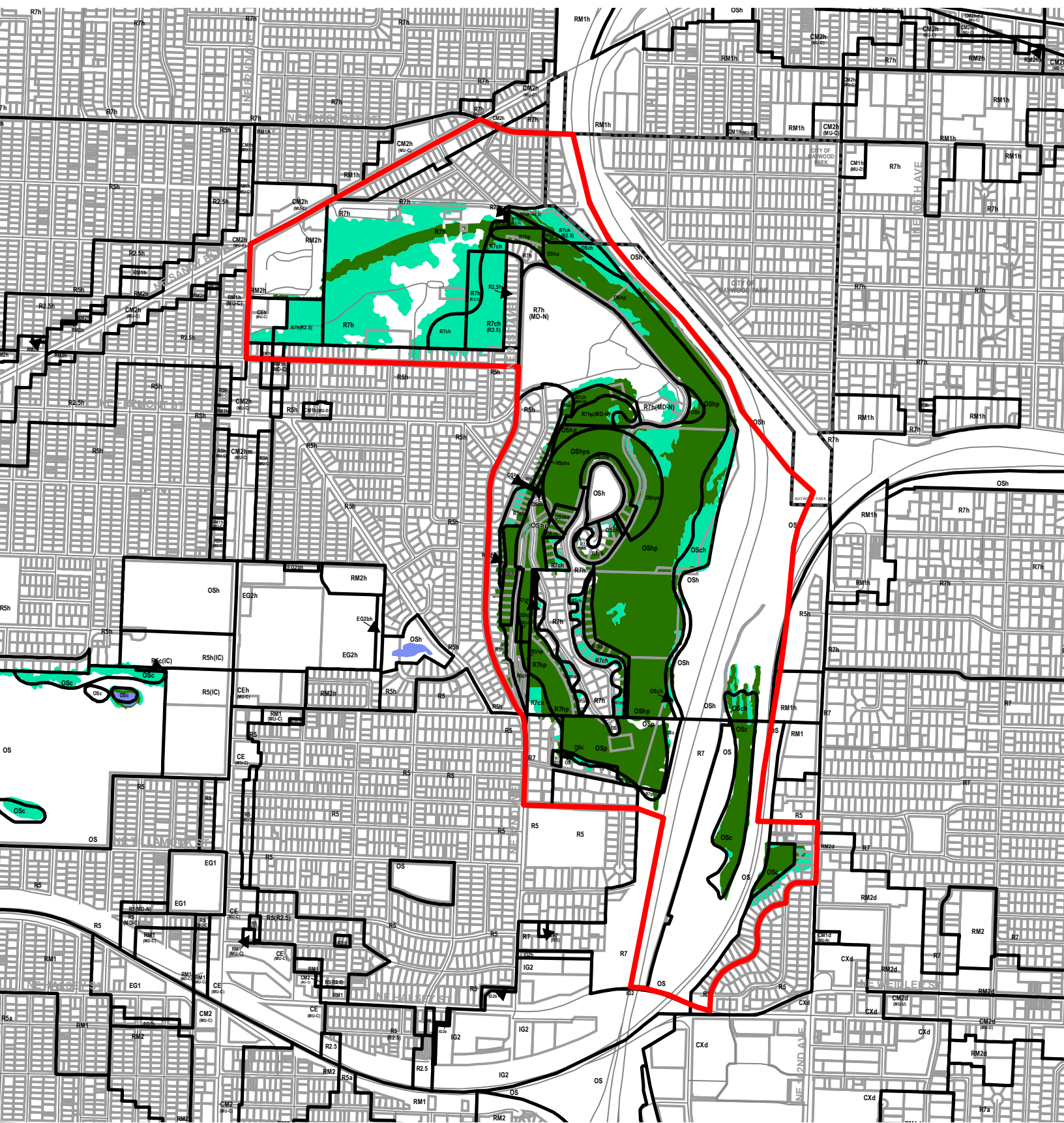














Legend

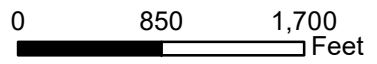
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

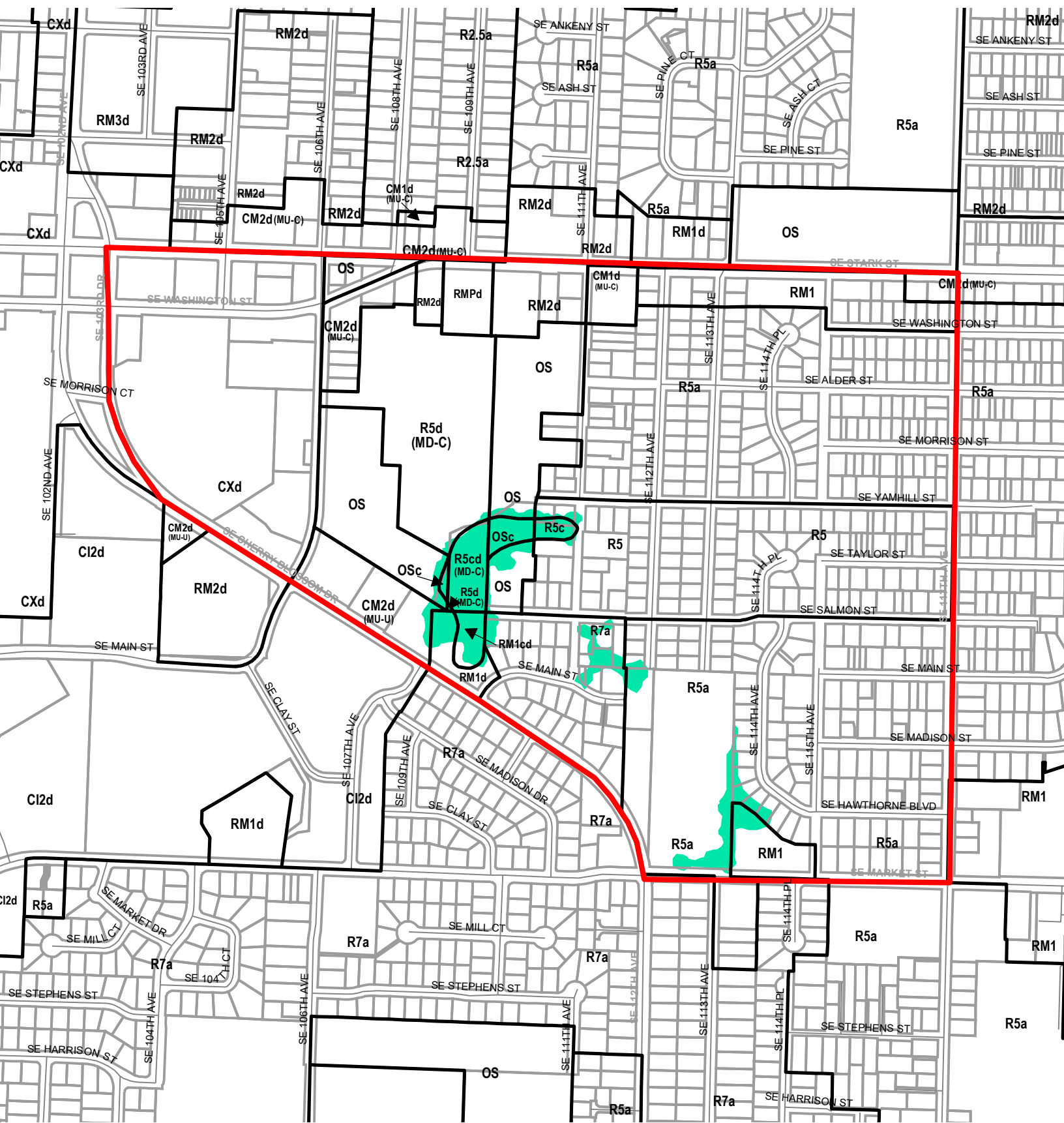




Legend

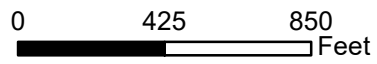
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-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
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Legend











- Existing Zoning
- Streets
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- Taxlots
- Proposed Conservation Zone
- Resource Sites
- Proposed Protection Zone
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- Streams
- Urban Service Boundary

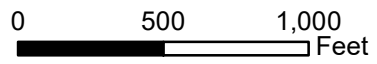


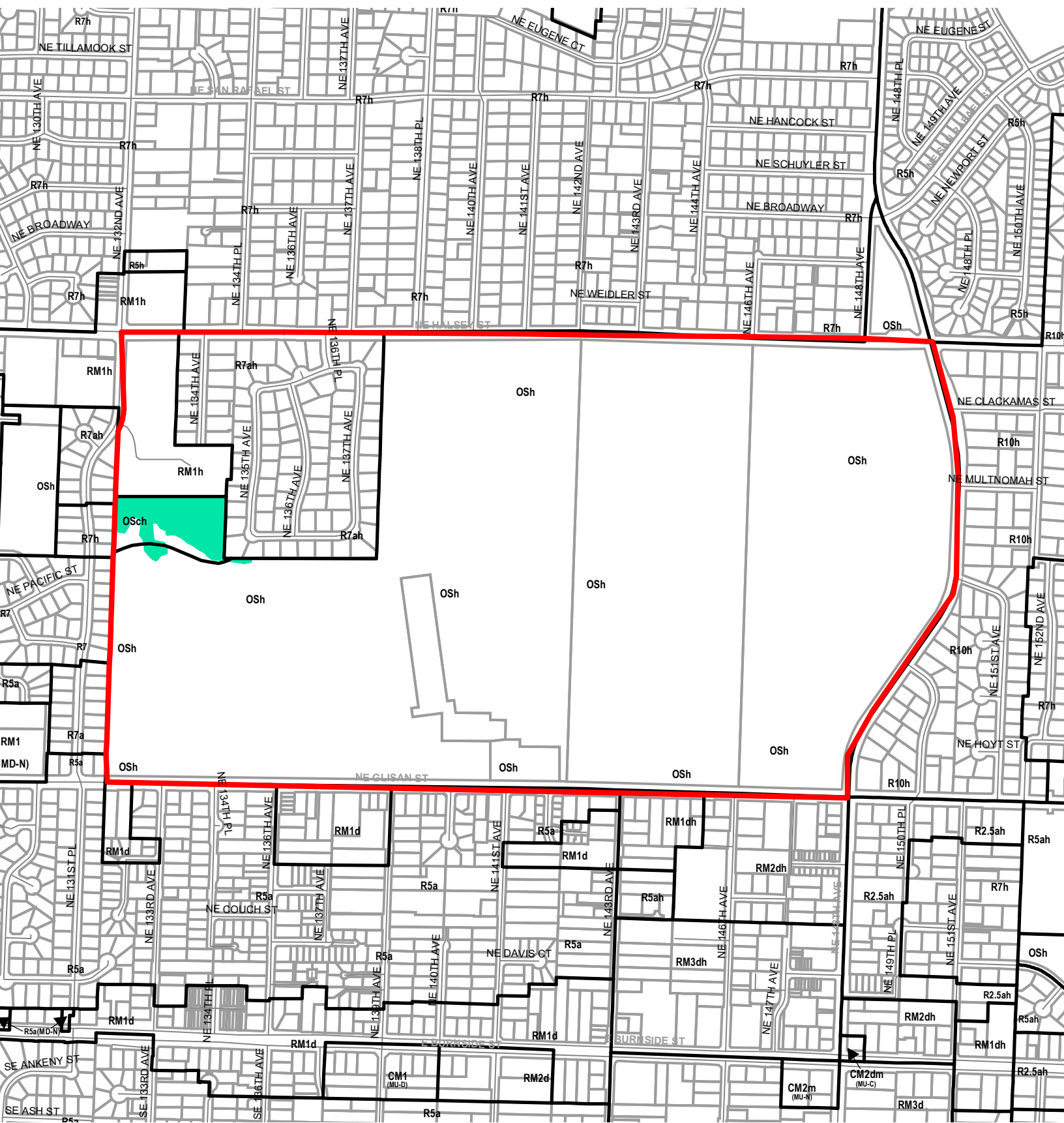
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Legend

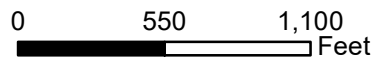
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-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

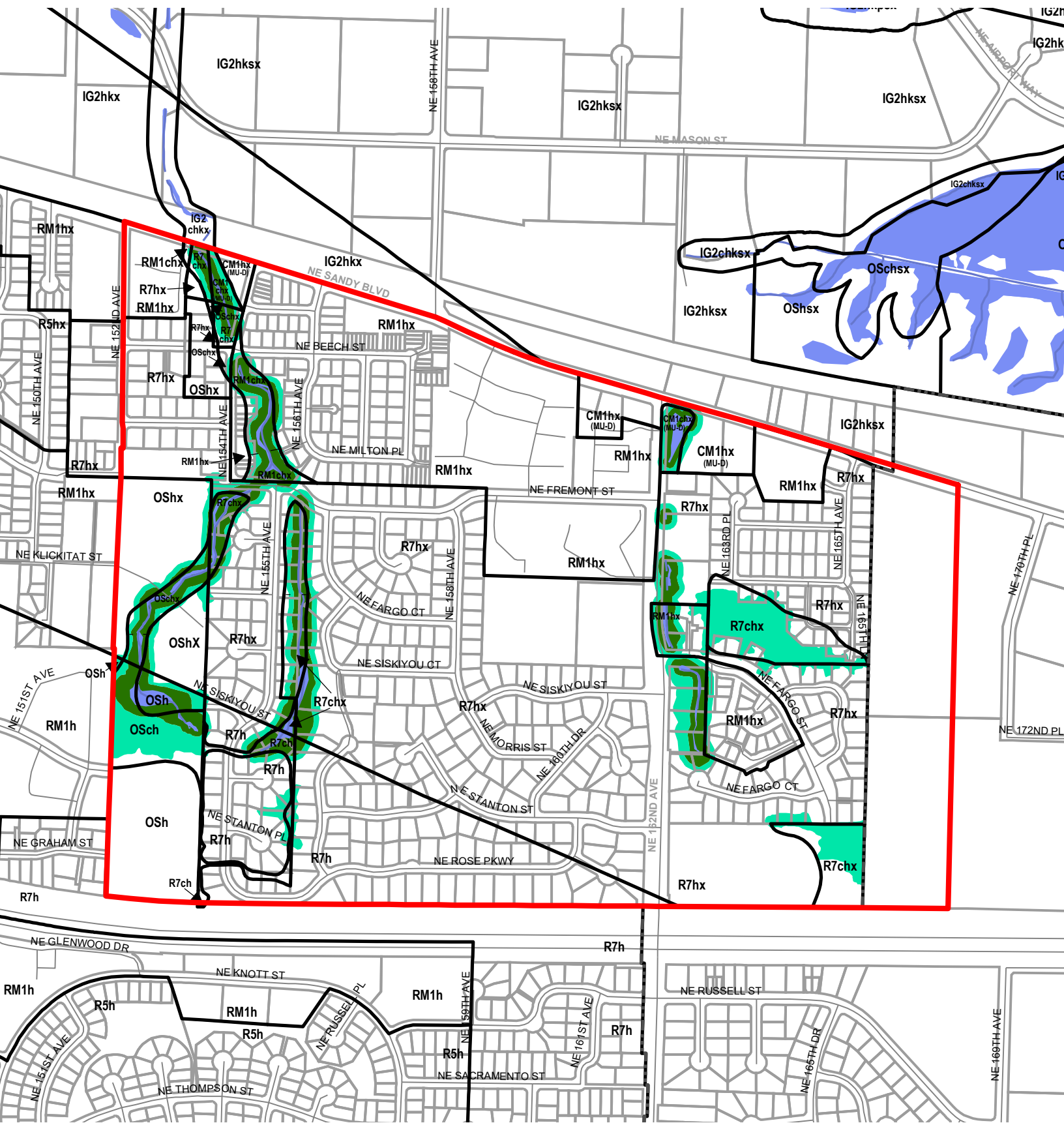














Legend

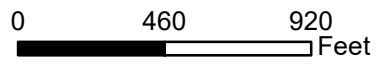
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-  Proposed Protection Zone
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-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

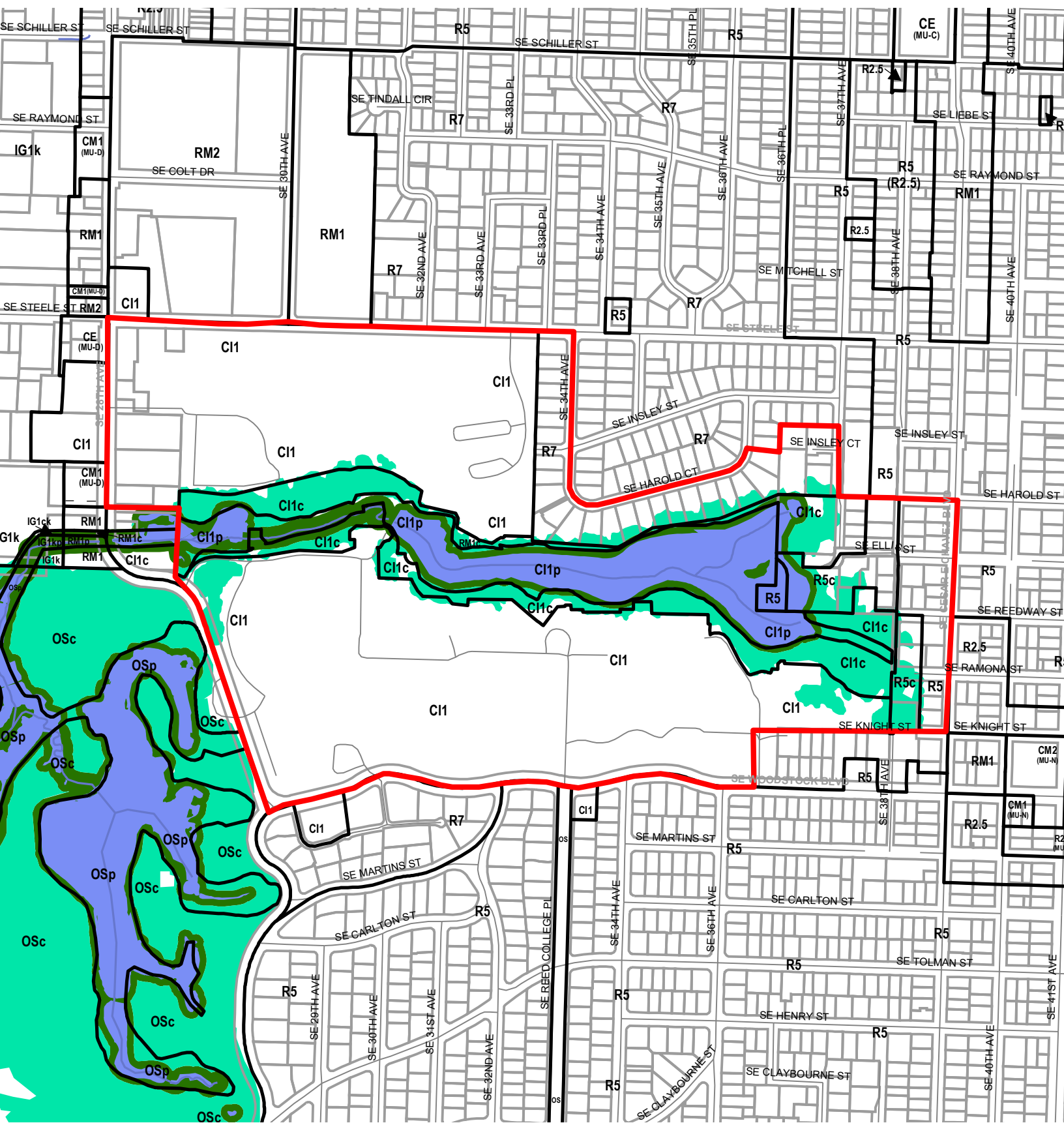














Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

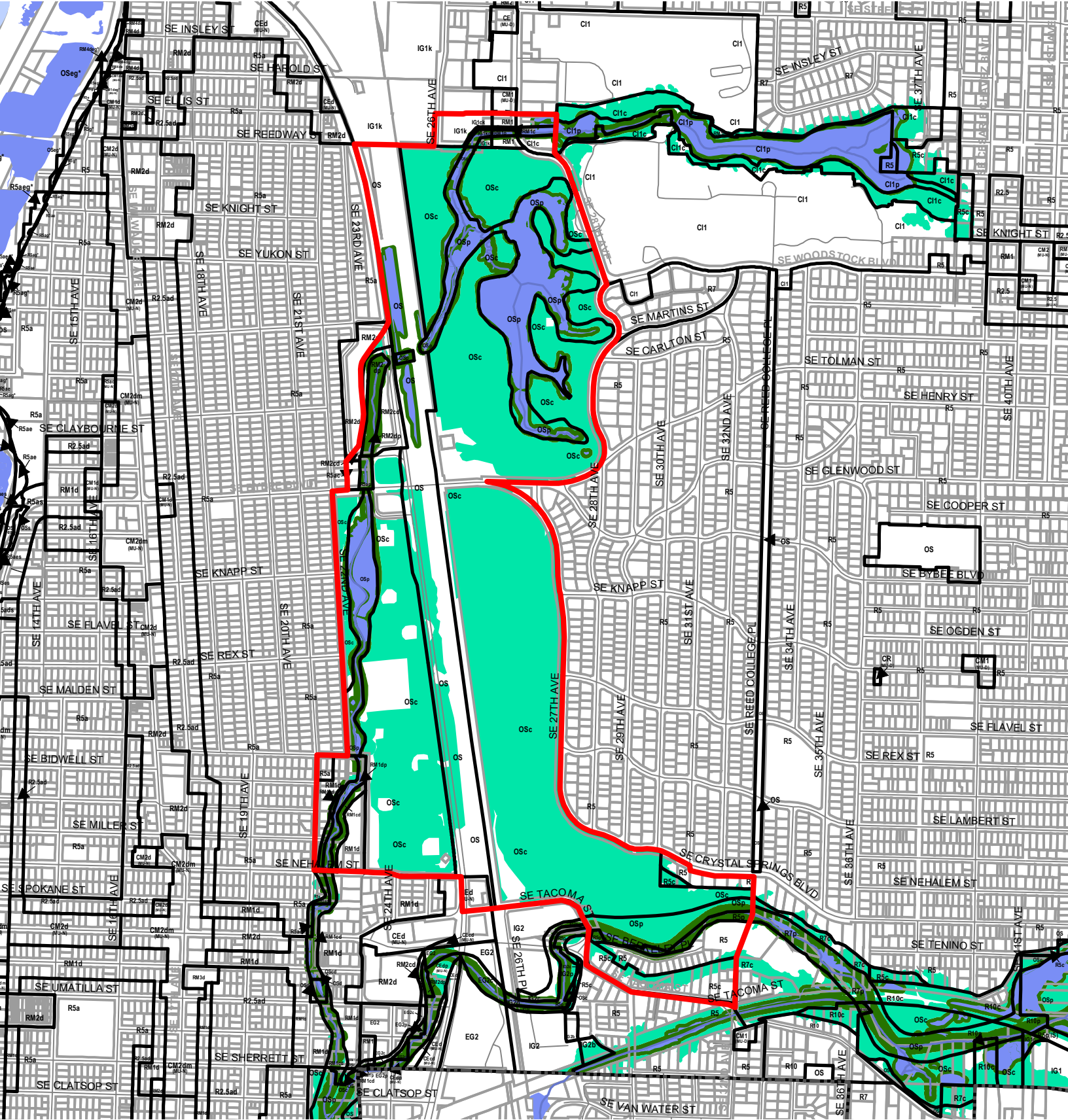














Legend

-  Existing Zoning
-  Proposed Scenic Overlay
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-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary





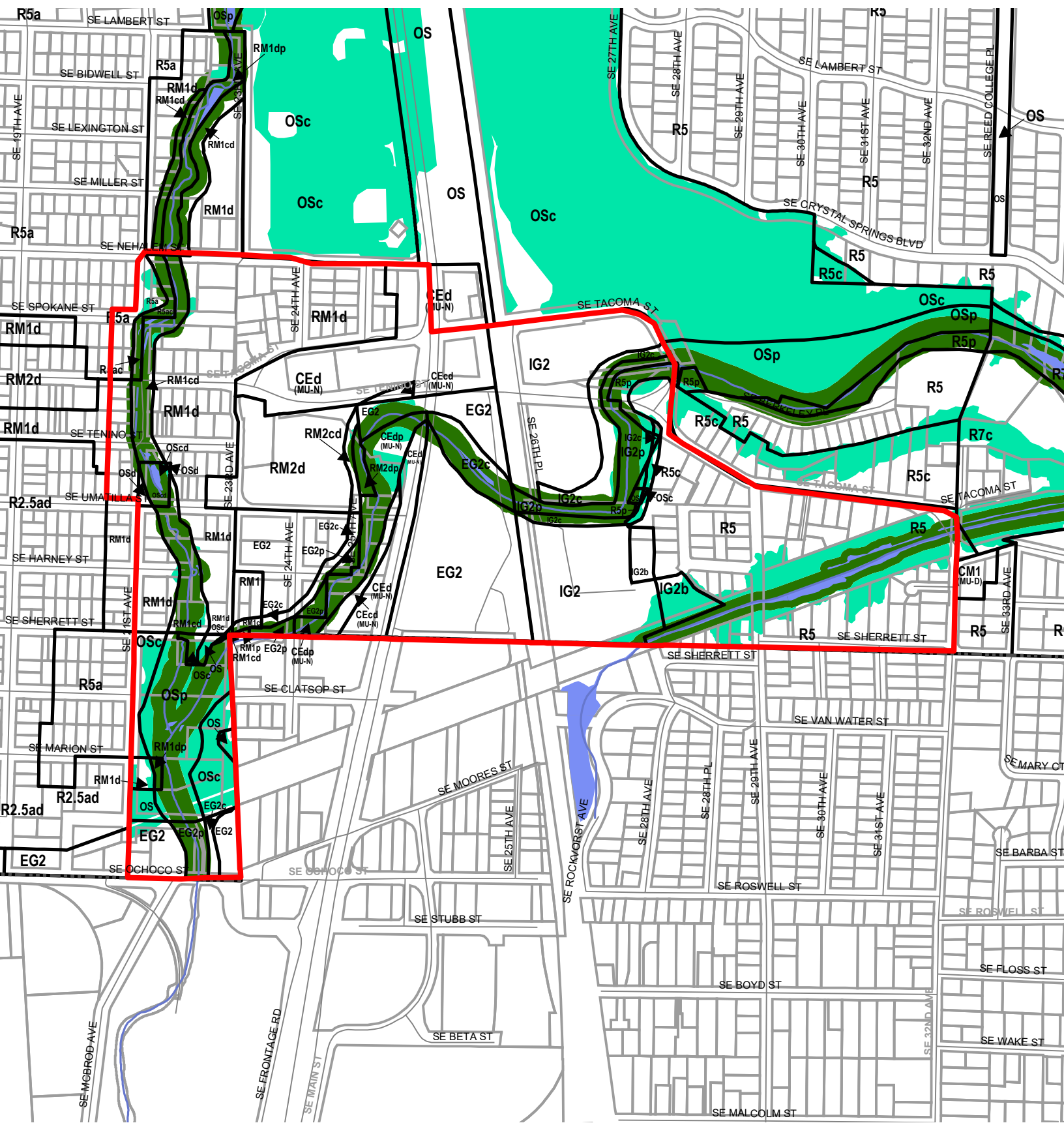
Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
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-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

NORTH

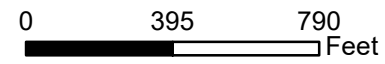
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Feet

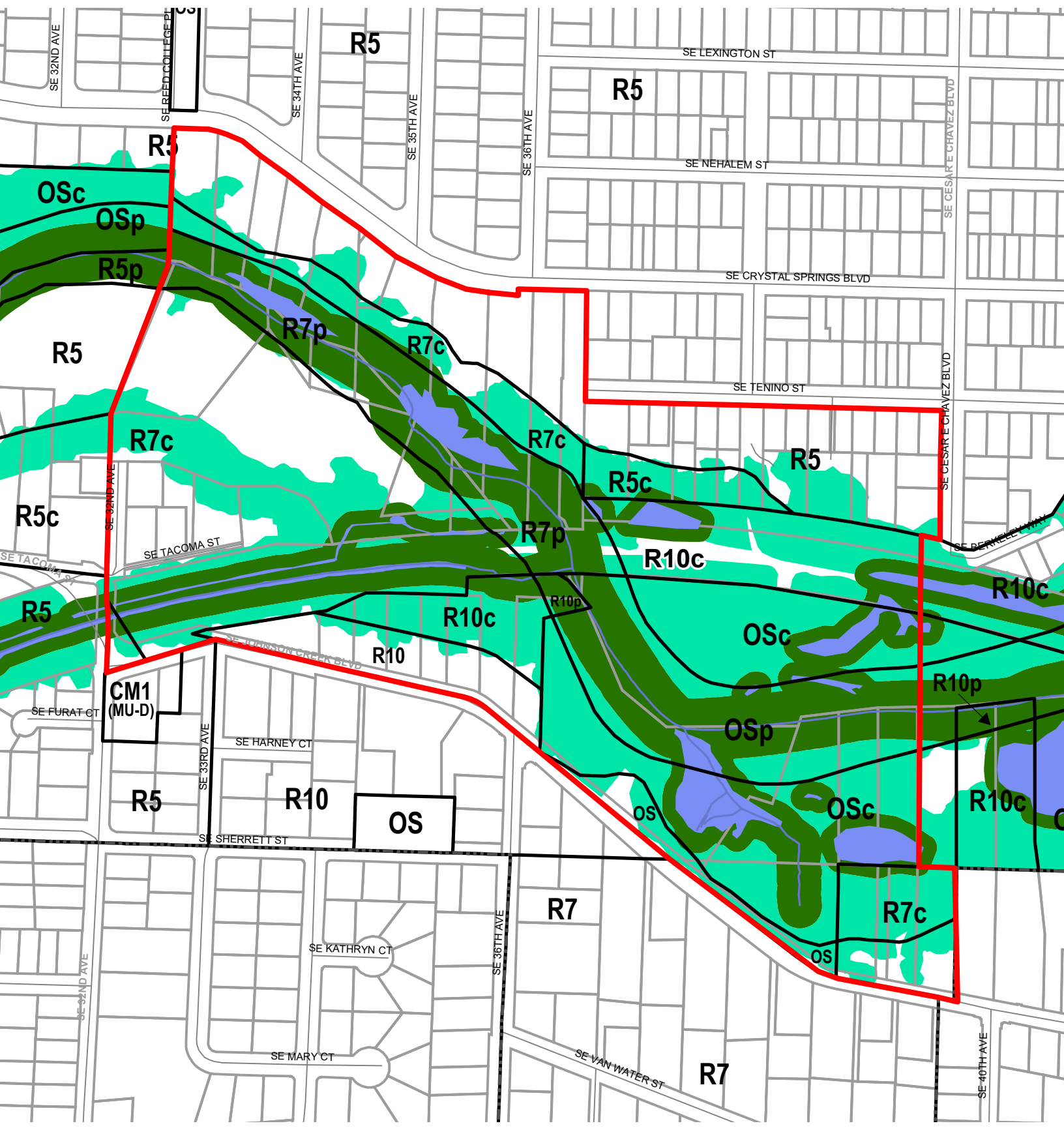
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Legend

- Existing Zoning
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

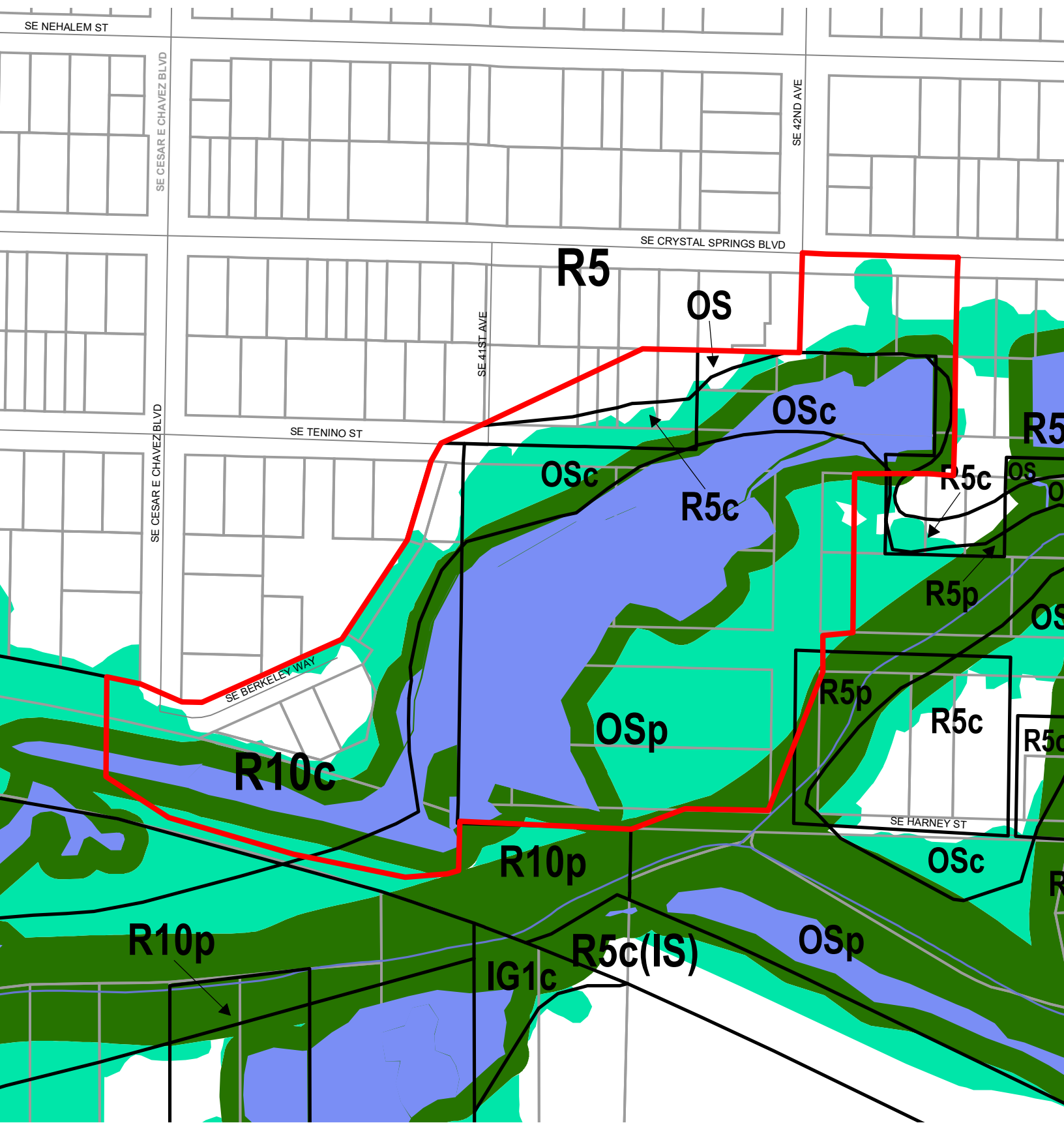




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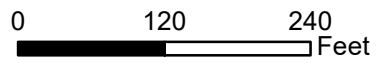
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-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

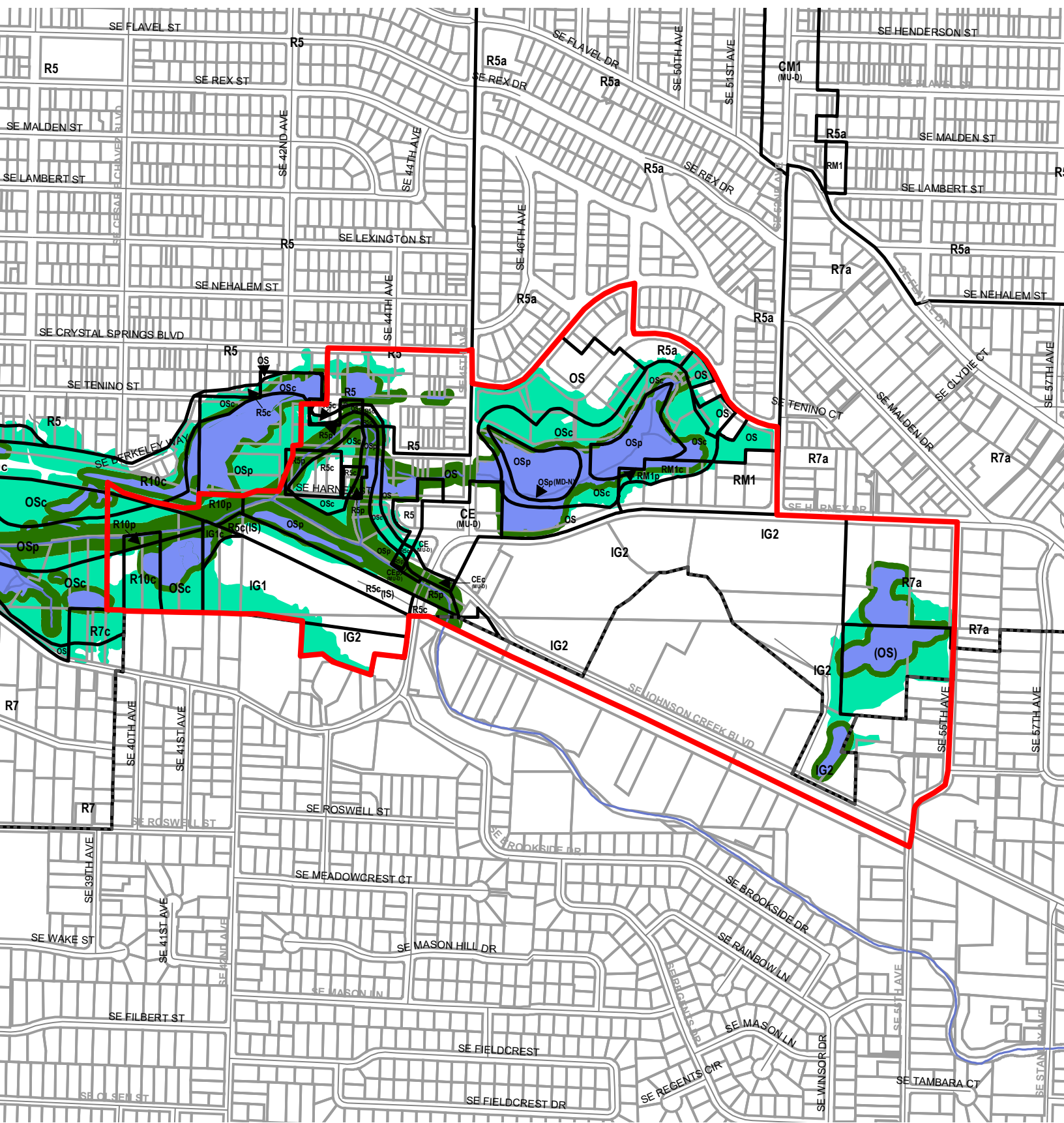














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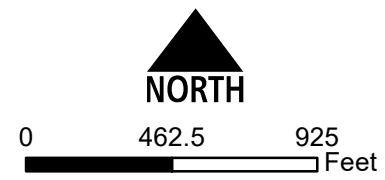
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- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

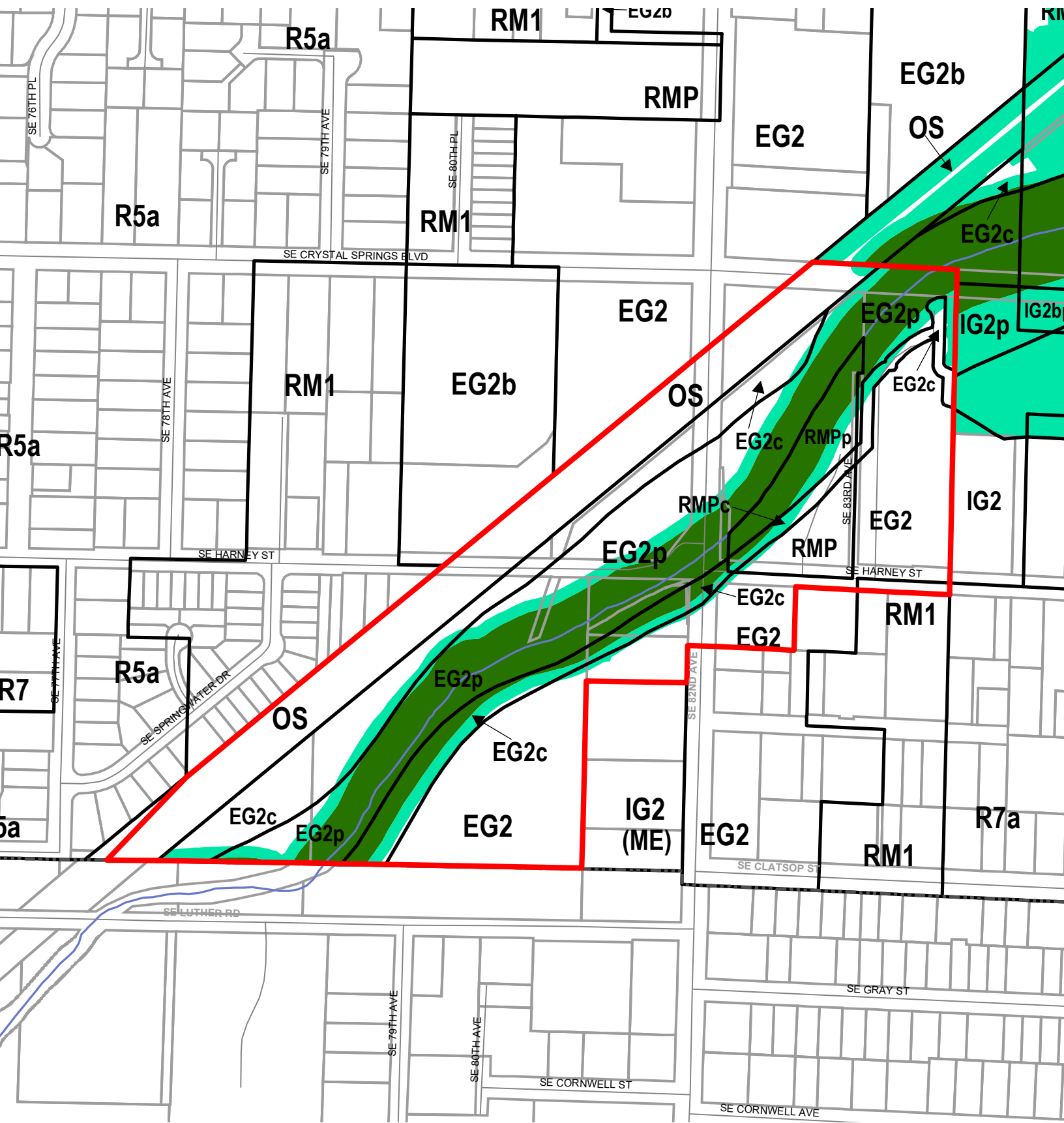




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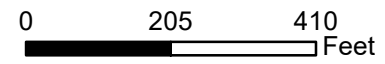
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-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

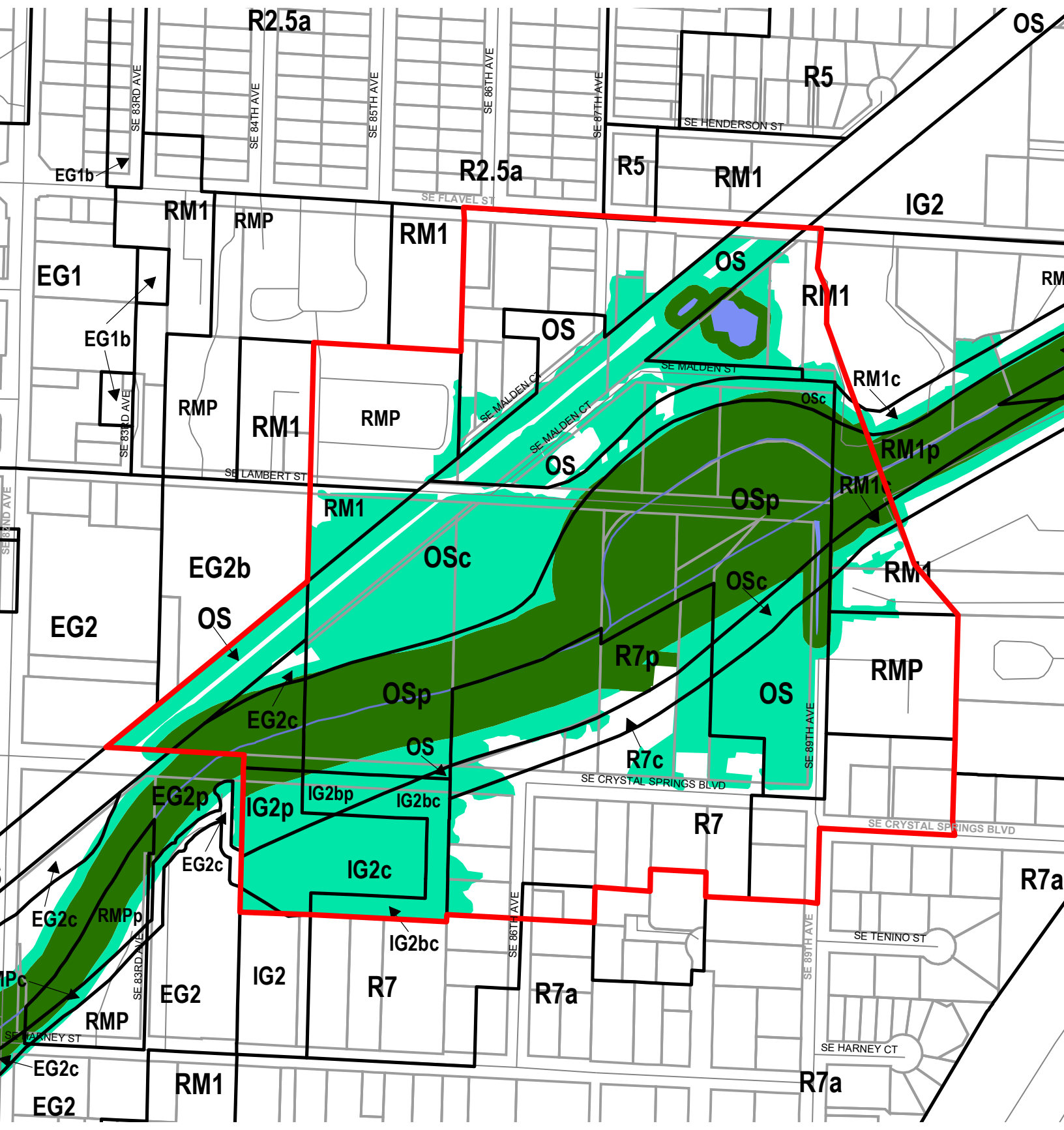




Legend

- Existing Zoning
- Streets
- Proposed Scenic Overlay
- Taxlots
- Proposed Conservation Zone
- Resource Sites
- Proposed Protection Zone
- Wetlands
- Streams
- Urban Service Boundary

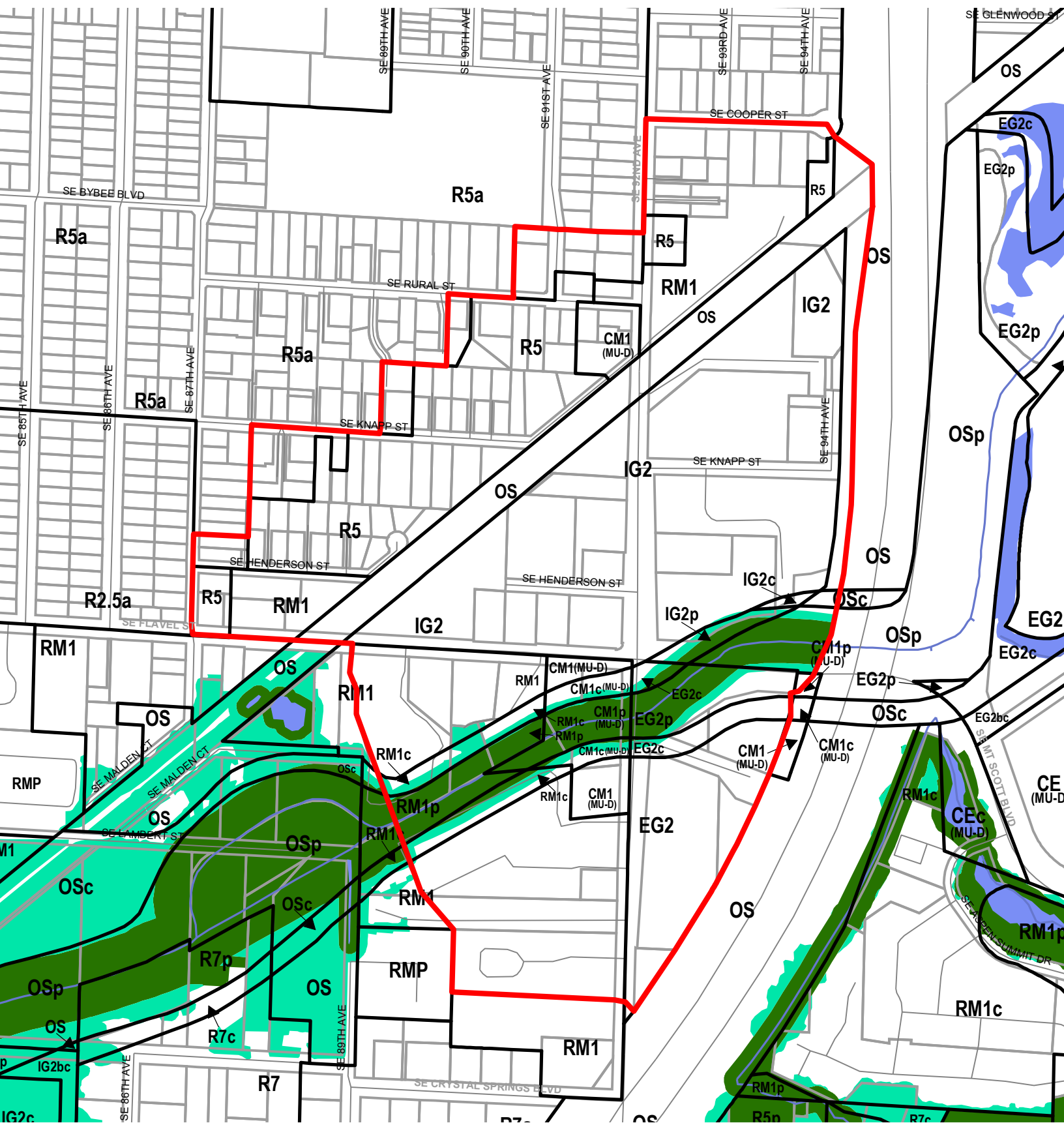




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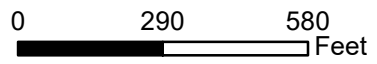
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- Taxlots
- Proposed Conservation Zone
- Resource Sites
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- Wetlands
- Streams
- Urban Service Boundary

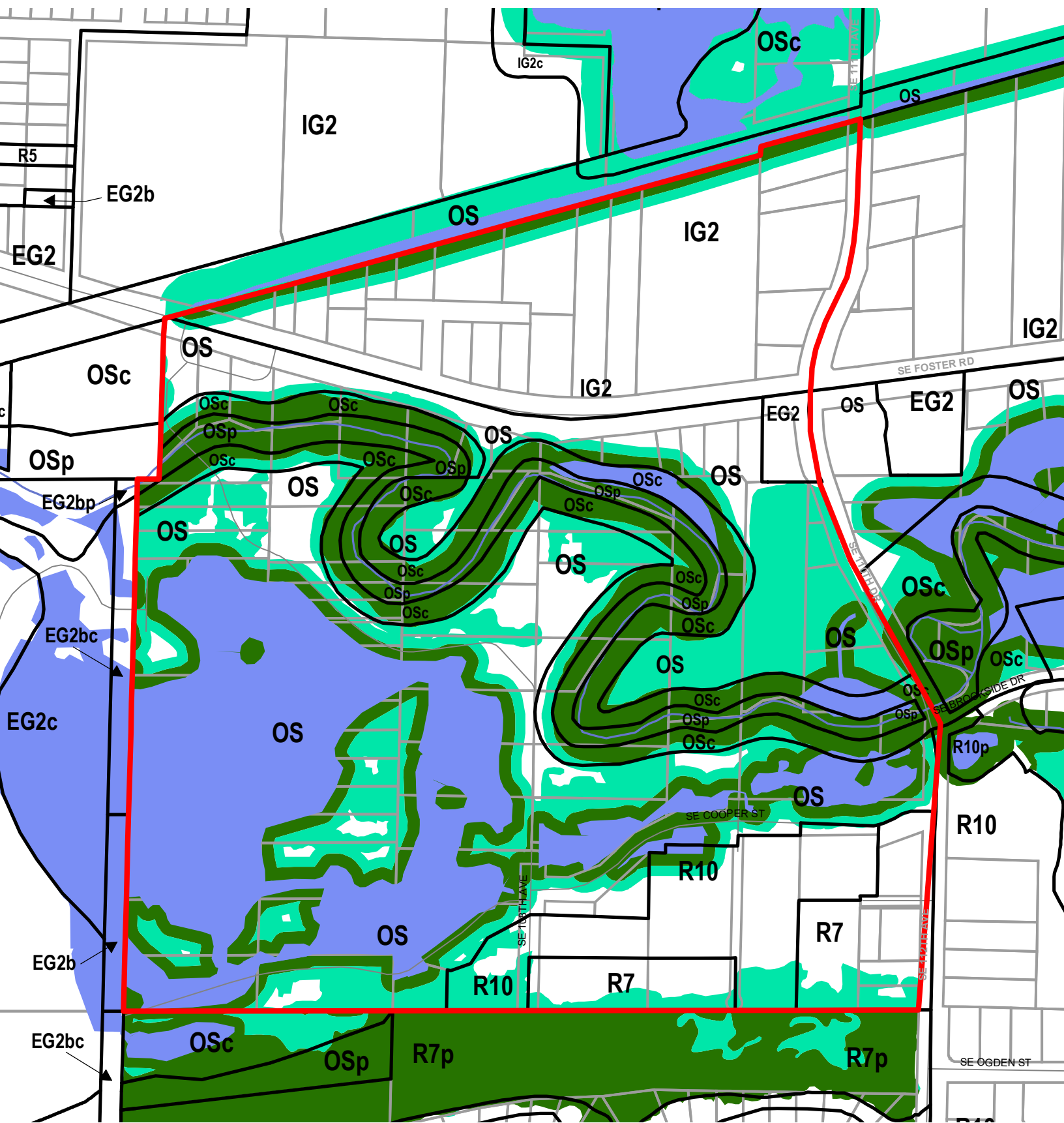




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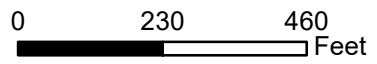
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-  Proposed Conservation Zone
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-  Streams
-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

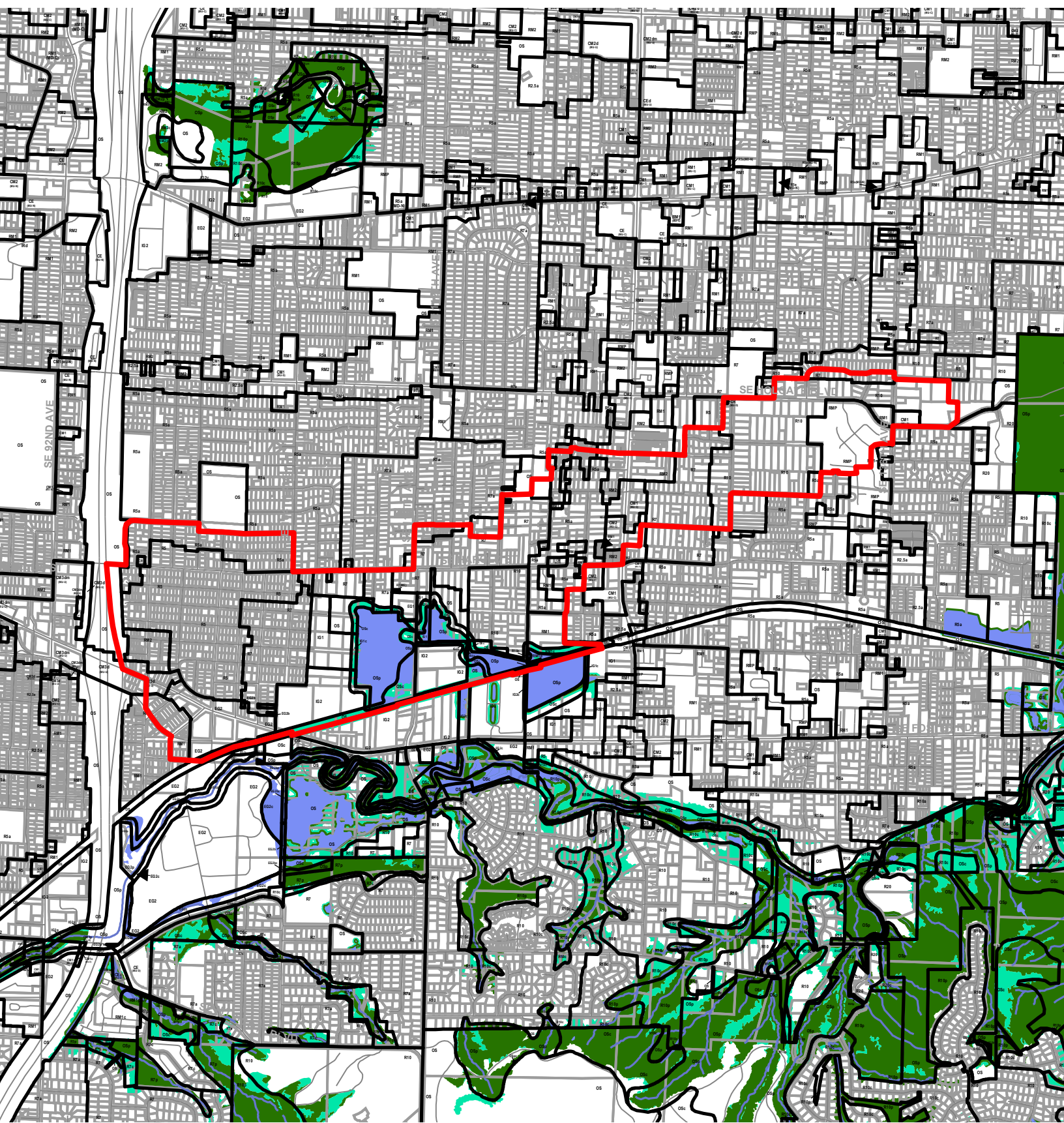














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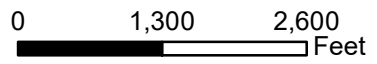
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- Proposed Scenic Overlay
- Taxlots
- Proposed Conservation Zone
- Resource Sites
- Proposed Protection Zone
- Wetlands
- Streams
- Urban Service Boundary

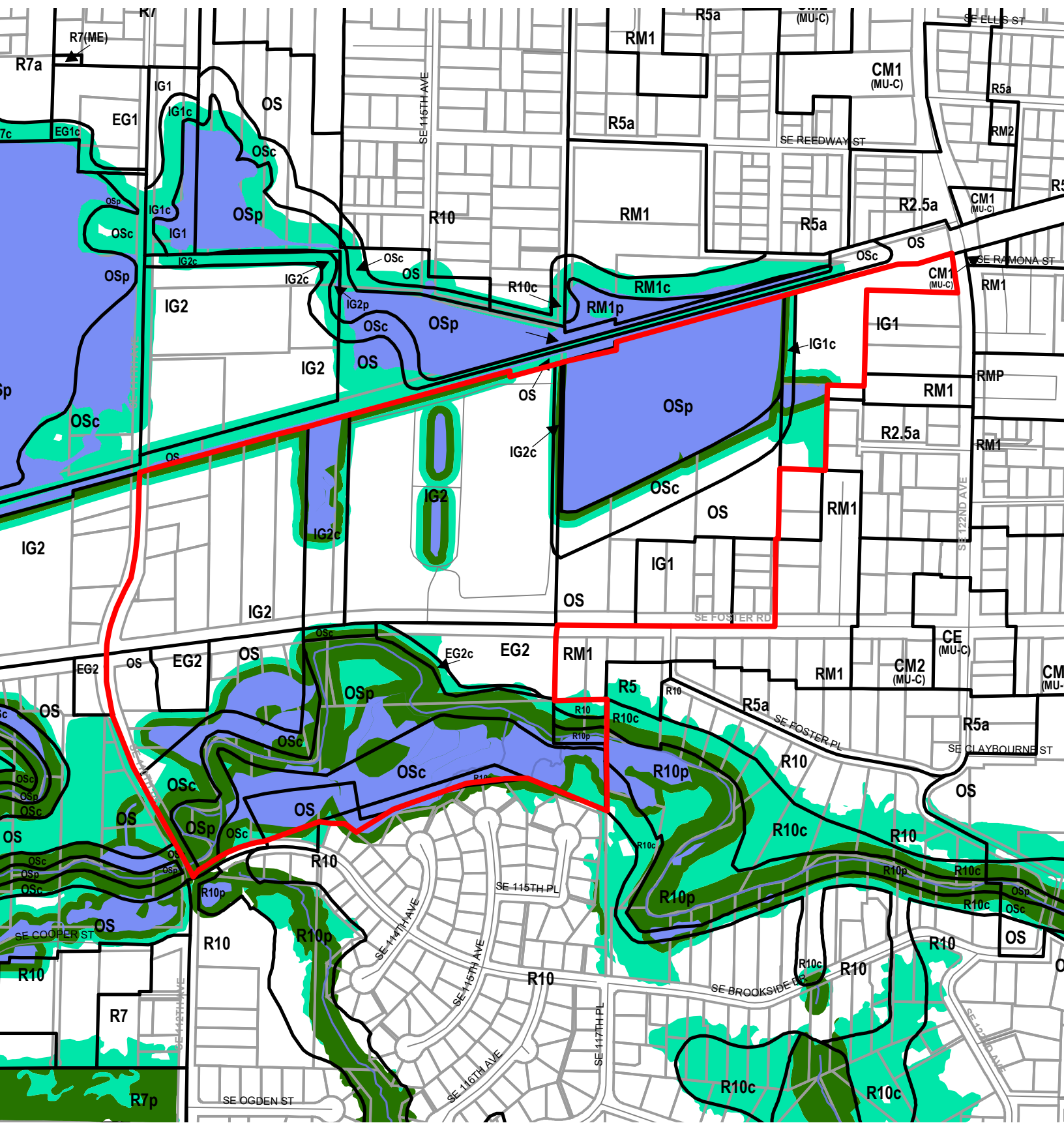




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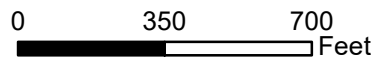
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-  Streets
-  Taxlots
-  Resource Sites
-  Wetlands
-  Urban Service Boundary

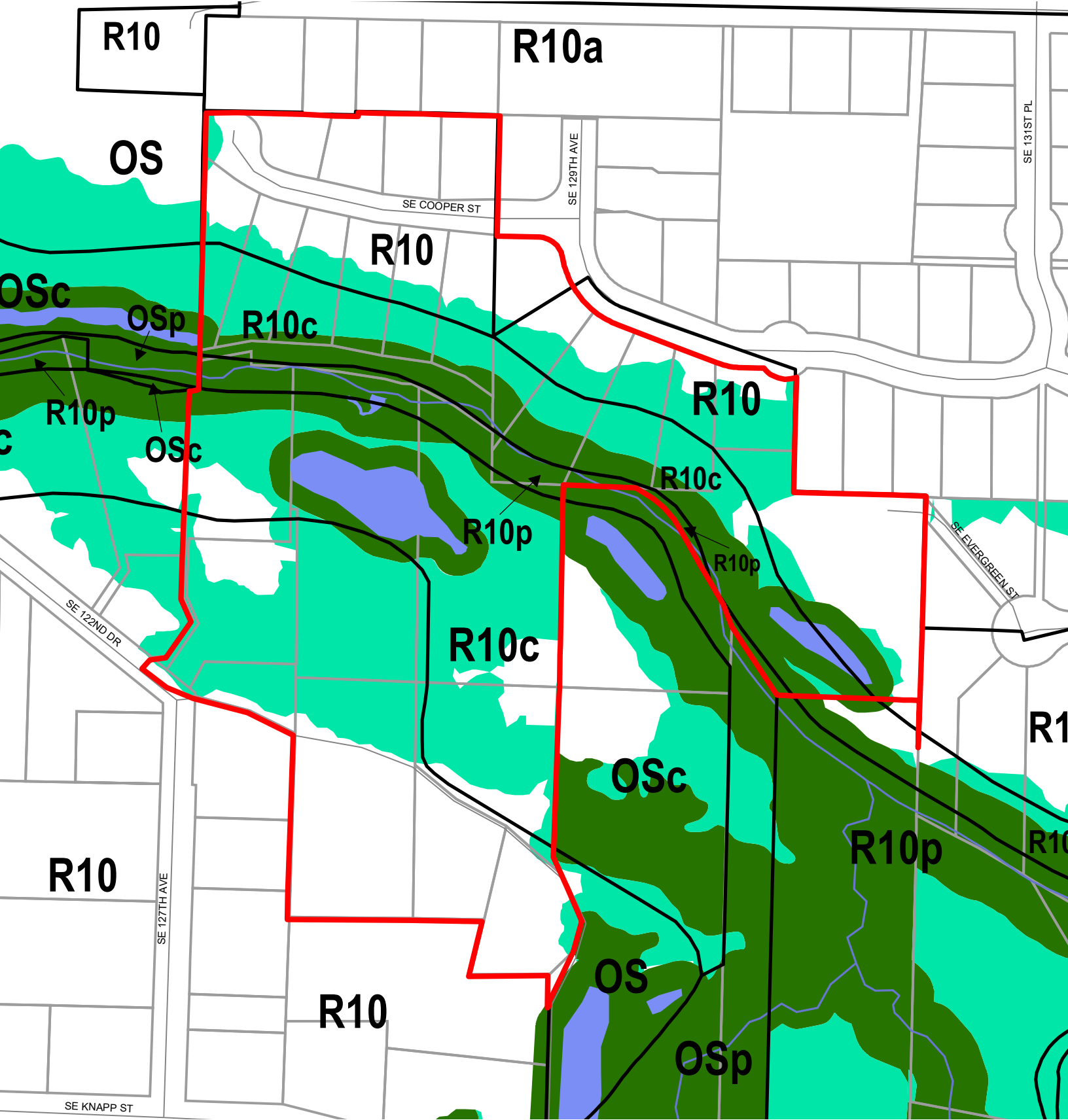




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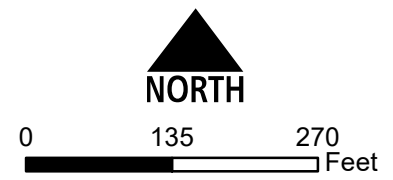
- Existing Zoning
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- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- ▭ Resource Sites
- Wetlands
- Urban Service Boundary

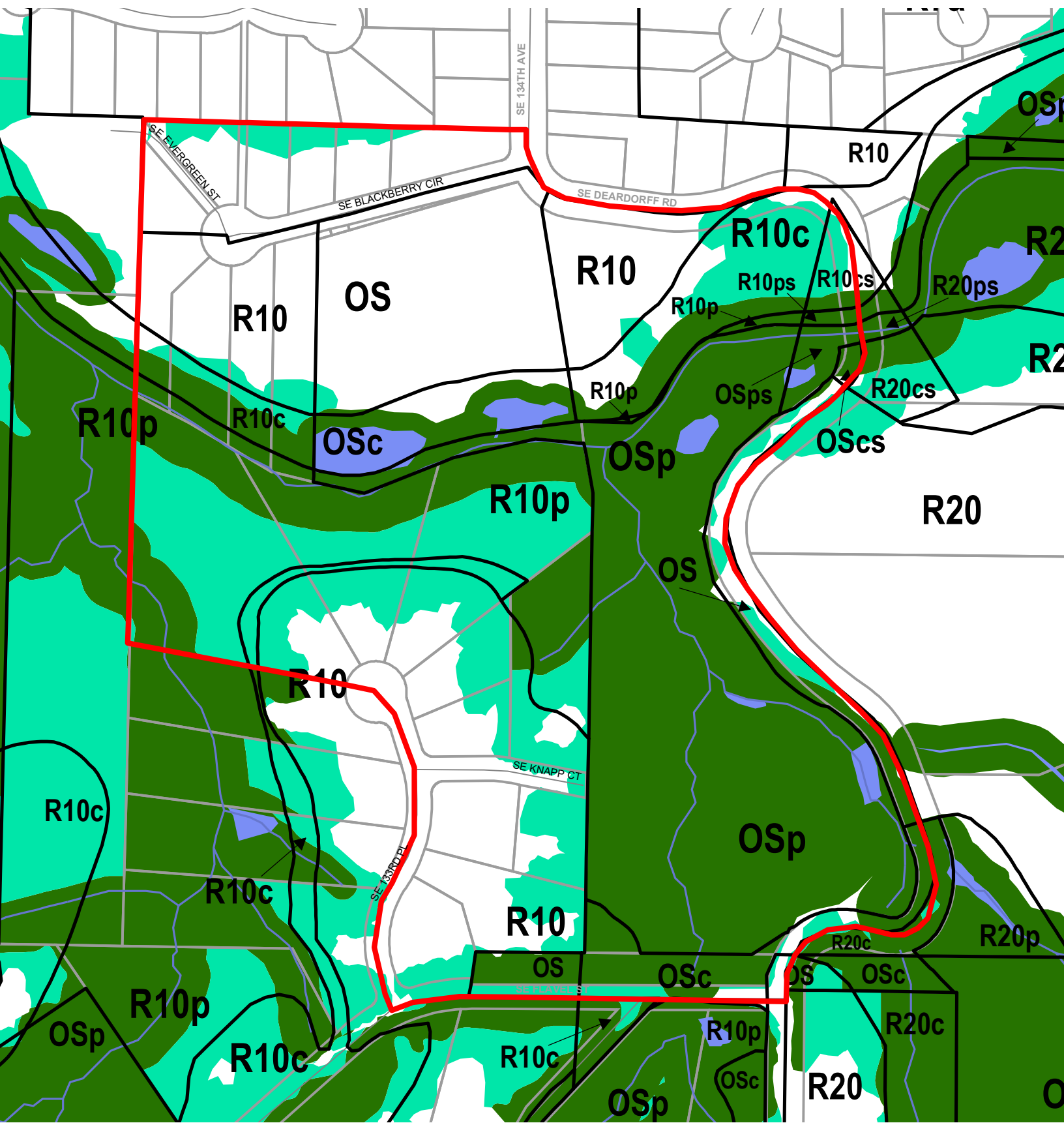




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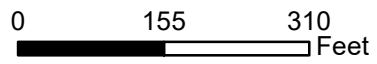
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- Taxlots
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- Resource Sites
- Proposed Protection Zone
- Wetlands
- Streams
- Urban Service Boundary

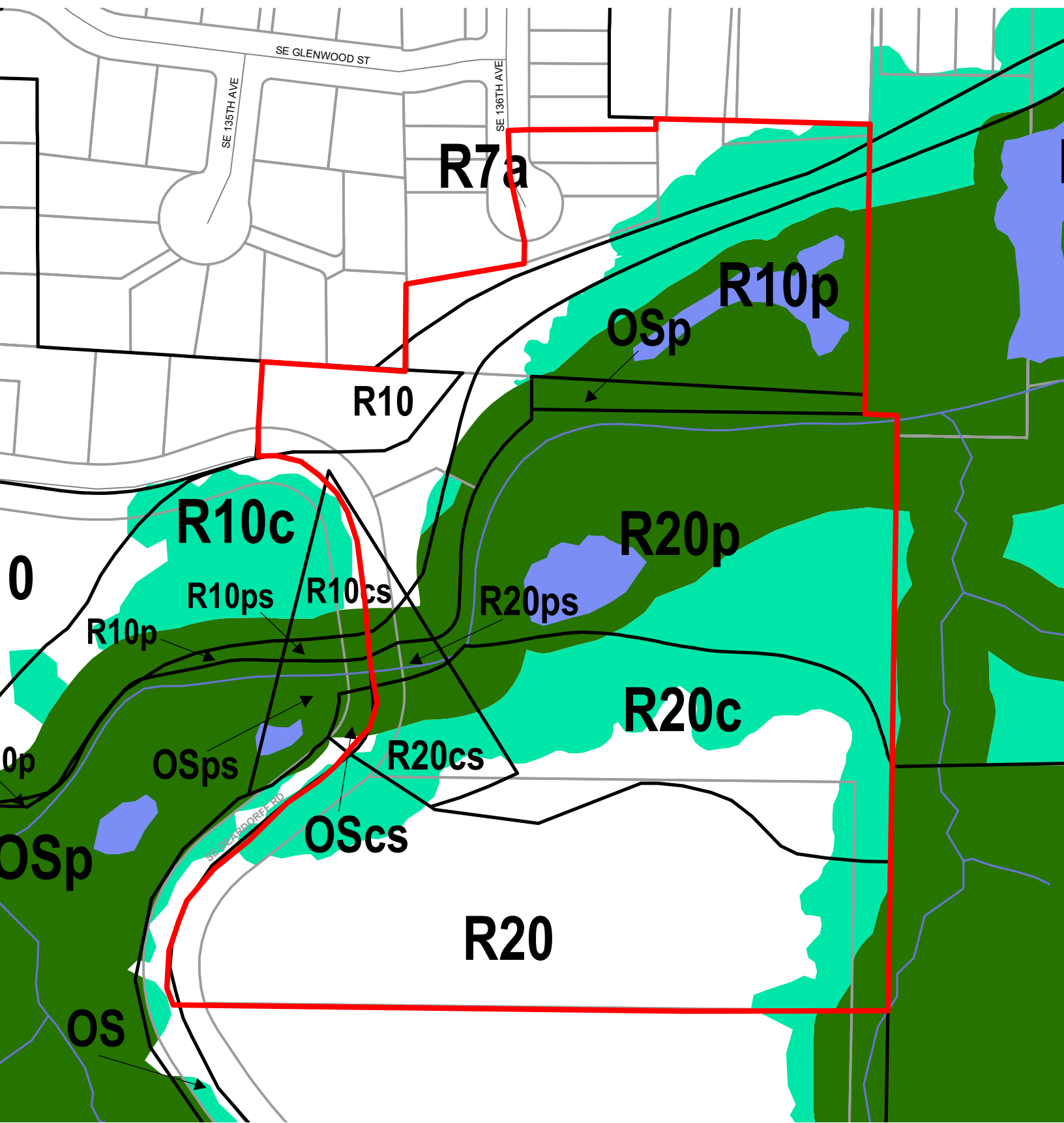




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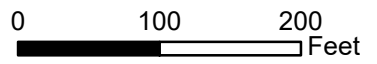
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- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

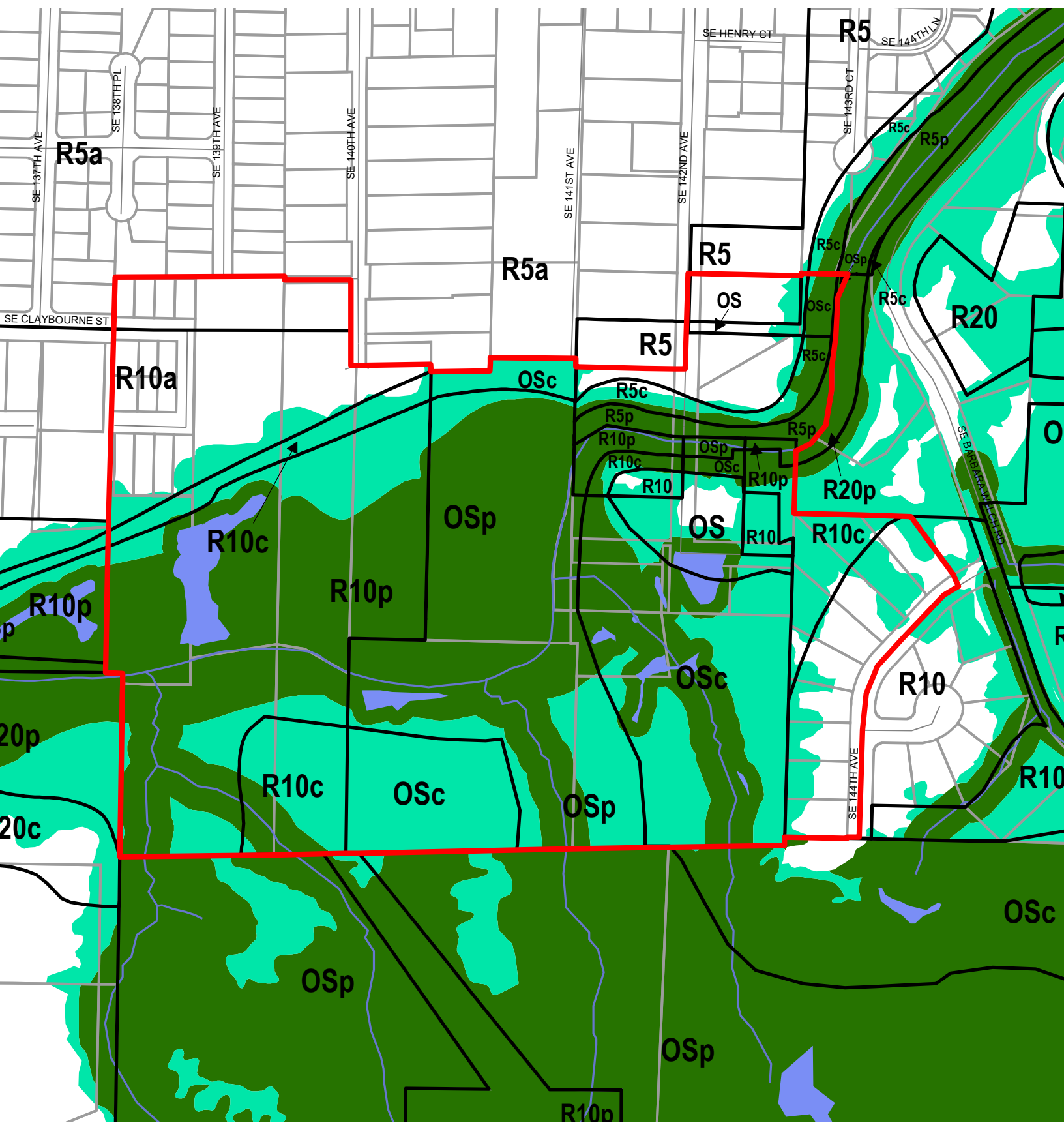




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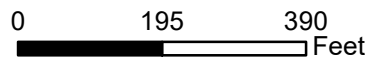
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- Wetlands
- Urban Service Boundary

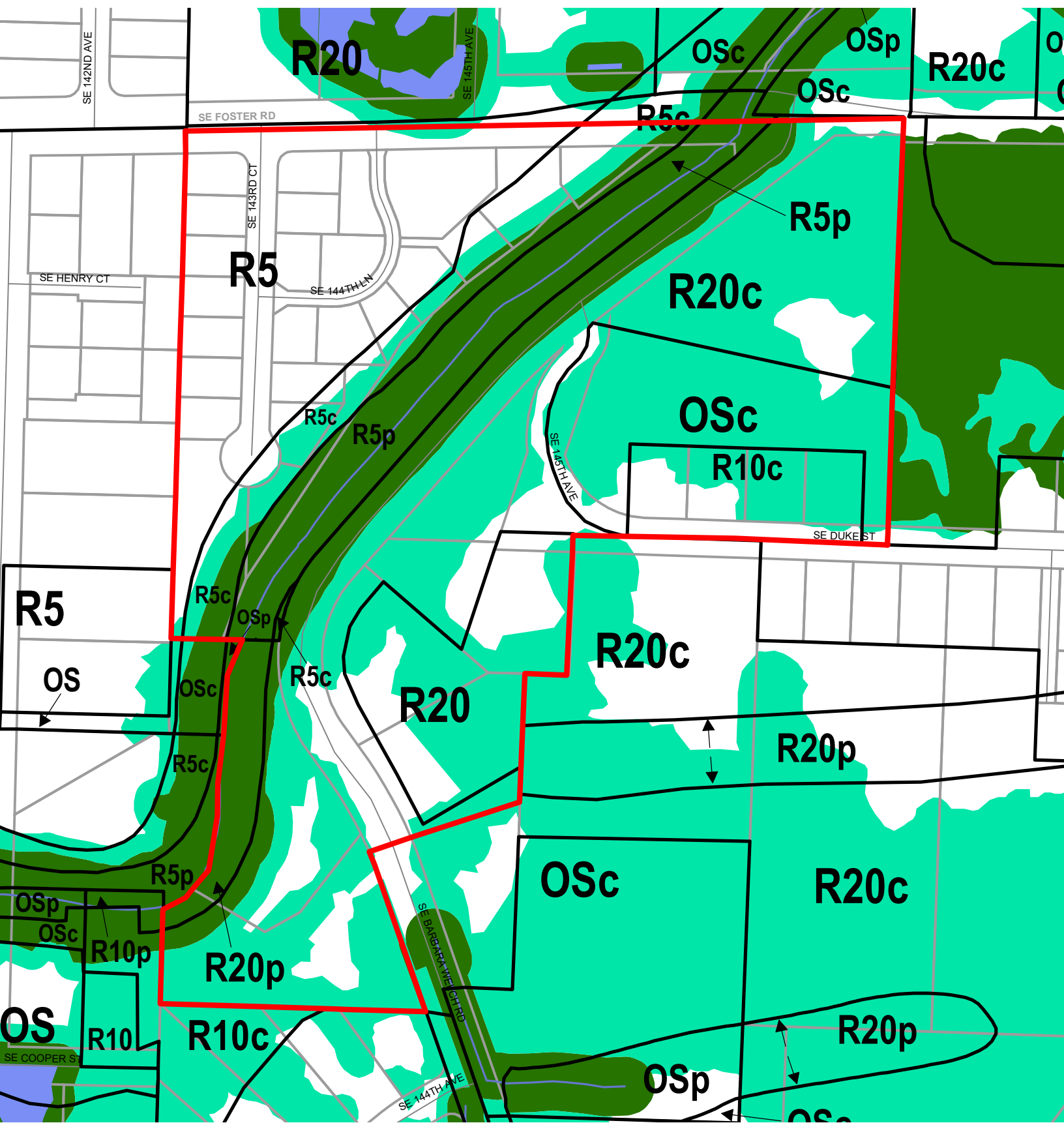




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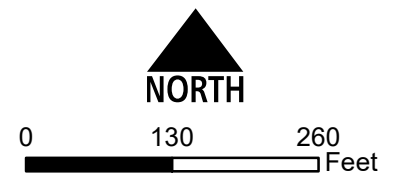
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- Streets
- Proposed Scenic Overlay
- Taxlots
- Proposed Conservation Zone
- Resource Sites
- Proposed Protection Zone
- Wetlands
- Streams
- Urban Service Boundary

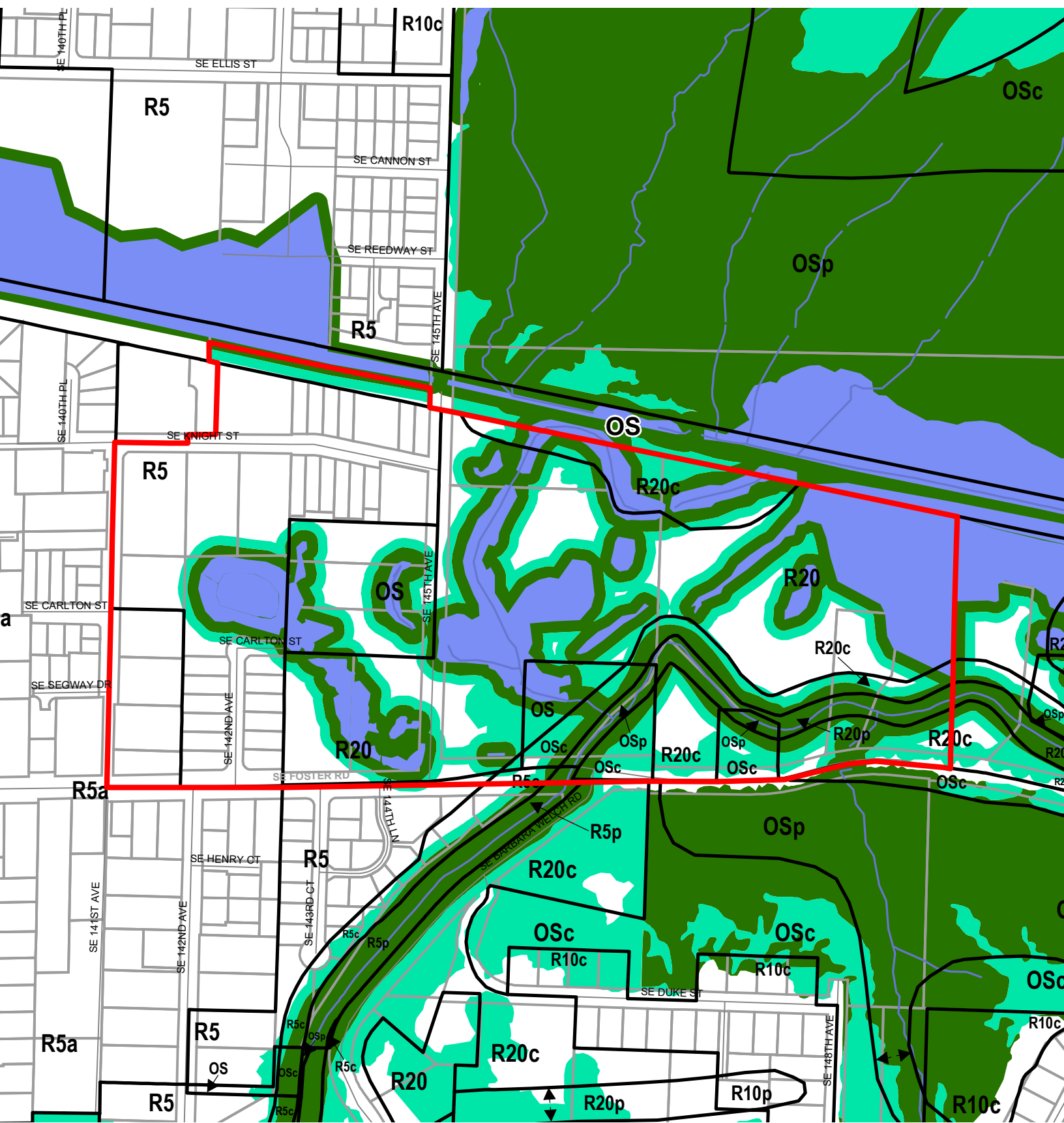




Legend

- Existing Zoning
- Streets
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Wetlands
- Urban Service Boundary
- Resource Sites

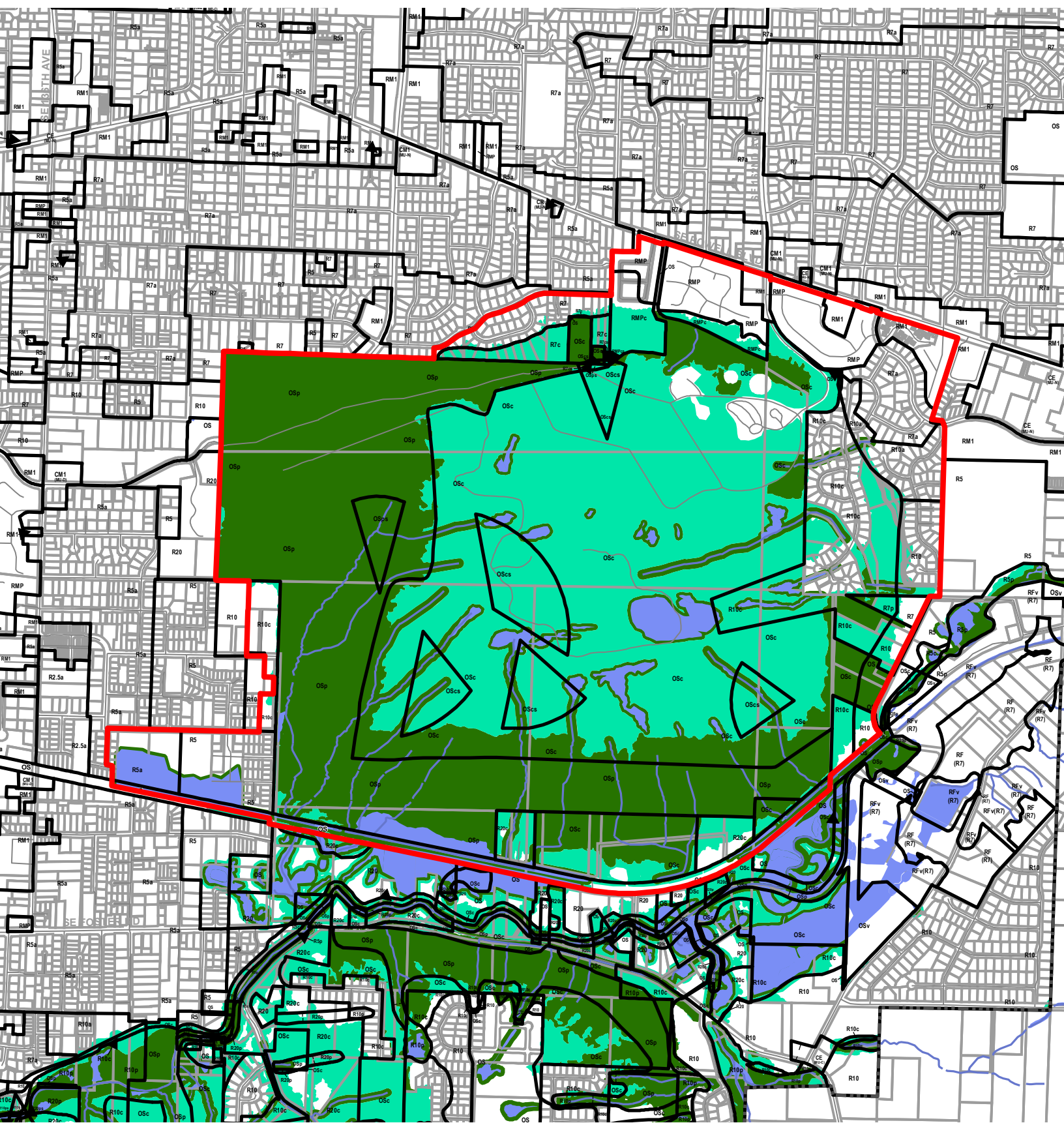




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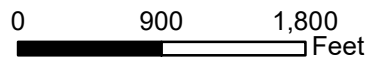
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- Taxlots
- Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Resource Sites
- Wetlands
- Streams
- Urban Service Boundary

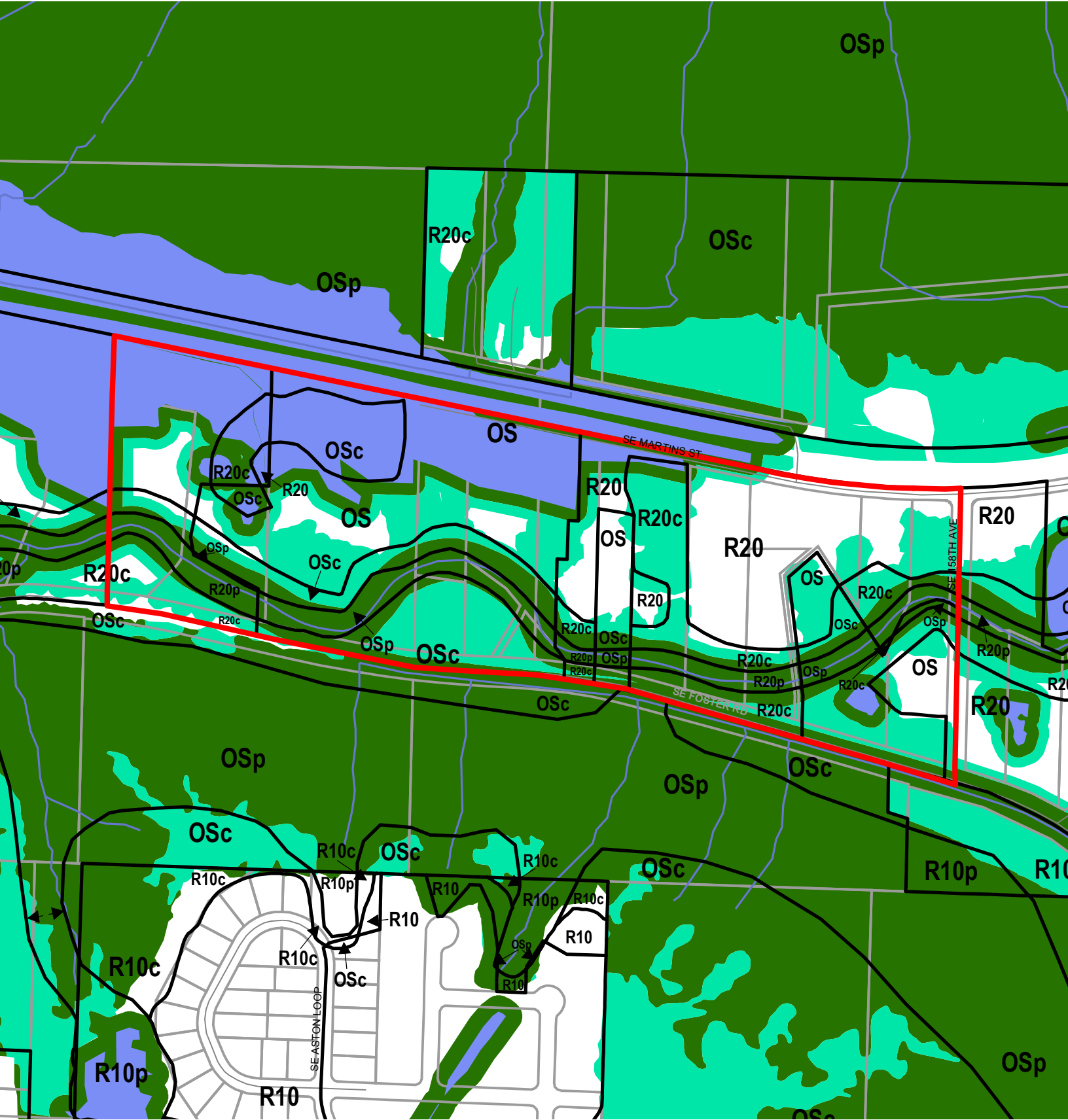














Legend

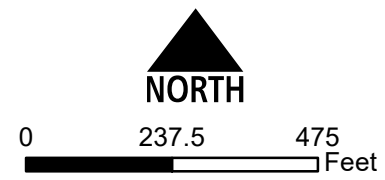
- Existing Zoning
- ▨ Proposed Scenic Overlay
- Proposed Conservation Zone
- Proposed Protection Zone
- Streams
- Streets
- Taxlots
- Resource Sites
- Wetlands
- Urban Service Boundary

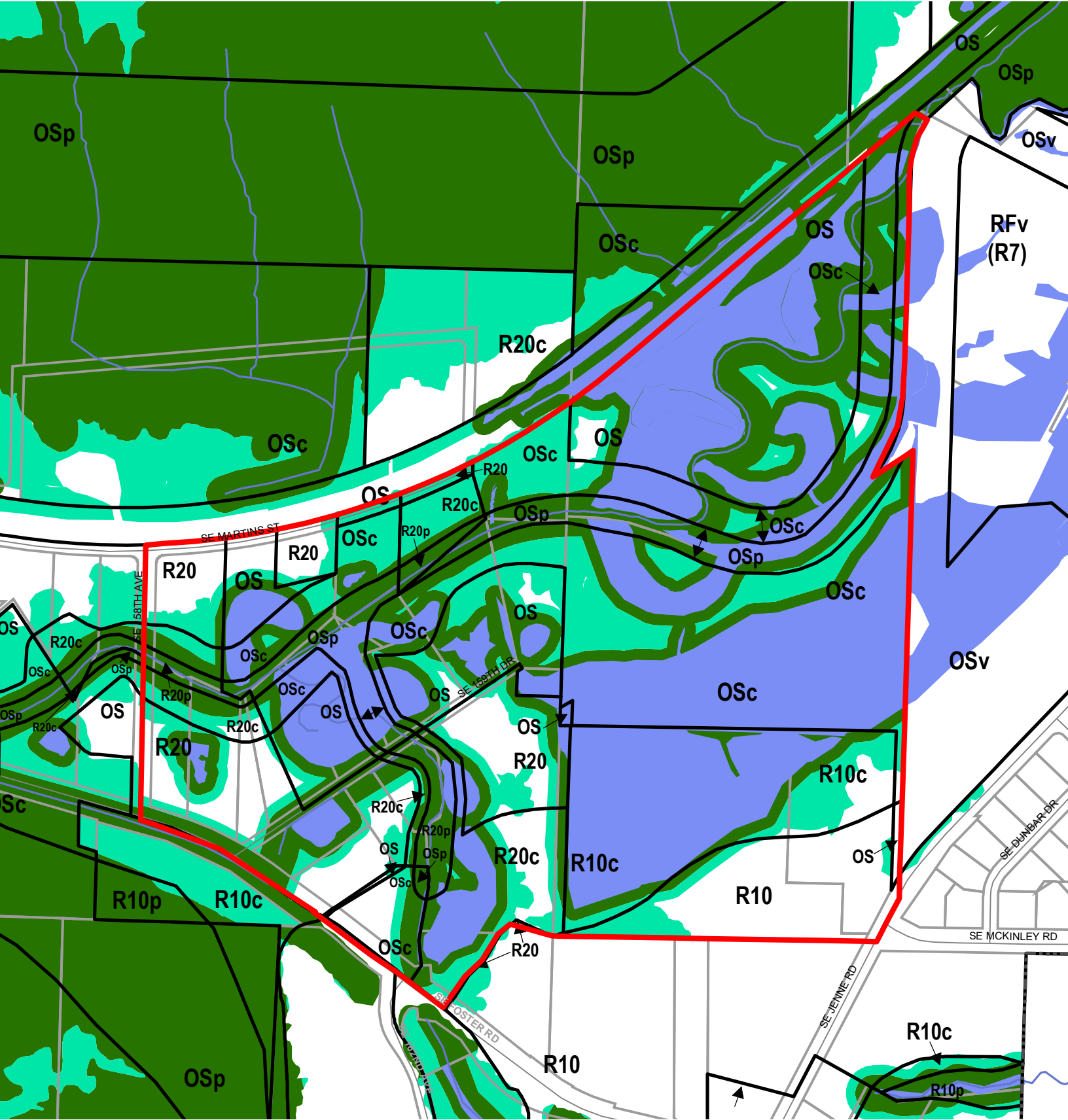














Legend

-  Existing Zoning
-  Proposed Scenic Overlay
-  Proposed Conservation Zone
-  Proposed Protection Zone
-  Streams
-  Streets
-  Taxlots
-  Resource Sites
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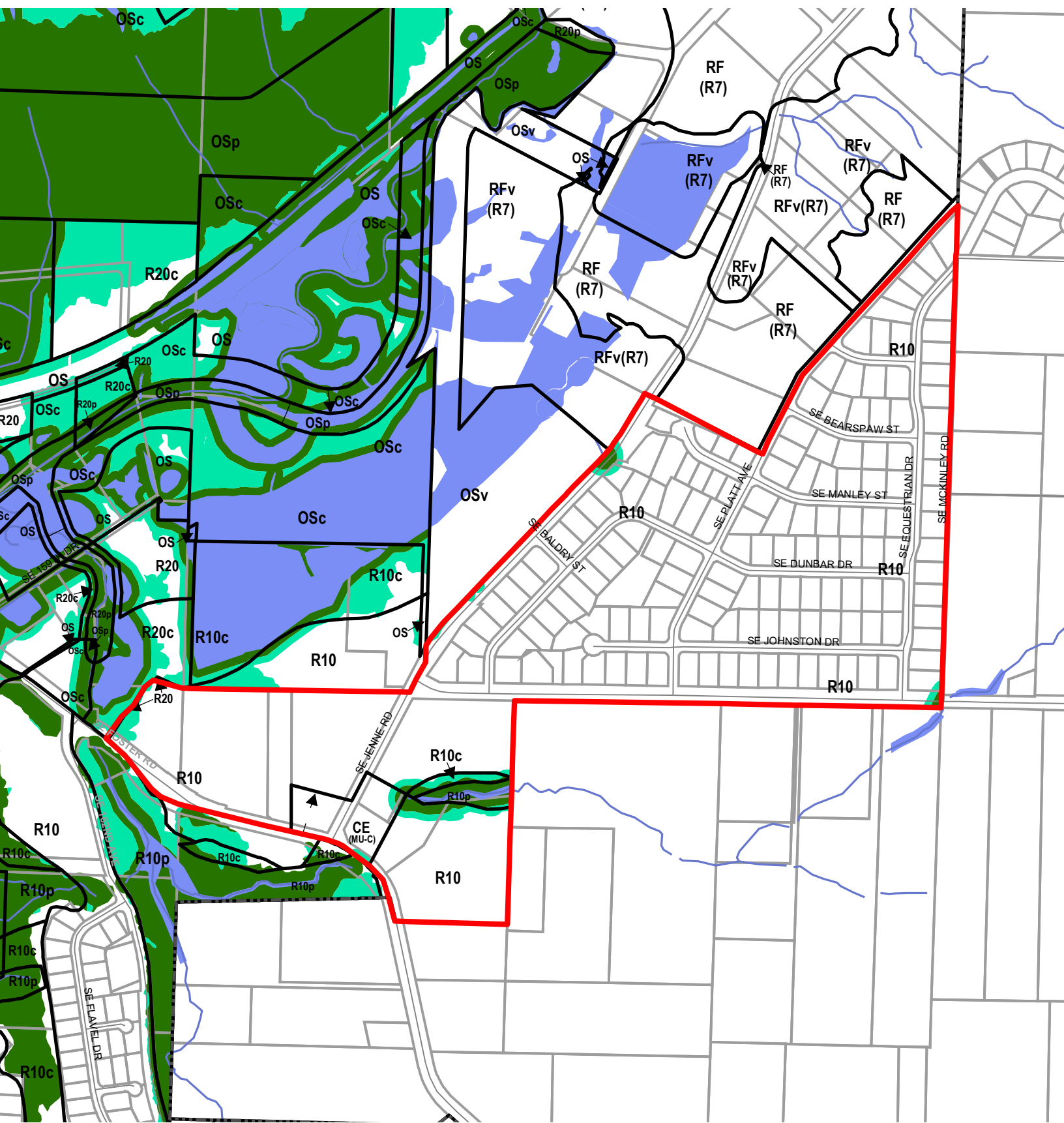




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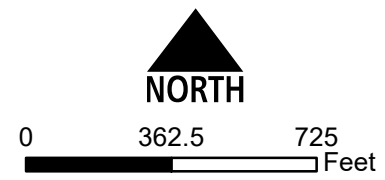
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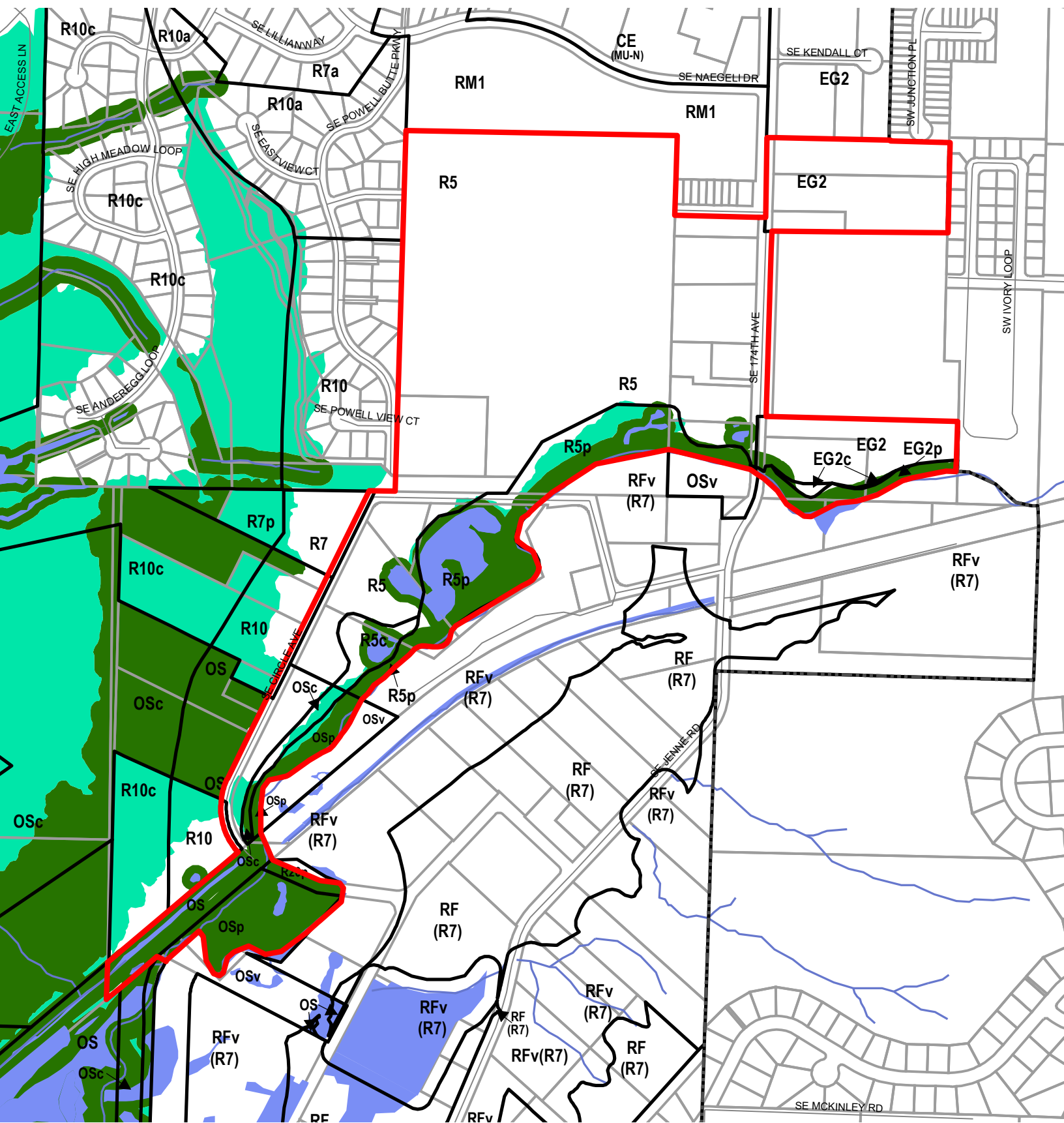




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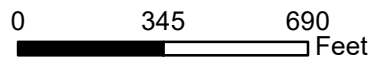
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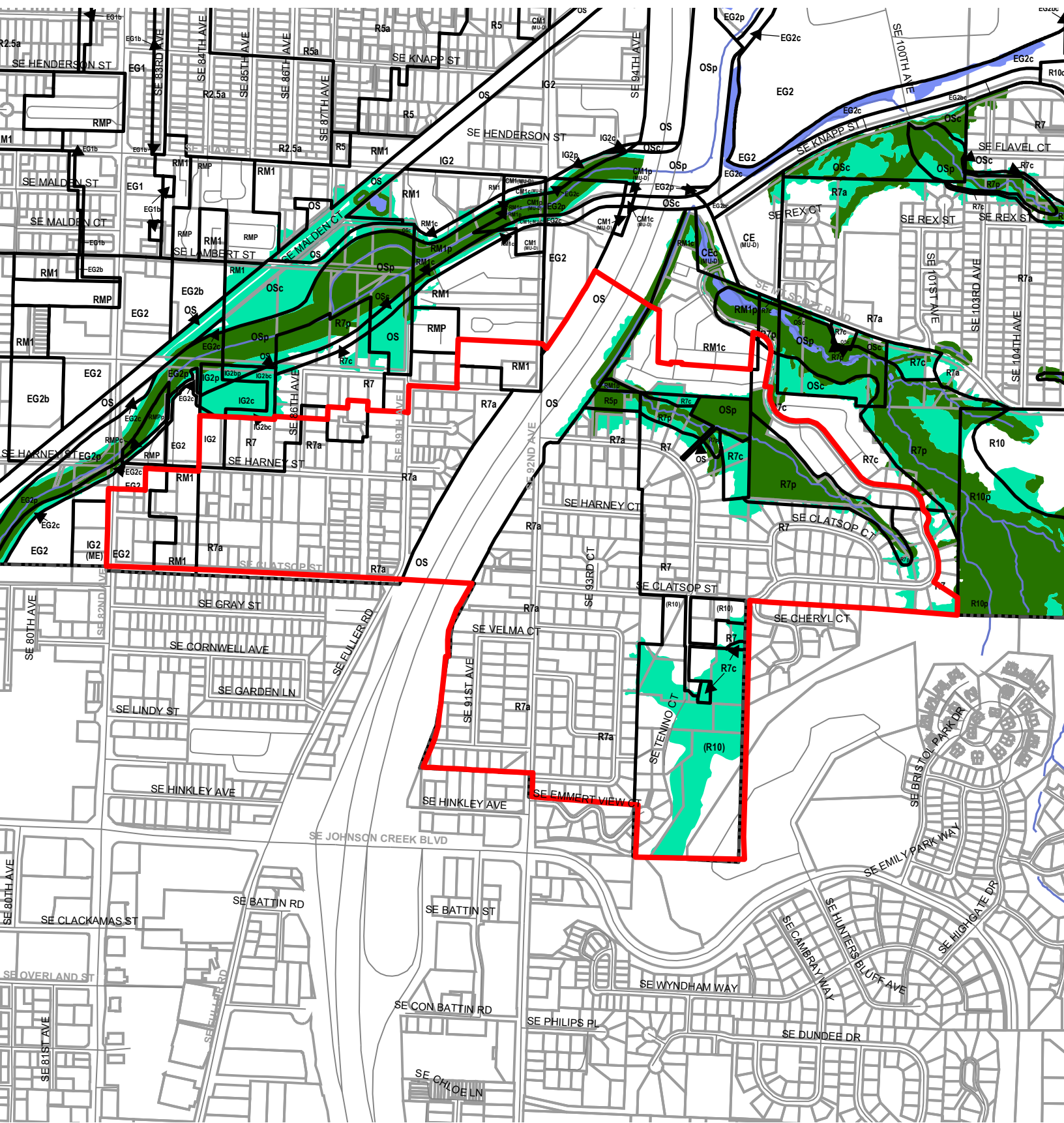














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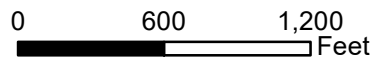
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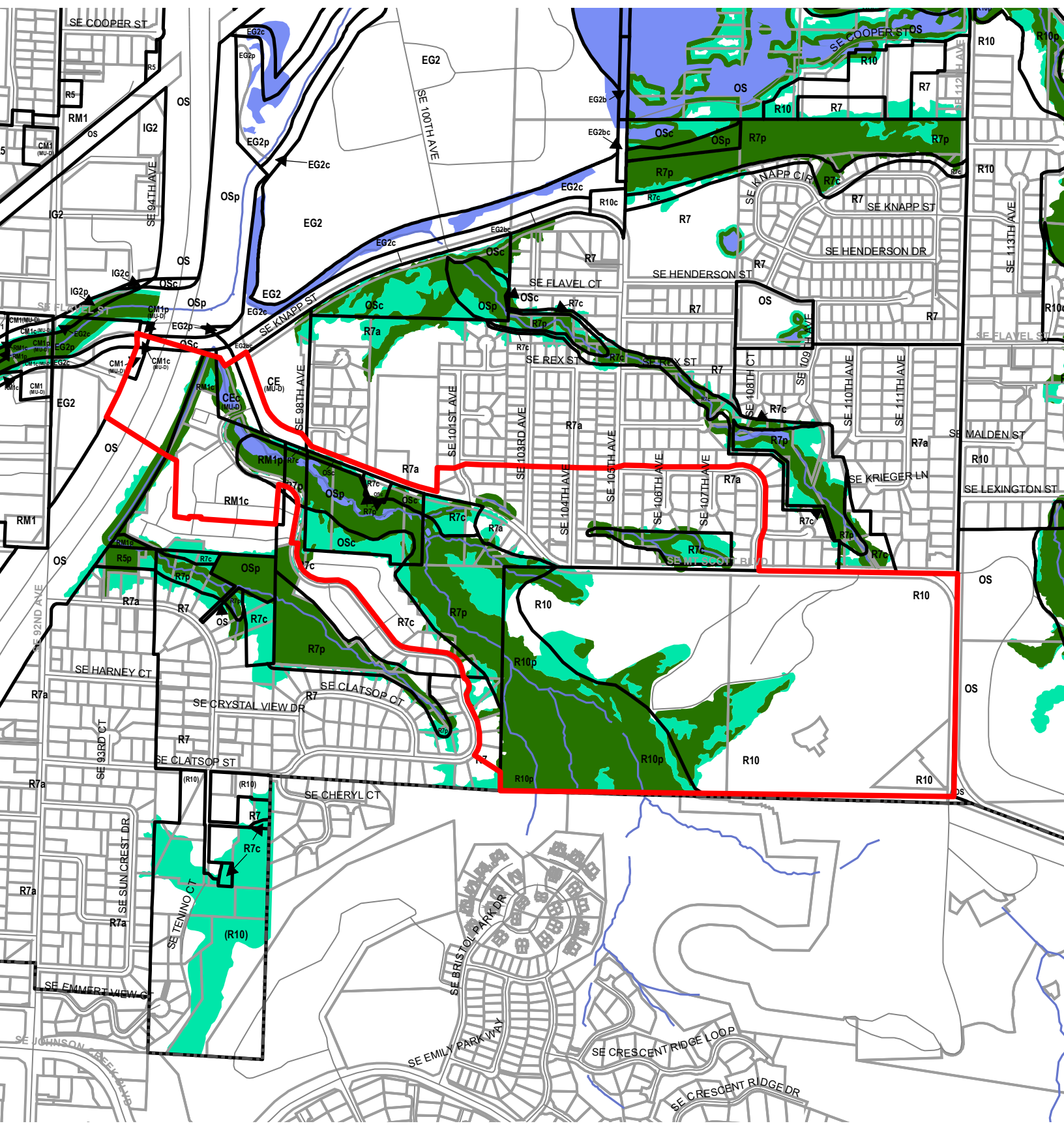














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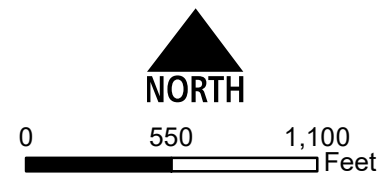
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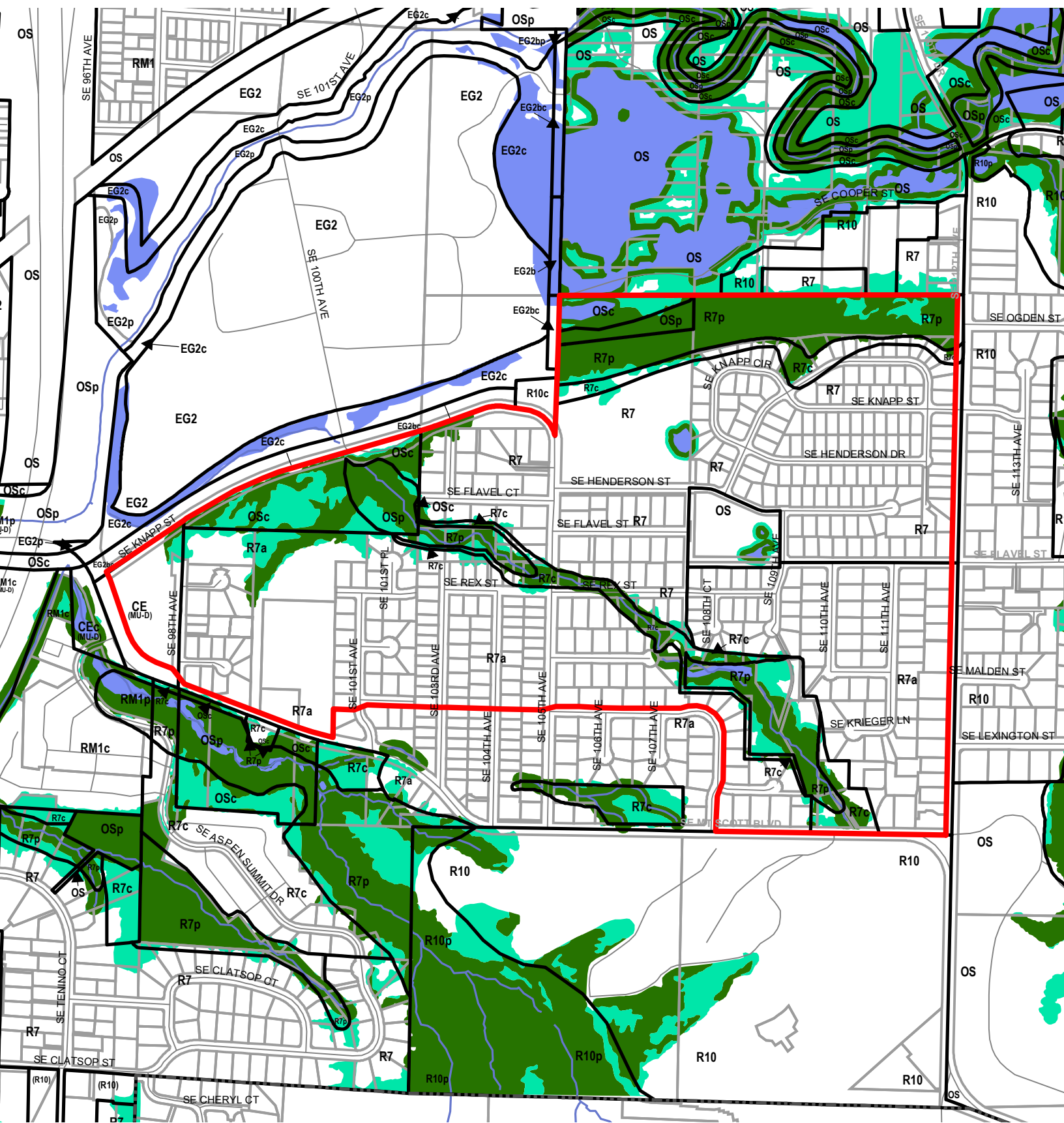














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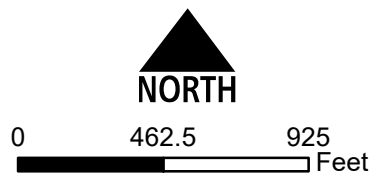
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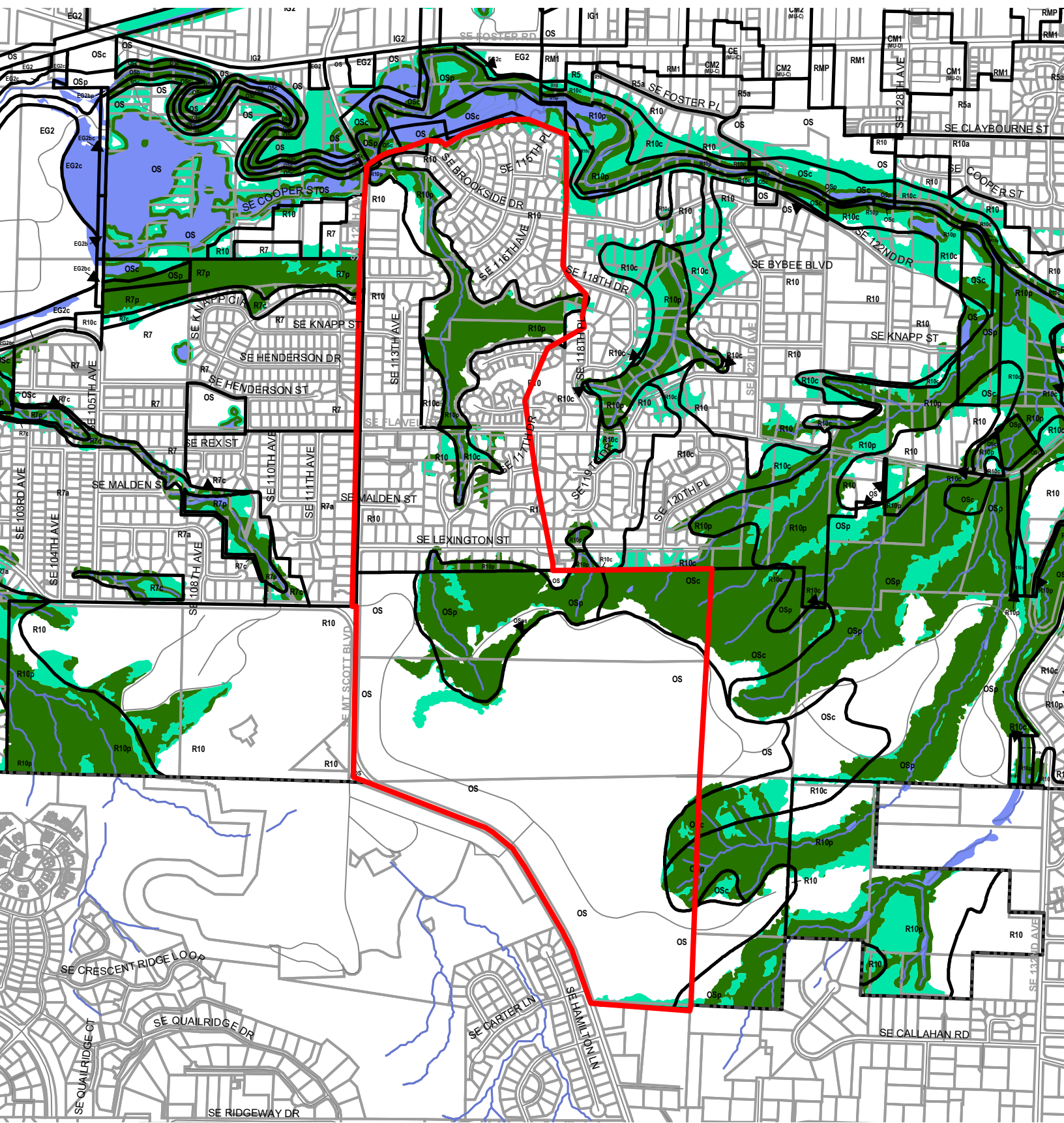




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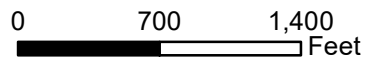
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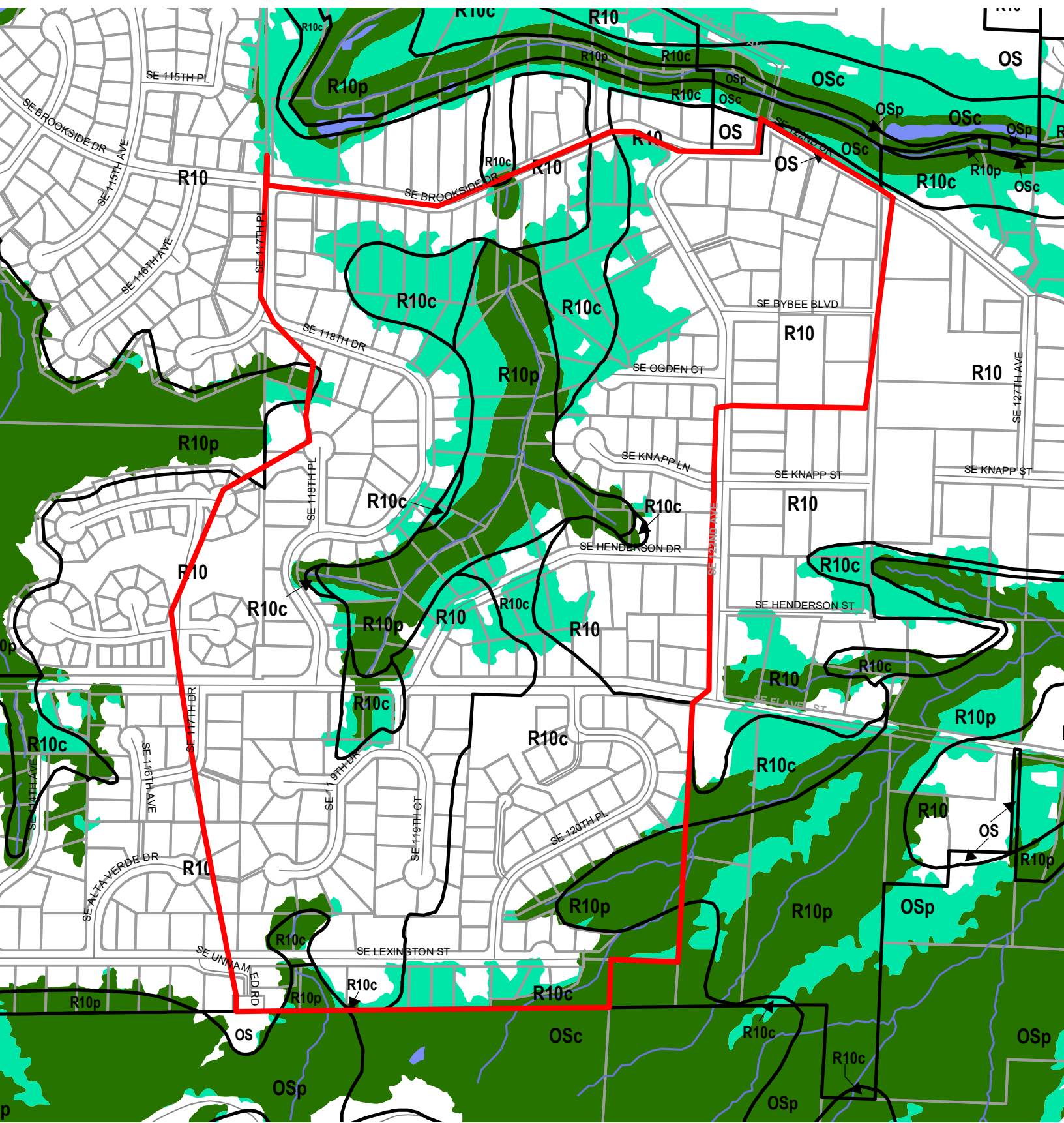




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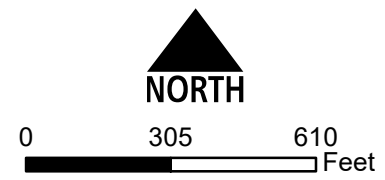
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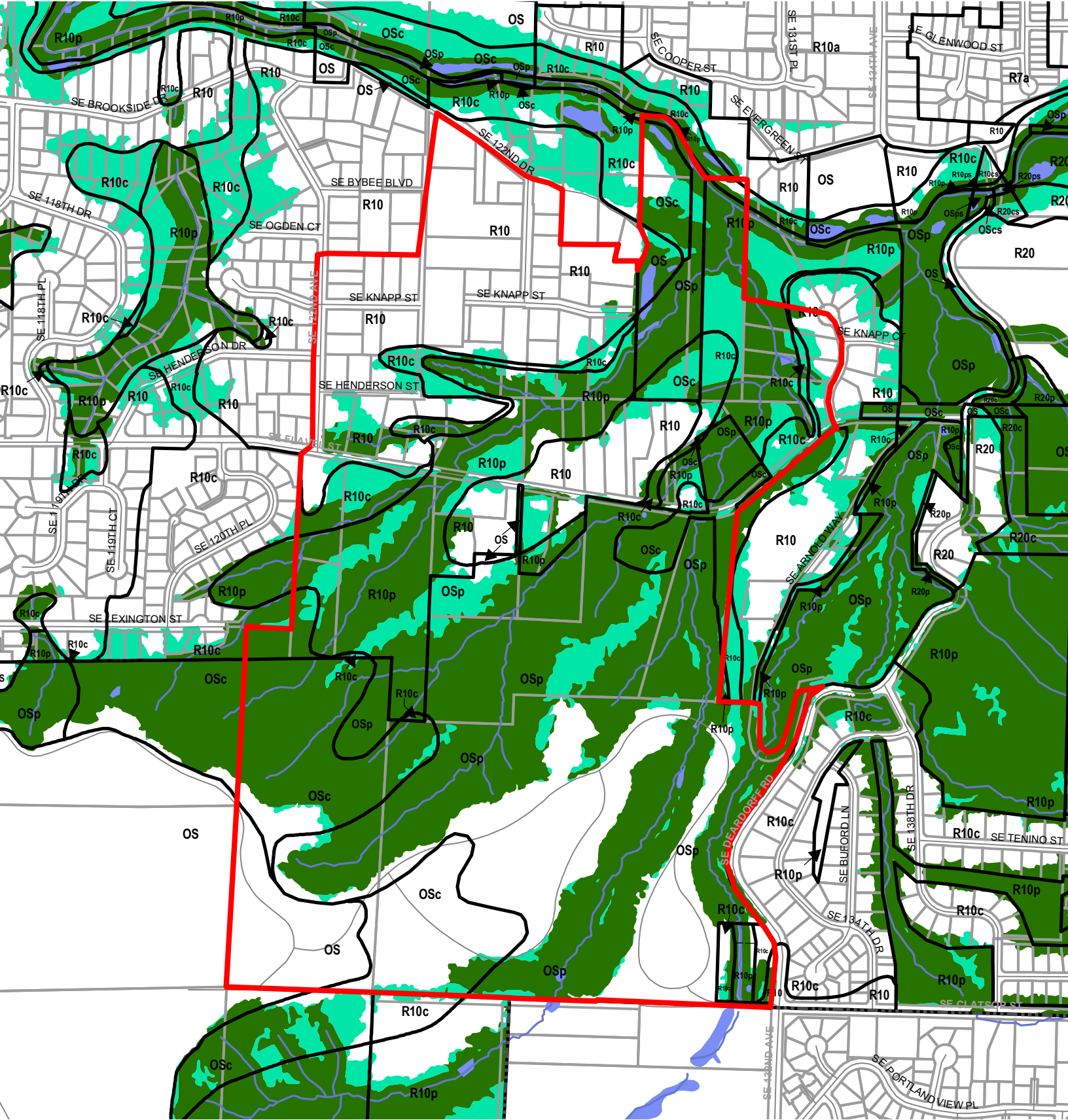




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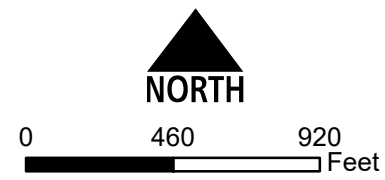
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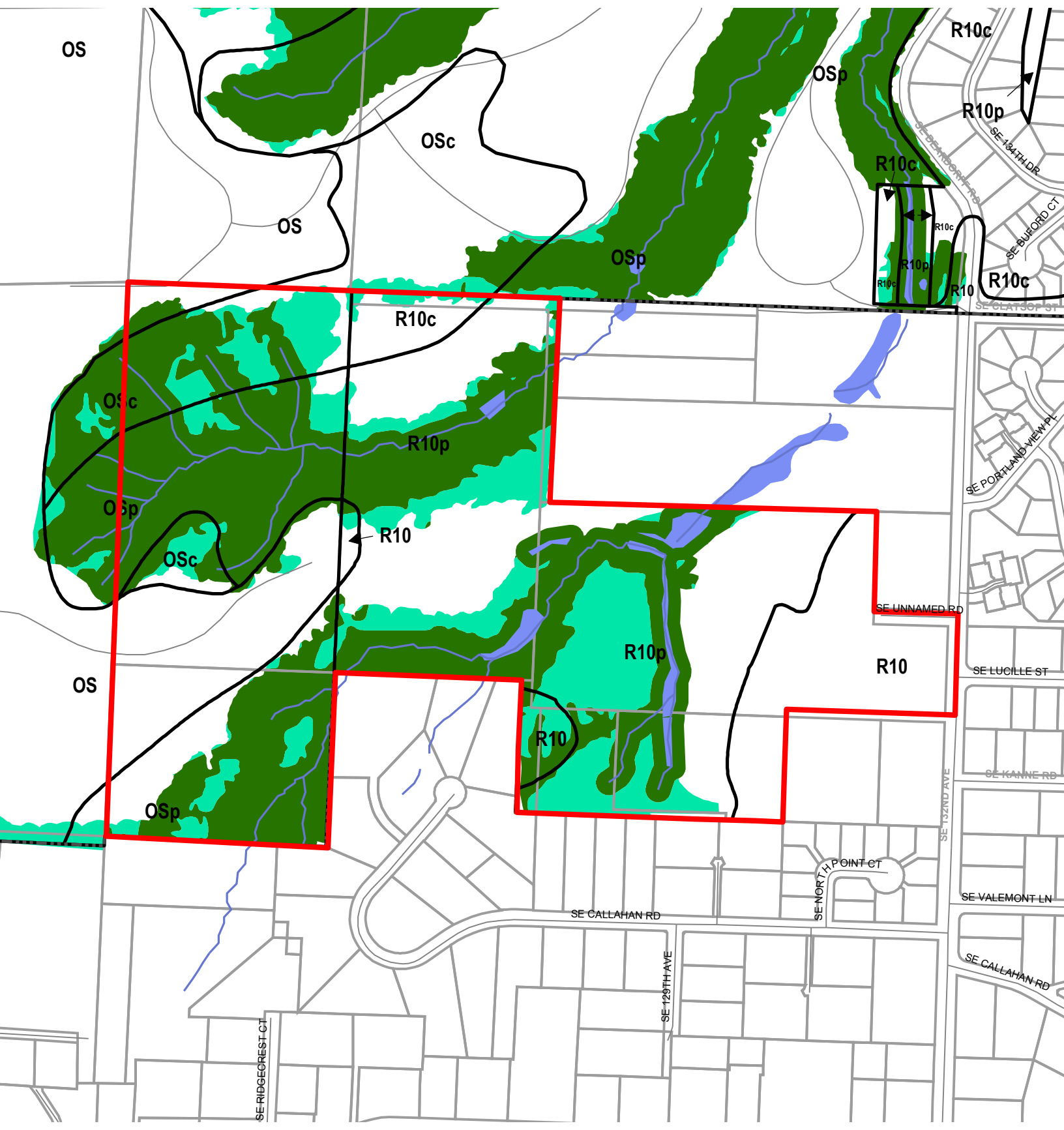




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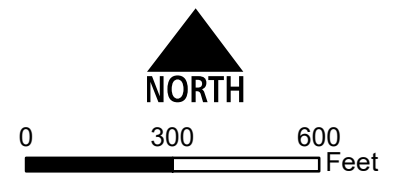
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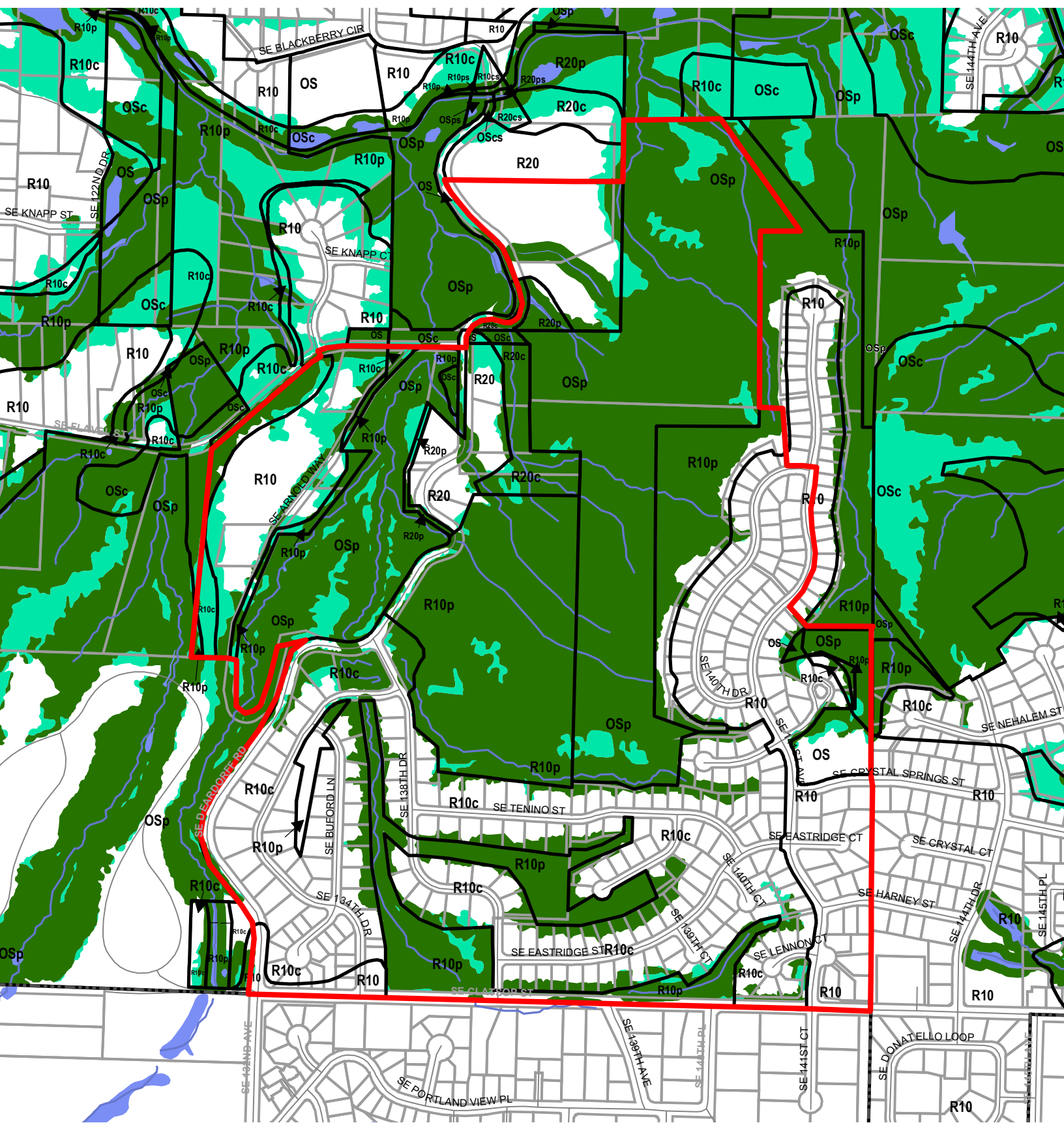




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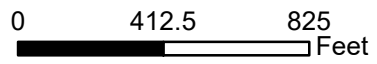
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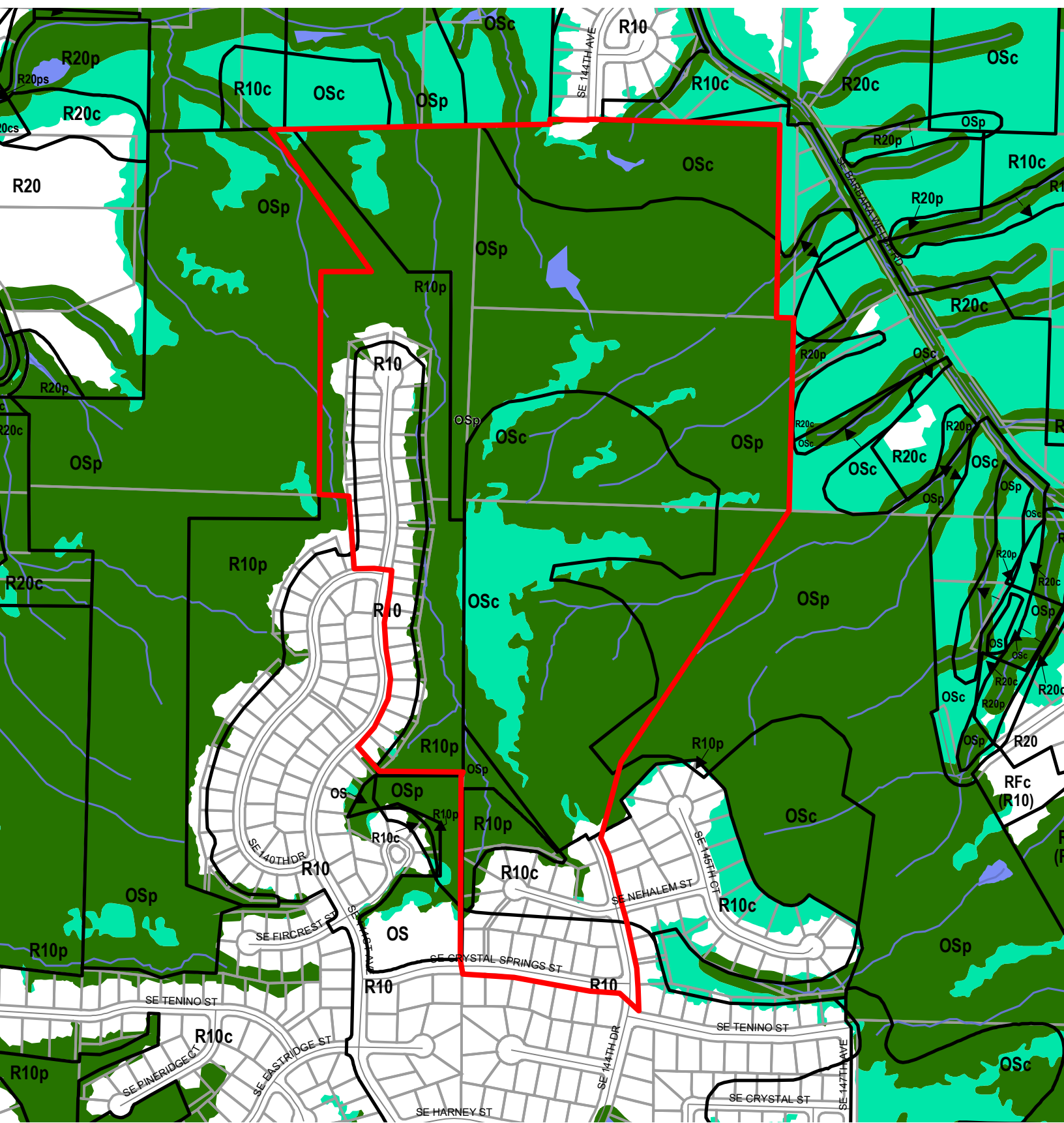




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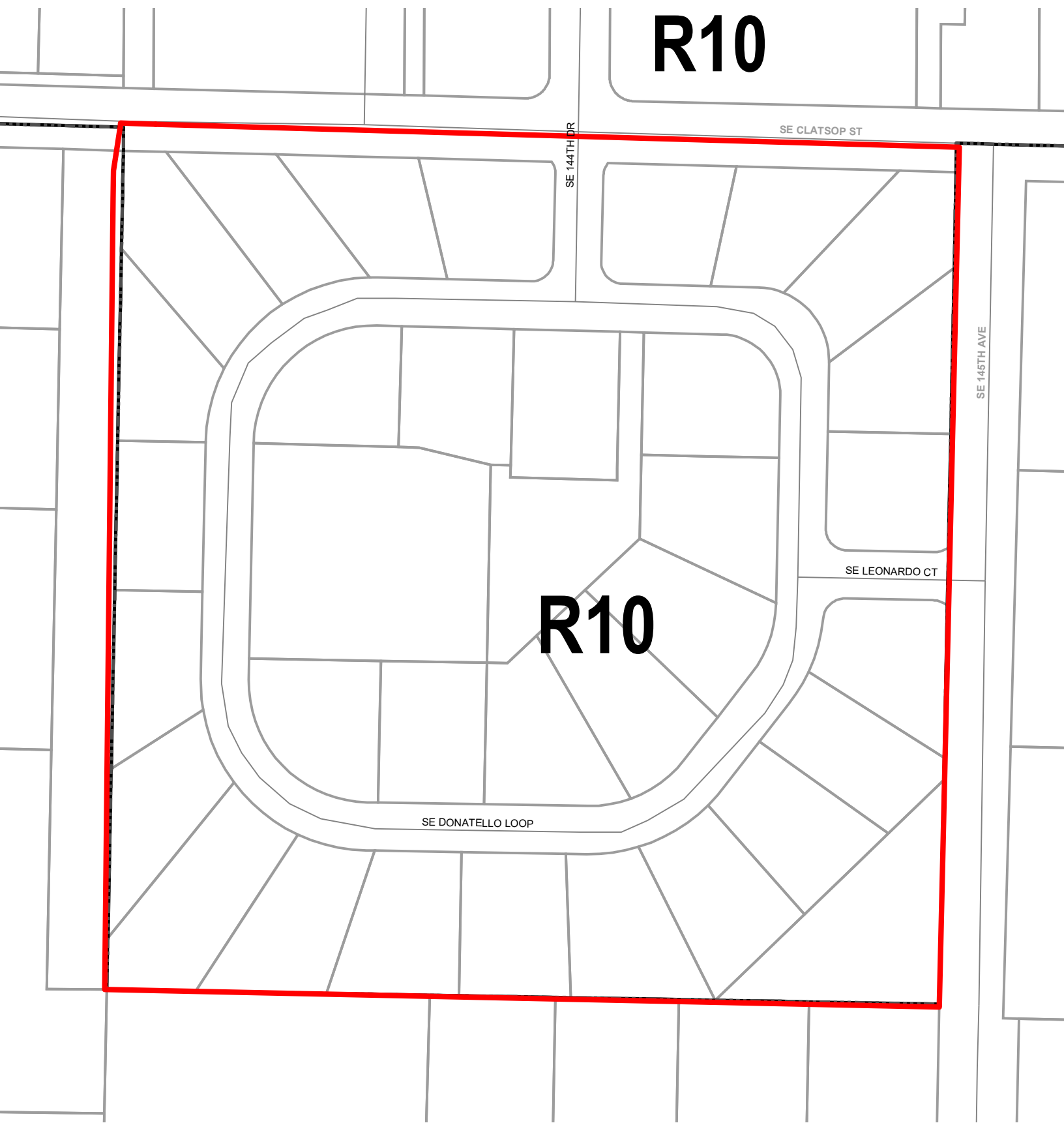
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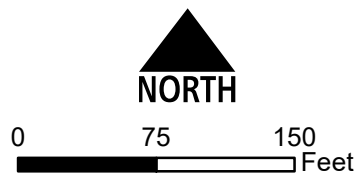
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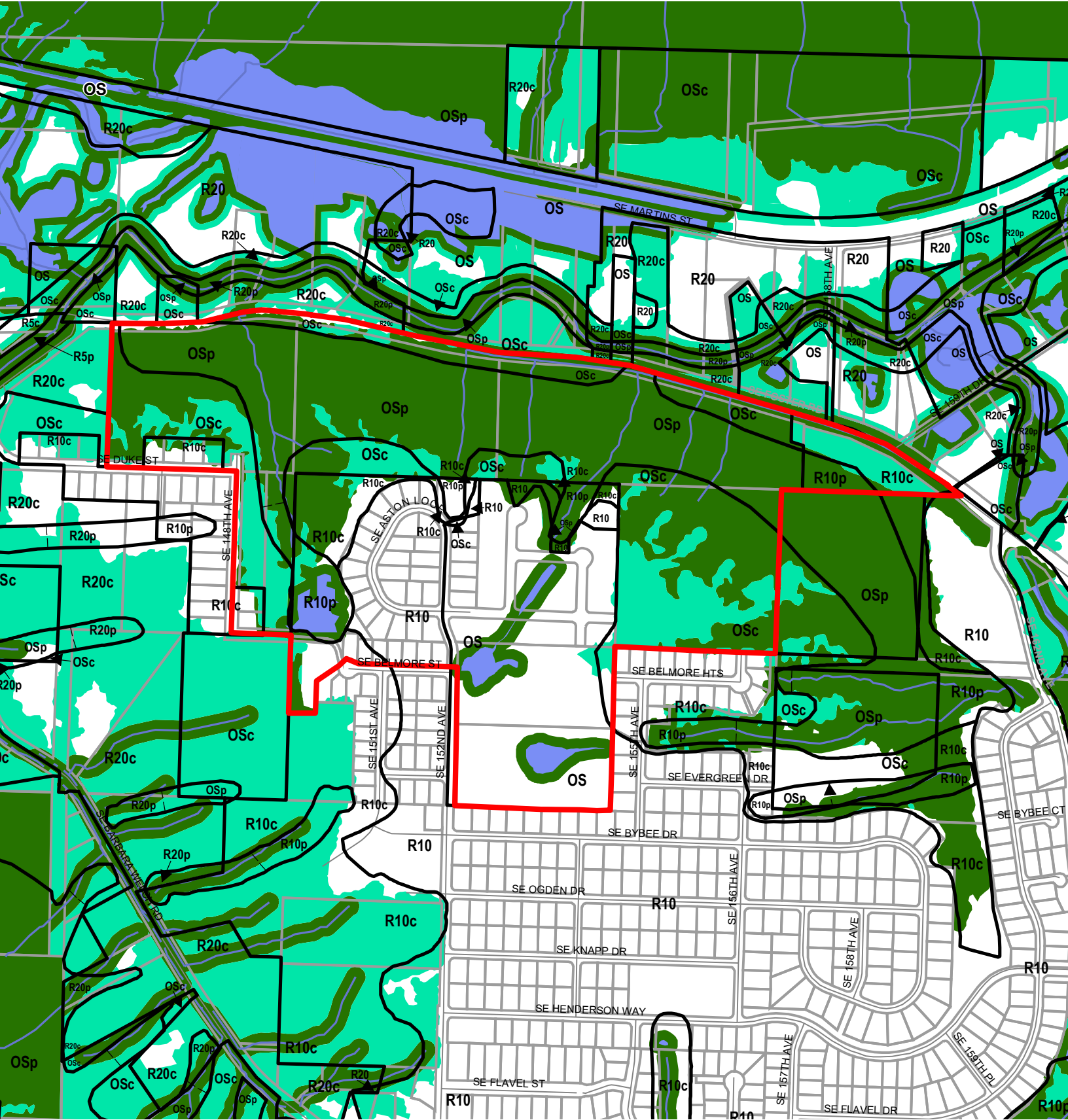
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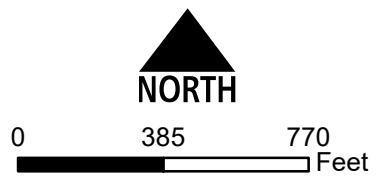
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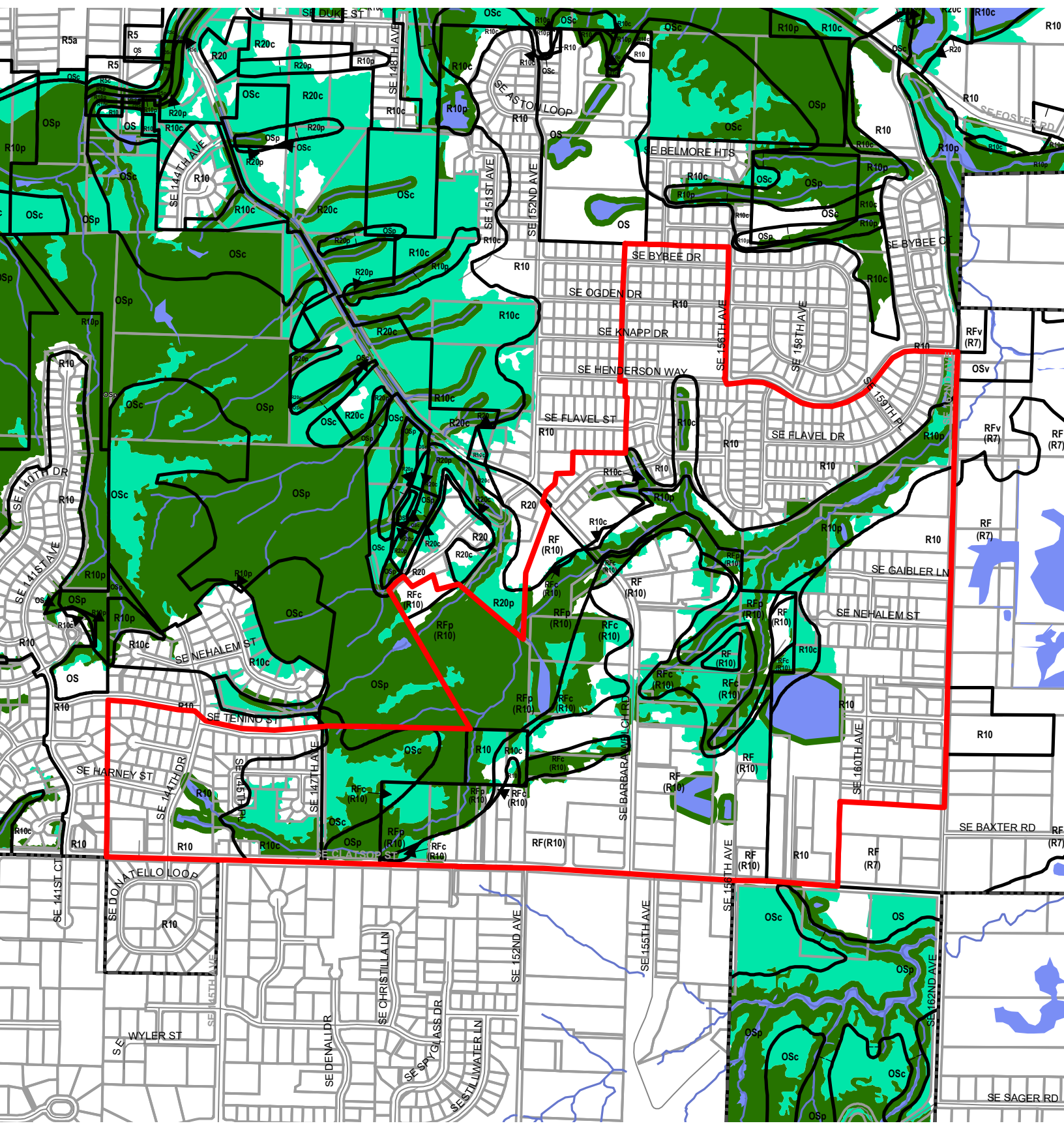




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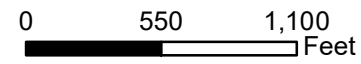
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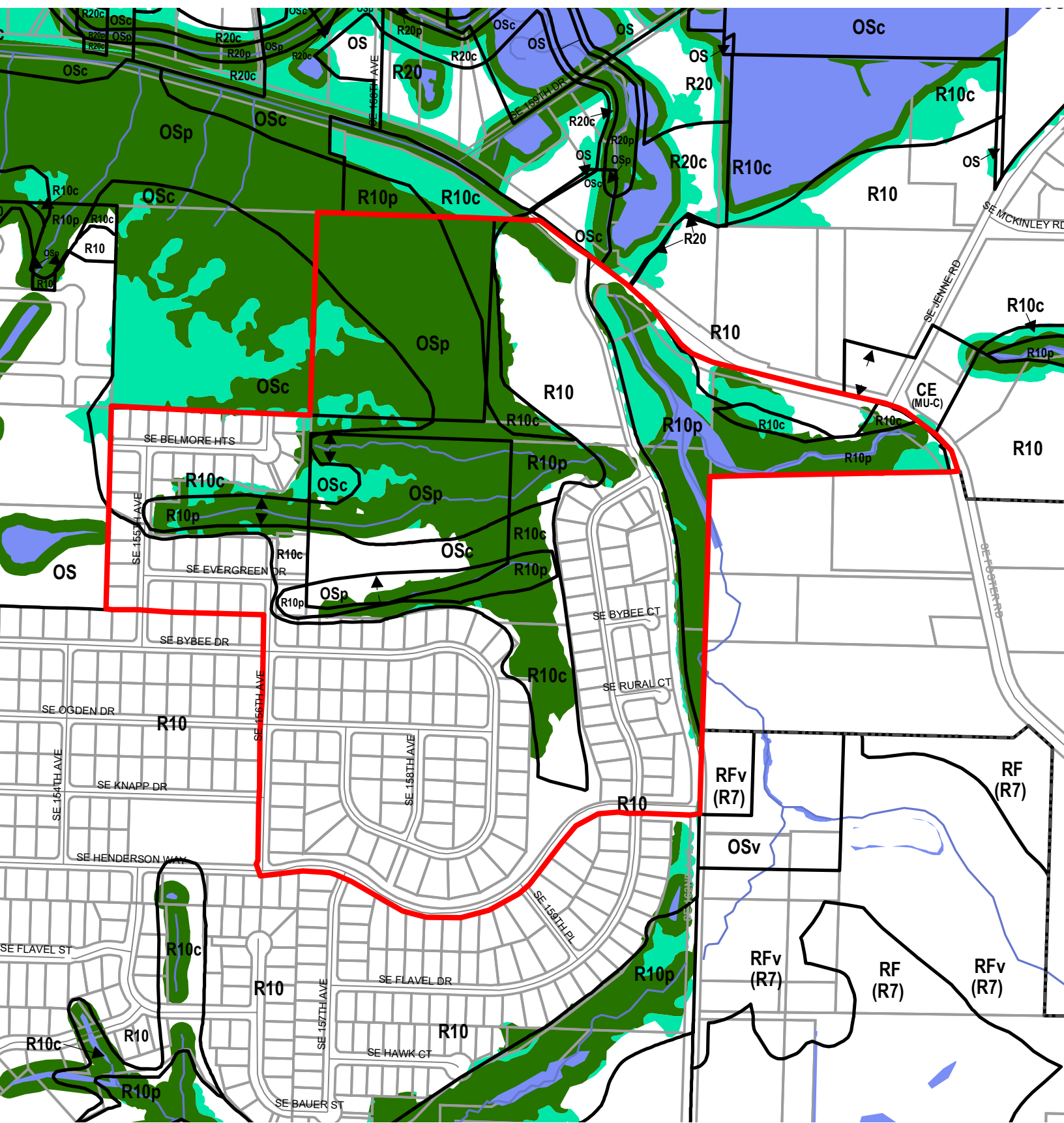




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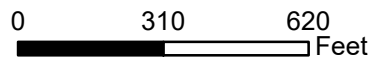
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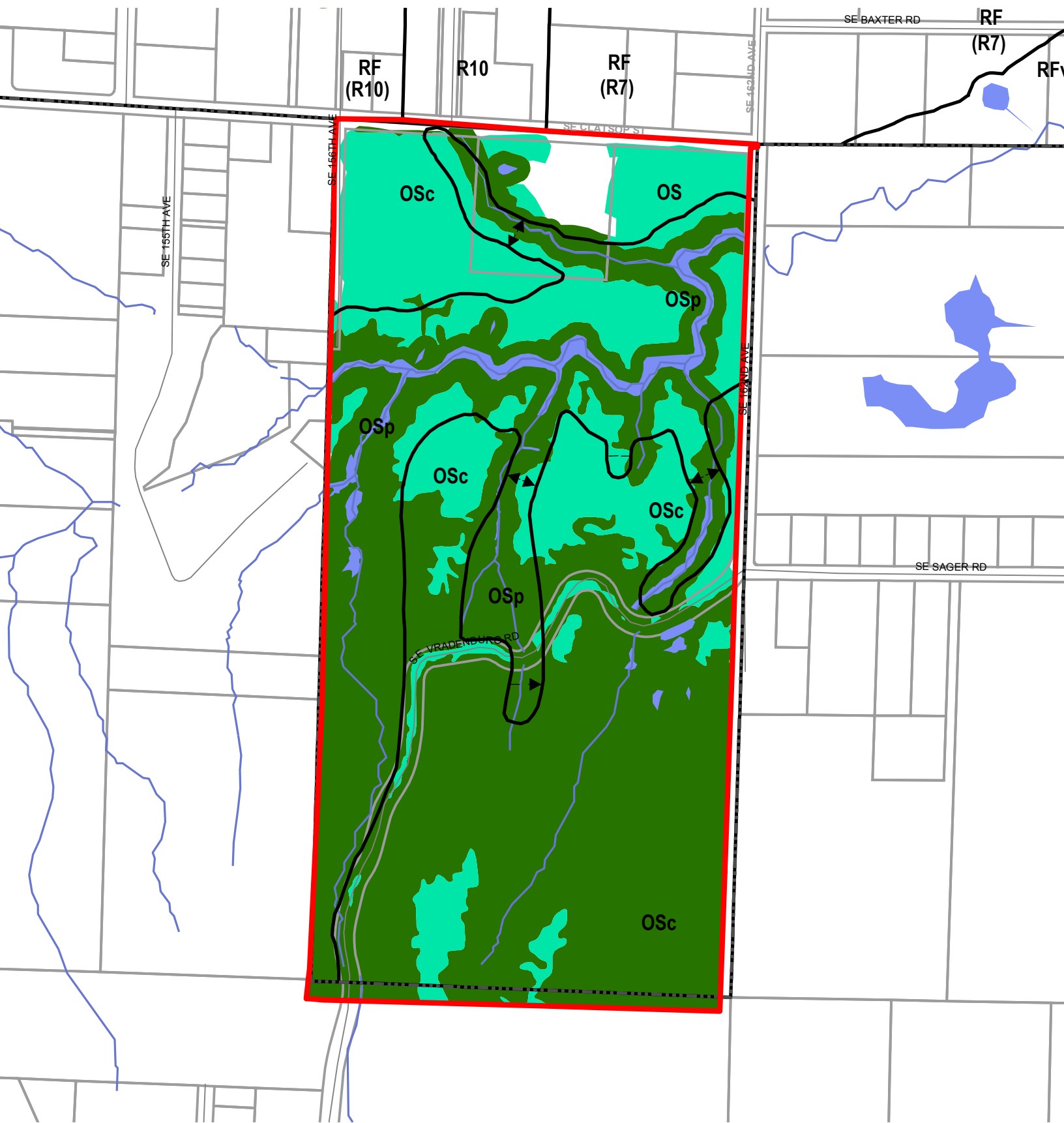














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D. ZONE BOUNDARY CORRECTIONS AND MODIFICATIONS

This project used a combination of best available GIS data and site visits to verify and update the maps of natural resource features and to amend the environmental overlay zone boundaries to better align with existing features. However, the GIS data is not perfect and some data, such as a mapped top-of-bank, is not available for every resource feature in Portland. It is anticipated that at the time of land use review, site design or permitting, applicants will provide site-specific survey data that accurately documents the location of significant natural resource features. The survey data, or new and better GIS data (e.g., updated 100-year floodplain maps), should be used to correct or modify the environmental overlay zone boundaries to align with the natural features those zones are intended to protect. Corrections and modifications to zone boundaries are allowed through a land use reviews; please refer to chapters 33.855 and 33.430 of the Portland Zoning Code.

The following guidance is the legislative intent to be used when correcting or modifying the environmental overlay zone boundaries.

D.1. Rivers and Streams

The river and stream channels include the river or stream bottom and banks from top-of-bank to top-of-bank (Figure 2). In Portland, the Willamette River, Columbia River and Columbia Slough have a surveyed the top-of-bank included in the City's GIS data that can be used by applicants. However, for many streams the top-of-bank is not surveyed. When there is no mapped top-of-bank, the top-of-bank should be surveyed and documented based on Portland Zone Code 33.930.150 Measuring Top of Bank.

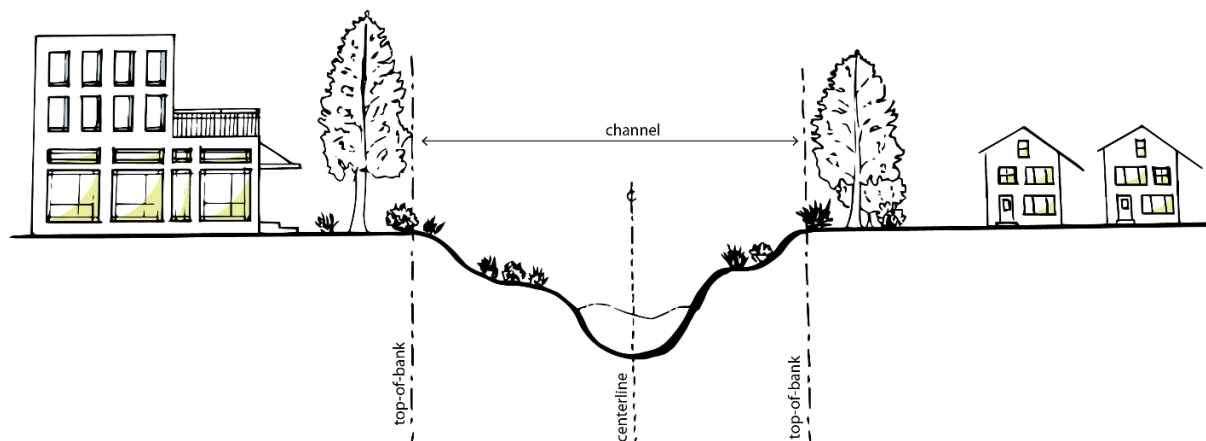


Figure 2: River/Stream Channel Cross Section

In resource sites where the location of the environmental overlay zone is based on distance from a river or stream, the boundary of the overlay zone should be corrected or modified to match the surveyed top-of-bank. For example, if the decision is to apply a protection 'p' overlay zone to a stream and land within 50 feet of the stream, then the 'p' zone should be corrected or modified to apply to the stream channel (top-of-bank to top-of-bank) and land measured 50 feet measured horizontally from the top-of-bank landward, including any existing disturbance areas or structures.

In some resource sites, the decision explicitly states that the location of the environmental overlay zone should be based on a distance measure from the ordinary high water mark instead of top-of-bank. The ordinary high water mark is defined in 33.910.030. Similar to top-of-bank, ordinary high water has been surveyed and mapped for the Willamette River and Columbia River. For other streams, ordinary high water should be surveyed at the time of permitting. If the decision is to apply a 'p' zone to a stream and the flood area within 170 feet of the ordinary high water mark, then the 'p' zone should be corrected or modified to apply to the stream channel (top-of-bank to top-of-bank) and the flood area within 170 feet, measured horizontally, from the ordinary high water mark landward, including any existing disturbance areas or structures. If the flood area does not extend to the top-of-bank, then the 'p' zone should be corrected to apply to the stream from top-of-bank to top-of-bank.

D.2. Wetlands

The City's wetland data is incorporated into the City's Natural Resources Inventory. The wetland data is continuously updated using permit data provided by Oregon Department of State Lands, US Army Corps of Engineers or City of Portland, or using on-site wetland determinations or delineations performed by a certified environmental consultant using the most current state or federal determination and delineation methodology. In resource sites where the location of the environmental overlay zone is based on distance from a wetland, the boundary of the overlay zone should be corrected or modified based on a state, federal or city permit or a wetland determination or delineation. For example, if the decision is to apply a 'p' zone to a wetland and land within 50 feet of the wetland, then the 'p' zone boundary should be corrected or modified to apply to the wetland itself and land measured horizontally from the edge of the wetland landward, including any existing disturbance areas or structures.

D.3. Forest or Woodland Vegetation

Vegetation is mapped using the mapping protocol adopted with the Natural Resources Inventory (see Volume 4 for an explanation of the vegetation mapping methodology). Patches of vegetation a half-acre in size or larger with 60% or greater canopy coverage are forests (Figure 3). Patches of vegetation a half-acre in size or larger with 20-60% canopy coverage are woodland. The vegetation is mapped to follow the edge of the canopy, as determined by the current aerial photography or verification through a site visit. When the environmental overlay

zones are applied to forest or woodland vegetation, then the boundary of the overlay zone should be corrected or modified to follow the edge of the tree canopy.

In some neighborhoods, there are groves of trees spanning multiple backyards that combined form a half-acre or larger patch of forest or woodland vegetation. When this occurs, if there are single trees or single lines of trees that extend out between houses or driveways from the larger patch, those single trees or single lines of trees are excluded from the forest or woodland patch. These single trees do provide functions such as stormwater management, slope stabilization and reducing heat island, but the edge effects (e.g., light intrusion, pets) of the development on either side of the narrow strip of trees significantly impact wildlife habitat functions. These single trees should not be included in the environmental overlay zone, unless located within 50 to 100 feet of a stream or wetland or on steep slopes. Title 11, the tree code, is intended to protect single trees throughout Portland.

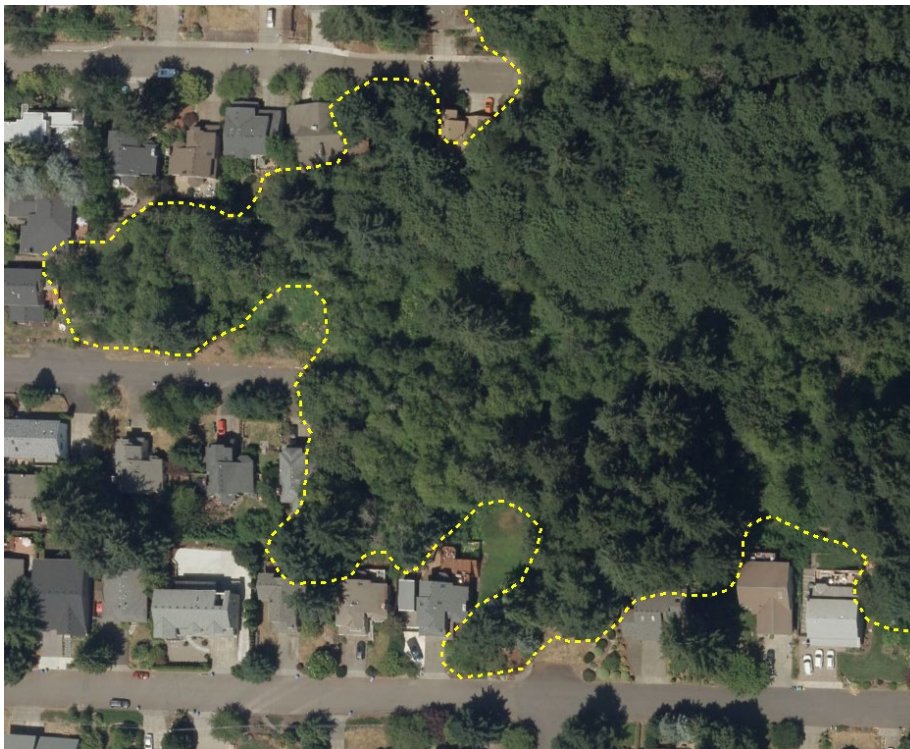


Figure 3: Forest Patch

When the environmental overlay zone is corrected or modified based on tree canopy, the boundary of the conservation or protection overlay zone should be adjusted to follow the edge of the tree canopy.

When the decision states that the edge of the environmental overlay zone is intended to follow the edge of tree canopy and trees have been removed without a required permit, the edge of the environmental overlay zone should be corrected or modified to follow the edge of the tree

canopy based on aerial photography before trees were removed and a retroactive permit for the tree removal should be obtained.

D.4. Forest or Woodland Vegetation on Steep Slopes

Steep slopes are land with a 25% slope or steeper. Steep slopes are determined using LiDAR-derived contours and may be verified through a site visit. The steep slope data is updated periodically using more recent satellite imagery. Forest vegetation is a patch, a half-acre or greater in size, with 60% or more closed canopy (Figure 3). Woodland vegetation is a patch, a half-acre or greater in size, with 25-60% closed canopy. Vegetation mapping is continuously updated using the most recent aerial photography or through site visit verifications.

In resource sites where the location of the environmental overlay zone is based on forest or woodland vegetation located on steep slopes, the overlay zone boundary should be corrected or modified to include the area of steep slope plus the canopy of trees where any portion of the tree trunk is located on the steep slope (See Figure 4). Disturbance areas or structures located under the tree canopy, where the tree is located on the steep slope, should be included within the corrected or modified environmental overlay zone.

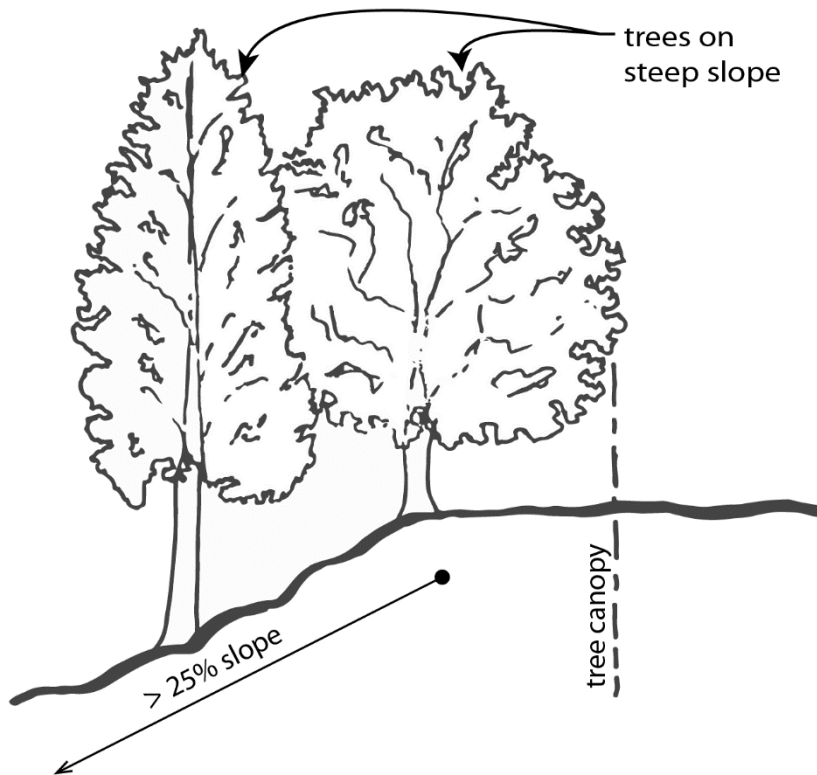


Figure 4: Trees on Steep Slopes

D.5. Scenic Overlay Zones

The methodology used to apply the 'c' or 'p' zones within scenic corridors is as follows:

- 1) If resource site decision is to apply the 'c' or 'p' zone to streams, wetlands and land within 50 feet of streams or wetlands, the 'c' or 'p' zone boundary may be corrected or modified without regard to where the 's' zone applied and the resulting 'c' or 'p' zone should overlap with the 's' zone within 50 feet of streams and wetlands;
- 2) If resource site decision is to apply the 'p' zone to natural resource features including vegetation, steep slopes or wildlife habitat, the 'p' zone boundary may be corrected or modified without regard to where the 's' zone applied and the resulting 'p' zone should overlap with the 's' zone; and
- 3) If the resource site decision is to apply a 'c' zone to natural resource features located more than 50 feet from a streams or wetlands, and those features are located within a scenic corridor, the 'c' zone is not applied and the 's' zone is retained within the scenic corridor. Corrections to the 'c' zone in these circumstances should end at the 's' zone boundary.

Within a 's' zone that is applied to a view corridor, both the 's' zone and 'p' or 'c' zone apply to the full extent of the resource site decisions, including waterbodies, riparian areas and upland habitat. The 'p' or 'c' zone boundary may be corrected or modified without regard to where the 's' zone applied to a view corridor. The resulting 'c' or 'p' zone should overlap with the 's' zone. The 'p' or 'c' zone should not be removed within a 's' zone applied to a view corridor unless warranted by new natural resource feature data.



The *Environmental Overlay Zone Map Correction Project* plan documents:

Volume 1A – Project Report, Summary of Results and Implementation

The purpose of the Project Report is to document the overall project approach and methodology, summarize public engagement, and provide an at-a-glance summary of the results by resource site.

Volume 1B – Zoning Code and Map Amendments

Amendments to zoning code chapter 33.430, Environmental Zones, as well as other zoning code chapters, and the official zoning maps showing the existing and proposed conservation, protection and scenic overlay zones.

Volume 2 – Resource Site Inventory and ESEE Decisions

For the geographies listed below, each document presents an inventory of natural resource features and functions, a site-specific Economic, Social, Environmental and Energy Analysis (if applicable) and the decisions regarding which natural resource should be protected.

Part A1 – Forest Park and Northwest District, Resource Sites 1 – 20

Part A2 – Forest Park and Northwest District, Resource Sites 21 – 41

Part B – Skyline West

Part C – Tryon Creek and Southwest Hills East

Part D – Fanno Creek

Part E – East Buttes and Terraces

Part F – Johnson Creek

Part G – Boring Lava Domes

Volume 3 – Natural Resources Inventory

A summary of the approach and methodology used to produce the citywide Natural Resources Inventory. The results of the inventory are presented in Volume 2, Part A – G.

Volume 4 – Compliance Report

Compliance with Metro Urban Growth Management Plan Title 13 for Habitat Conservation Areas and Oregon State Planning Goal 5 for significant natural resources that are not a Habitat Conservation Area. The results, recommendations and implementation are reported in Volume 2, Part A – G, and Volume 1, Part B.

Volume 5 – Appendices