



MEMO

DATE: April 6, 2022

TO: City Council

FROM: Daniel Soebbing, City Planner, Project Manager
Emma Kohlsmith, Environmental Planner

CC: Eric Engstrom

SUBJECT: Edits to Natural Resource Mapping and Manual Conversions

The Ezone Project is updating and correcting the mapping of the conservation zone (c zone) and protection zone (p zone) on the basis of improved natural resource mapping. The natural resource mapping is primarily based on remote sensing data, such as LiDAR and aerial imagery. Ground truthing is also used to verify the remote data. The draft ezone mapping that is featured on the Ezone Map App and in the Recommended Draft of the Ezone Map Correction Project is based on natural resource mapping that was up to date at the conclusion of the Planning and Sustainability Commission (PSC) hearings on the Ezone Project.

Throughout the duration of the Ezone Project, staff have been offering site visits to confirm and correct natural resource mapping in the field. Separately, staff have also applied manual conversions from p zone to c zone on sites that meet specific criteria that are detailed in Volume 3 of the Environmental Overlay Zone Map Correction Project. The Recommended Draft of the Ezone Project was based on natural resource mapping that had been refined through more than 600 site visits and more than 200 wetland determinations.

Since the conclusion of the PSC hearings, project staff have conducted a series of site visits and have reviewed the mapping of manual conversions. As a result of this work, staff are proposing amendments to natural resource mapping and draft ezones on 52 sites. The draft ezones follow the natural resource mapping. If the changes to the natural resource mapping and manual conversions are adopted, the draft ezones will be edited to match the amendments. Several of the sites on which edits are proposed were the subject of testimony at the first City Council hearing on the Ezone Project.

These proposed edits are detailed in the following memo. A table summarizes the edits that were made on each of the sites. The table is followed by a series of maps that illustrate the nature and location of the edits.

Map Page Number	Property Owner Last Name	Property Owner First Name	Property Address	State ID	Testified	Resource Site	Natural Resource Features	Protection Decisions	Site Visit Date	Site Visit Results
Page 1-2	McCormack	Rivka	1362 SW Taylors Ferry Ct	1S1E28AB 5600	No	SW16	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to land between 50 and 75 feet of streams and forests contiguous to but more than 50 feet from streams.	10/5/2021	Corrected forest vegetation mapping to exclude grove of trees that is separate from the rest of the forest vegetation.
Page 3-4	Guroff	Nick	2752 SW FAIRVIEW BLVD	1N1E32DC 3500	No	SW8	Forest vegetation Steep slopes	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	10/12/2021	Remap forest vegetation to exclude trees that are not part of larger forest patch.
Page 5-6	Hammer	Leslie	11606 SW OAK CREEK DR	1S1E32AD 4100	No	SW20	Forest vegetation Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	10/12/2021	Remap forest vegetation to exclude trees that are not part of larger forest patch.
Page 7-8	Chen	David	3920 SW MARTINS LN	1S1E08DB 1300	No	FC5	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	10/26/2021	Remap forest vegetation to accurately follow dripline.
Page 9-10	Whitley	Jeff	9425 SE TENINO CT	1S2E21DC 700	No	BL1	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	11/2/2021	Remap forest vegetation to exclude trees that are not part of larger forest patch and accurately follow the dripline.
Page 11-12	Horkulic	Rayona	706 SW MAPLECREST DR	1S1E28DA 3400	Yes, at PSC only	SW16	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to the streams and land within 50 feet. Apply the highest level of protection (p zone) to forest contiguous to streams.	11/9/2021	Remap forest vegetation to exclude trees that are not part of larger forest patch.
Page 13	Miller	John	4045 SW POMONA ST (lots to the north)	1S1E32BB 1100 1S1E32BB 1200	No	SW15	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams.	Remote, staff update made using remote mapping information	Remapped stream location

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Page 14-16	Klauer	Nathan	3270 SW PALATINE ST	1S1E32AC 800	No	SW20	Forest vegetation Wetlands Steep slopes	Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forest contiguous to but more than 50 feet from streams and wetlands.	Remote, staff update made using remote mapping information	Remap forest vegetation to retain c zone on forest vegetatoin patch, which was in the c zone in previous ezone drafts. Also, ensure that c zone covers entire lot to comply with env modification in LUR 16 173207. Home was allowed to be built on top of wetlands and mitigation wetlands were required as contdition of LUR approval. Add mitigation wetlands to NRI and apply ezones to mitigation wetlands.
Page 17-18	Mult. Co ORPIN BROMFIELD	JONATHAN MAXINE	5078 SW VERMONT ST	1S1E19AB 502 1S1E19AB 400	No	FC9	Shrubland vegetation Steep slopes Wetland	Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) toland between 25 and 50 ft of wetlands.	Remote, staff update made using remote mapping information	Eliminate manual conversaions that were too close to wetland. In previous iterations of the draft ezones, the p zones covered more of the site, and conversions were needed. But the conversions are no longer necessary.
Page 19-20	RAFN HOBSON	RONALD D LAUREN	7206 SW 46TH AVE	1S1E19AD 200	No	FC9	Woodland vegetation Steep slopes Wetland	Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) toland between 25 and 50 ft of wetlands.	Remote, staff update made using remote mapping information	Reduce size of p to c conversion. Only apply to area that is >25' from streams and wetlands.
Page 21-22	JOHNSTON CARICABURU	JESSE J SUSAN	8721 N/ SW 47TH AVE	1S1E19DD 6400	No	FC10	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to streams and wetlands, land within 50 feet of streams, land within 25 feet of wetlands, and forest vegetation contiguous to but more than 50 feet from a stream, exiting to 100 feet from the stream. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands and forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Reduce the area of the p to c conversion to ensure a 25' setback from wetlands and streams. Extend conversion into the right of way to facilitate site access.

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Page 23-24	BH PROPERTIES LLC-20% & BINGHAM, DIA		SW CUSTER ST	1S1E22BC 9600	No	SW13	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of streams and wetlands. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Reduce the size of the manual p to c conversion to ensure that p zone covers all area that is within 25' of streams and wetlands. This will increase the p zone coverage on the site, while still ensuring that there is a reasonable space to develop.
Page 25-26	SUSAN J KUZNITSKY TR		6049 SW PENDLETON CT	1S1E18CB 500	No	FC6	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to streams and wetlands, land within 50 feet of streams, and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands and forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Delete the existing manual conversion that is located near the existing house and structures on the site. This conversion overlapped with the wetland. Create new conversion area in the northeast corner of the lot.
Page 27-28	SHOAIB M TAREEN TR		SW Shattuck Rd	1S1E18CC 1600	No	FC9	Forest vegetation Herbaceous vegetation Streams Wetlands Steep slopes Floodplain	Apply the highest level of protection (p zone) to streams and wetlands, land within 50 feet of streams, and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands and forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	In previous iterations of the draft ezones, a p zone to c zone conversion was necessary on this site. But the mapping protocols have been amended. The majority of area that is covered by manual conversion would just be c zone, anyway. And a portion of the manual conversion is located within 25 feet of wetland. The manual conversion can be deleted without impacting the ability to develop the site.
Page 29-30	Quenelle	Tom and Amy	3223 SW SCHOLLS FERRY CT	1S1E07BC 800	No	FC2	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of streams and wetlands and forest vegetation between 50 and 100 feet of top-ofbank of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Expanded manual conversion onto adjacent lots to eliminate slivers of p-zone

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Page 31-32	BARICEVIC	VLADO D & ZORKA	5815 S/ SW PATTON RD	1S1E07BD 2101	No	FC2	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of streams and wetlands and forest vegetation between 50 and 100 feet of top-of-bank of streams. Apply a lower level of protection (c zone) to forest vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Edit mapping of conversion to ensure that p zone covers area within 25 feet of streams and wetlands and to eliminate slivers.
Page 33-34	SHOAIB M TAREEN TR		6121 W/ SW VERMONT ST	1S1E18CC 2300	No	FC9	Forest vegetation Streams Wetlands Steep slopes Floodplain	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of the top of bank of streams, land within 25 feet of wetlands, and forest vegetation contiguous to but more than 50 feet from the top of bank of streams, extending to 100 feet. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 100 feet from the top of bank of streams.	Remote, staff update made using remote mapping information	Delete the p to c conversion. Mapping protocol already applies p zone to area within 25 feet of wetlands. There is no other convertible space on the site.
Page 35-36	ANTIPKIN	ROMAN M & YEKATER	7728 SE 109TH AVE	1S2E22CA 8916	No	BL3	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams, land within 40 feet of streams, and forest and woodland vegetation on steep slopes contiguous to and greater than 40 feet from streams. Apply a lower level of protection (c zone) to forest vegetation not on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Reduce area of conversion to avoid riparian area around the wetland.

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Page 37-38	VO NGUYEN	NGUYET HAI THI HUYNH SY	7325 SE 133RD PL	1S2E23BD 800	No	BL6	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams and forest on steep slopes. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet of streams and wetlands not on steep slopes.	Remote	Reduce area of manual conversion to provide adequate set back from the wetland.
Page 39-40	SWS PDX LLC			1S1E09BD 2801	No	SW9	Forest vegetation Steep slopes Streams	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet of streams.	Remote, staff update made using remote mapping information	Delete conversion that was created on natural resource tract. P zone will expand on tract.
Page 41-42	LAKESIDE GARDENS LLC		16240 N/ SE FOSTER RD	1S2E24AA 500	No	BL14	Forest vegetation Streams Wetlands Steep slopes Floodplain	Apply the highest level of protection (p zone) to streams and wetlands and land within 40 feet of streams and wetlands. Apply the highest level of protection (p zone) to forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 40 feet from streams and not on steep slopes.	Remote, staff update made using remote mapping information	Reduce conversion area to avoid wetland riparian area, and extend to cover protection zone in the right of way to the west of the taxlot. P zone coverage will increase in SE corner of the lot.

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Page 43-44	MYERS	BRETT S	10824 SW 57TH AVE	1S1E31BA 400	No	FC12	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 50 feet from streams.	11/23/2021	A number of large trees have been cut down on the site (with permits). Remap forest vegetation to follow dripline of remaining tree canopy.
Page 45-50	SCHOENBERG RUTENBERG	GARY LAURIE	10701 SW 25TH AVE	1S1E29DD 4500	Yes	SW18	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet. Apply a lower level of protection (c zone) to forest contiguous to and more then 50 feet of streams.	Remote/photos provided by owners	Correct forest vegetation mapping to exclude cleared area around buildings and visible portions of the driveway. Additional edits were made subsequently following additional staff review of photographic documentation provided by property owners and a video call in which staff could see that a flat area to the east of the house did not appear to be covered by any forest vegetation.
Page 51-52	JORDAN D SCHNITZER LIV TR		1215 SW HESSLER DR	1S1E16BA 1400	Yes	SW10	Forest vegetation Herbaceous vegetation Steep slopes	Apply a lower level of protection (c zone) to forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	2/2/2022	Edit forest mapping to exclude isolated trees and to better follow the dripline of the forest canopy.
Page 53-54	CAROL LEUSCHEL FERRIS LIV TR plus other adjacent properties		3517 SW SANTA MONICA CT	1S1E08CD 7000	No	FC3	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	2/8/2022	Remap forest vegetation to exclude trees that are separate from the forest patch, to exclude single lines of trees, and to follow the dripline of the forest canopy.
Page 55-56	JAFARIAN BUSH	NEDA ROBERT	4334 SW HEWETT BLVD	1S1E08BC 2600	No	FC3	Forest vegetation Steep slopes	Apply a protection zone to streams and land within 50 feet. Apply a conservation zone to forest contiguous to but more than 50 feet from streams.	2/11/2022	Remap forest vegetation to exclude trees that are not part of larger forest patch.
Page 57-58	NANCY K MATTHEWS TR		5809 SW SEYMOUR ST	1S1E18BA 5600	No	FC4	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams, and wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands.	2/17/2022	Realign stream mapping to follow the center of the channel.

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Page 59-60	TRUMBO,PETER K TR & TRUMBO,MICHELLE		9015 SW LANCELOT LN	1S1E30BA 4600	No	FC11	Forest vegetation Streams Wetlands Steep slopes	Apply the highest level of protection (p zone) to steams and land within 50 feet of streams. Apply the highest level of protection (p zone) to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25-50 feet of wetlands. Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams and wetlands.	2/17/2022	Convert area adjacent to the right of way and near the existing house that is >25' from the stream and wetlands from p to c zone.
Page 61-62	FISH,ANN H TR		10618 SW 25TH AVE	1S1E28CC 3000	No	SW19	Forest vegetation Steep slopes	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	2/17/2022	Remap forest vegetation to follow dripline of canopy, and to exclude trees that are separate from the forest
Page 63-64	CAMERON,CLAUDI A L TR		3300 SW EVERGREEN LN	1S1E05AC 1000	No	SW8	Forest vegetation Woodland vegetation Steep slopes	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams.	2/18/2022	Remap forest vegetation
Page 65-72	TORCH NAMKUNG	ROBERT C SUSAN S	4715 SW HEWETT BLVD	1S1E07AA 2100	Yes	FC3	Forest vegetation Woodland vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	2/18/22 3/3/2022	Correction 1: Remap forest vegetation to exclude ornamental trees that are not part of the forest. Delete stream segment. Relocate stream headwater to stream origin point that was observed on the site. Correction 2: Adjust the edge of the forest canopy on the west side of the site. Reclassify vegetation as woodland on east side of site. Correction 3: While on site, staff observed that the forest vegetation does not cover garage buildings. Correction 4: Second edit made in consultation with property owners to ensure that vegetation mapping is consistent with discussion that were had with property owners while on site.

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Page 73-76	AXLEY MALEK	MICHAEL S KIMBERLY A	4855 SW HEWETT BLVD	1S1E07AA 900	Yes	FC3	Forest vegetation Herbaceous vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	2/18/2022 3/15/22	Site Visit 1: Remap forest vegetation to exclude ornamental trees that are not part of the forest. Site Visit 2: Remap forest vegetation to exclude trees that were separate and not contiguous to the forest patch. Relocate the stream headwater to match the location of the outfall that was observed during the site visit.
Page 77-78	MEADOWS	JOHN ALLEN	3928 SW HEWETT BLVD	1S1E08BD 7700	No	FC3	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	3/1/2022	Remap forest vegetation to follow dripline of canopy, and to exclude trees that are separate from the forest
Page 79-80	POOLE DOMKA WERNER	LESLIE ZACHARY WILLIAM N	3 lots at SW Palatine and SW 33rd	1S1E32AC 600 1S1E32AC 500 1S1E32AC 400	No	SW20	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams, land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and more than 50 feet from streams.	3/1/2022	Protection zone is applied to area that is within 50 feet of streams and wetlands. Within the area that is highlighted yellow, convert protection zone to conservation zone.
Page 81-82	CLAUDIA J INMAN TRUST DOVER, TESSA L & DAUTERMAN, HAYLEY A EBNER, MARISA & EBNER, KEVIN F SHIELS, ROGER D TR & SHIELS, JULIANNE		4660 SW ORMANDY WAY 4650 SW ORMANDY WAY 4640 SW ORMANDY WAY 4626 SW ORMANDY WAY	1S1E07AA 1700 1S1E07AD 1400 1S1E07AD 1500 1S1E07AD 1600	Yes	FC3	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	3/3/2022	Remap forest vegetation to follow dripline of canopy, and to exclude trees that are separate from the forest
Page 83-84	TERRALL, SCOTT H & MARGARET J		4710 SW HEWETT BLVD 4920 E/ SW HEWETT BLVD	1S1E07AA 1900 1S1E07AA 2000	Yes	FC3	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forests contiguous streams.	3/3/2022	Remap forest vegetation to follow dripline of canopy, and to exclude trees that are separate from the forest
Page 85-86	STEVENS	WENDY L	4945 SW HUMPHREY BLVD	1S1E06DD 6000	No	SW6	Forest vegetation Steep slopes	Apply a lower level of protection (c zone) to forests contiguous to and more than 50 feet from streams	3/3/2022	Remap forest vegetation to exclude trees that are separate from the forest patch, to exclude single lines of trees, and to follow the dripline of the forest canopy.

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Page 87-88	HIMES	MARK D & JANET L	7812 SE 119TH DR	1S2E22DA 1800	No	BL5	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to stream channels and land within 40 feet of the top-of-bank of streams and to forest vegetation between 40 and 100 feet from streams. Apply a lower level of protection (c zone) to forest and woodland vegetation contiguous to but more than 100 feet from the top-of-bank of streams	3/8/2022	Remap the edge of the forest canopy. Staff observed that the edge of the forest canopy was further away from the house. The edit better follows the drip line of the forest canopy.
Page 89-90	WCPC LLC		No address	12E28AB01001	No	BL1	Forest vegetation Steep slopes	Apply a lower level of protection (c zone) to forests contiguous to and more than 40 feet from streams	3/8/2022	A number trees have been cut down on the site (with permits). Remap forest vegetation to follow dripline of remaining tree canopy. A manual application of c zone applies to a portion of this site, where there is an existing c zone. There was a documented environmental violation that took place several years ago that has not been resolved through an Environmental Review. Ezone Project policy is to not reduce ezone coverage on sites where there are unmitigated violations of ezone code.
Page 91-92	GEDROSE BROWN	CHRIS LINDA	5115 SW WESTWOOD LN	1S1E16AC 1400	Yes	SW10	Forest vegetation Herbaceous vegetation Steep slopes	Apply a lower level of protection (c zone) to forests contiguous to but more than 50 feet from streams.	3/11/2022	Remap forest vegetation to follow the drip line of the forest vegetation. The edge of the forest canopy was observed to extend to approximately the center of the right of way of SW Northwood Ave.
Page 93-94	KEHOE	MARTIN & ALLISON	11627 SW SUMMERVILLE AVE	1S1E34AD 402	Yes, at PSC only	SW17	Forest vegetation Woodland vegetation Steep slopes	Apply a lower level of protection (c zone) to forest contiguous to and more than 50 feet of streams.	3/11/2022	Remap forest vegetation. The edge of the forest was observed to be further away from the house than it appeared in the previous vegetation mapping, and the edge of the mapped forest patch did not appear to exactly follow the drip line of the forest vegetation in the NW corner of the lot.

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Page 95-96	SKS ASSOCIATES LLC		5400 SW PATTON RD	1S1E07DB 4200	Yes, at PSC only	FC2	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation on and not on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	3/15/2022	Remap forest vegetation to follow dripline of canopy, and to exclude trees that are separate from the forest
Page 97	HARRIS RAFNEL	DENNIS R KAREN J	1250 SW ENGLEWOOD DR	1S1E33DC 1500	Yes	SW22	Forest vegetation Herbaceous vegetation Wetlands	Apply the highest level of protection (p zone) to wetlands and land within 50 feet of wetlands.	Remote, staff update made using remote mapping information	A LUR approved a land division on the site and the potential development of the rear lot, which currently just contains an out building. Vehicular access and utilities for the flag lot would have to come through the "flagpole." A wetland has been identified on the site, and it is appropriate to apply ezones to the area around the wetland. But conversion from p to c zone would ensure that the Env Review approval criteria could be met if new driveway, utility, or vehicle maneuvering area was needed to access the rear lot.
Page 98-99	PIACENTINI	STEPHEN C & K	6944 SW 26TH AVE	1S1E20AA 7600	Yes	SW13	Forest vegetation Herbaceous vegetation Wetlands Streams Steep slopes	Apply the highest level of protection (p zone) to streams and wetlands and land within 50 feet of streams and wetlands. Apply a lower level of protection (c zone) to forest vegetation on steep and not steep slopes contiguous to but more than 50 feet from the top-of-bank of streams.	Remote, staff update made using remote mapping information	Site is zoned multi dwelling residential and it has >70% p zone coverage. Convert lot area from p zone to c zone to allow for potential development.
Page 100-103	ALFA SHATTUCK LLC		6149 SW SHATTUCK RD	1S1E18 100	No	FC6	Forest vegetation Herbaceous vegetation Shrubland vegetation Woodland vegetation Wetlands Streams Steep slopes Floodplain	Apply the highest level of protection to streams, wetlands, land within 50 feet of streams, and land within 25 feet of wetlands. Apply a lower level of protection (c zone) to land between 25 and 50 feet of wetlands, forest vegetation contiguous to but more than 50 feet from streams, and forest or woodland vegetation within the abandoned rail corridor.	3/25/2022	Adjust edge of forest patch to follow dripline of high structure tree canopy. Edit stream mapping layer because the feature does not appear to be a stream. Remove from natural resource inventory.

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Page 104-105	FIVECOATS	LOIS L	8645 NW WHITNEY ST	1N1W11CA 2300	No	FP14	Forest vegetation Streams Steep slopes	Apply the highest level of protection (p zone) to streams, land within 25 feet of streams. Apply a lower level of protection (c zone) to land between 25 and 50 feet of streams and forest or woodland contiguous to but more than 50 feet from streams or wetlands.	3/31/2022	No stream could be found on the site. There is a stream uphill and downhill. Delete the stream segment from the site. Adjust vegetation mapping to exclude isolated trees.
Page 106-107	NEW HOPE COMMUNITY CHURCH INC		10603 SE Henderson St	1S2E22BC 400	No	BL3	Forest vegetation Herbaceous vegetation steep slopes Wetlands	Apply the highest level of protection (p zone) to wetlands, and land within 25 feet of wetlands, and forest and woodland that is contiguous to streams and located on steep slopes. Apply a lower level of protection (c zone) to land between 25 and 40 feet of wetlands and to forest and woodland vegetation that is contiguous to streams and not on steep slopes.	4/1/2022	The property owner provided a DSL-concurred wetland delineation report that clearly demonstrated that the water feature that is located in the SE corner of the site is a constructed stormwater detention facility, and not a jurisdictional wetland. Ezones should not apply to constructed stormwater facilities that are built entirely on upland and that are not constructed wetlands that are required to be built as mitigation.
Page 49-50	Gary Schoenberg	Laurie Rutenberg	10701 SW 25TH AVE	1S1E29DD 4500	No	SW18	Forest Vegetation Stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to streams.	Edit made as a result of video conference 4/1/2022	Project staff set up a video conference with the property owner. Property owner was able to demonstrate by pointing their camera in various directions and straight up in the air that there is little or no forest vegetation overhanging a flat area to the east of the house.
Page 108-109	CATIO LLC		5335 SW Patton	1S1E07AC 1900	No	FC3	Forest Vegetation Stream	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams, and to contiguous forest within 100 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and more than 100 feet away from streams.	3/22/2022	Edit the mapped forest vegetation to exclude a tree that was separate from the rest of the forest.

Map Page Number	Property Owner Last Name	Property Owner First Name	Property Address	State ID	Testified	Resource Site	Natural Resource Features	Protection Decisions	Site Visit Date	Site Visit Results
Page 110-111	Emmert	Terry	3015 WI/ SE BERKELEY PL	1S1E24DC 1600	No	JC5	Forest vegetation Streams Wetlands	Apply the highest level of protection (p zone) to streams and wetlands, land within 50 feet of streams, and land within 30 feet of wetlands. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to streams and wetlands and to all vegetation in public parks.	Wetland Determination Completed by BES WIP Staff in March/April 2022	Refine wetland mapping.
Page 112-113	Millis	Robert	SW BEAVERTON HILLSDALE HWY	1S1E18AD 803 1S1E18AD 804 1S1E18AD 802	No	FC4	Forest vegetation Streams Wetlands	Apply the highest level of protection (p zone) to streams and wetlands, land within 25 feet of streams and wetlands. Apply a lower level of protection (c zone) land between 25 and 50 feet of streams and wetlands.	Wetland Determination Completed by BES WIP Staff in March/April 2022	Refine wetland mapping.
Page 114-115	David Douglas School District		7144 SE Deardorff Rd	1S2E23AC 1500 1S2E23AC 1501	No	BL8	Forest vegetation Streams Wetlands	Apply the highest level of protection (p zone) to streams and wetlands, land within 40 feet of streams and wetlands, and to forest vegetation that is contiguous to streams and wetlands on steep slopes. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to streams and wetlands that is not on steep slopes.	Wetland Determination Completed by BES WIP Staff in March/April 2022	Refine wetland mapping.
Page 116-117	David Youmans	Dana Via	4919 SW TEXAS ST	1S1E19AA 4200	Yes	FC9	Forest vegetation Streams Wetlands	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams, and to wetlands and land within 25 feet of wetlands. Apply a lower level of protection (c zone) land between 25 and 50 feet wetlands and to forest vegetation that is contiguous to streams.	Wetland Determination Completed by BES WIP Staff in March/April 2022	Refine wetland mapping.
Page 118-119	MCGHEHEY	KENNETH	4810 SW 60TH PL	1S1E18BB 700	No	FC4	Forest vegetation Wetlands	Apply the highest level of protection (p zone) to streams and wetlands, land within 25 feet of streams and wetlands. Apply a lower level of protection (c zone) land between 25 and 50 feet of streams and wetlands.	Wetland Determination Completed by BES WIP Staff in March/April 2022	Refine wetland mapping.










**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

1362 SW Taylors Ferry Ct



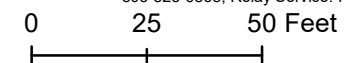
Legend

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

DRAFT

August 30, 2021

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**Environmental Overlay Zone
Map Correction Project**










Natural Resources - Before

1362 SW Taylors Ferry Ct

**Explanation: Remap forest vegetation
to exclude grove of trees that is separate
from the rest of the forest vegetation.**



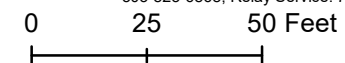
Legend

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

DRAFT

August 30, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

2752 SW Fairview
R108661



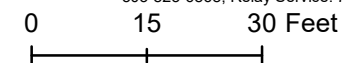
Legend

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

DRAFT

October 12, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

**2752 SW Fairview
R108661**

**Explanation: Remap forest vegetation
to exclude trees that are not part of
larger forest patch.**

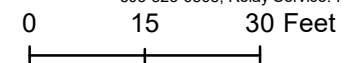
Legend

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

DRAFT

October 12, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

**11606 SW Oak Creek Dr
R228567**

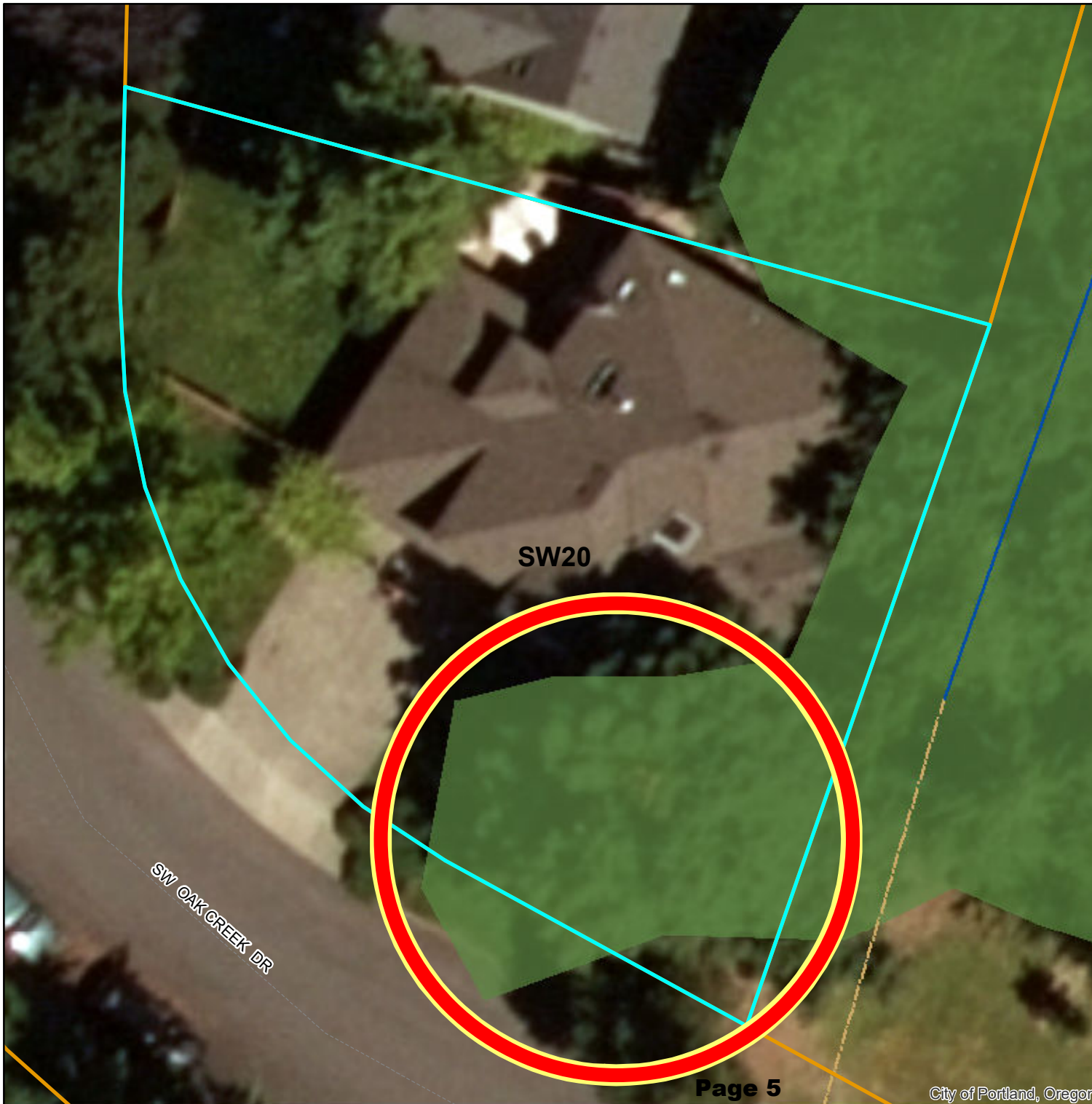
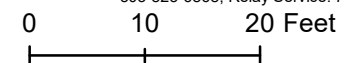
Legend

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

DRAFT

August 30, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

**11606 SW Oak Creek Dr
R228567**

**Explanation: Remap forest vegetation
to exclude trees that are not part of
larger forest patch.**

Legend

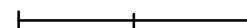
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

August 30, 2021

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0 10 20 Feet






**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

**3920 SW Martin Ln
R327570**



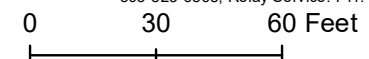
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

October 27, 2021

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 503-823-6868, Relay Service: 711.

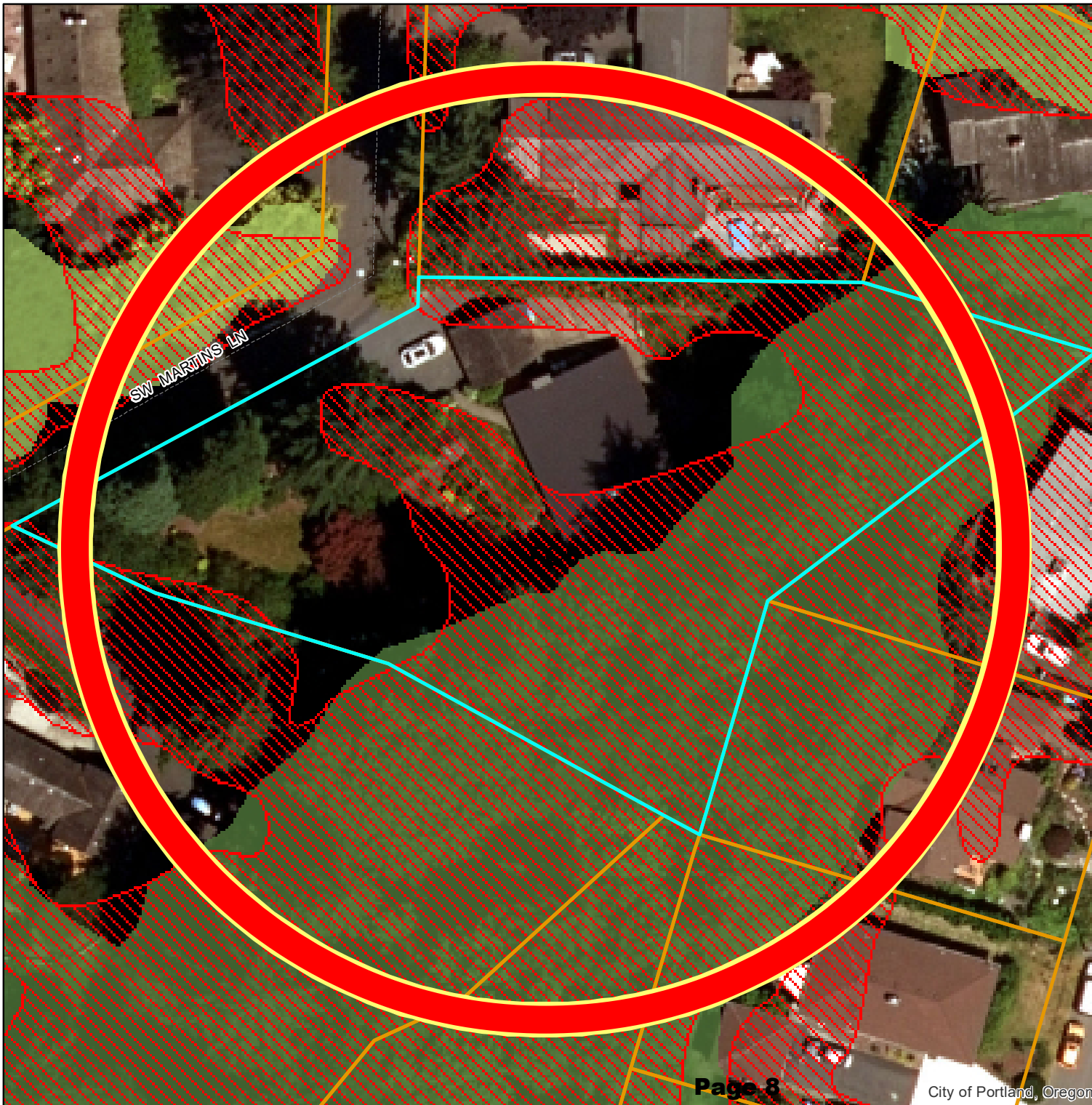










**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

**3920 SW Martins Ln
R327570**



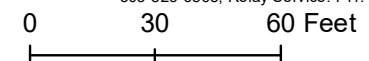
Legend

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

DRAFT

November 1, 2021

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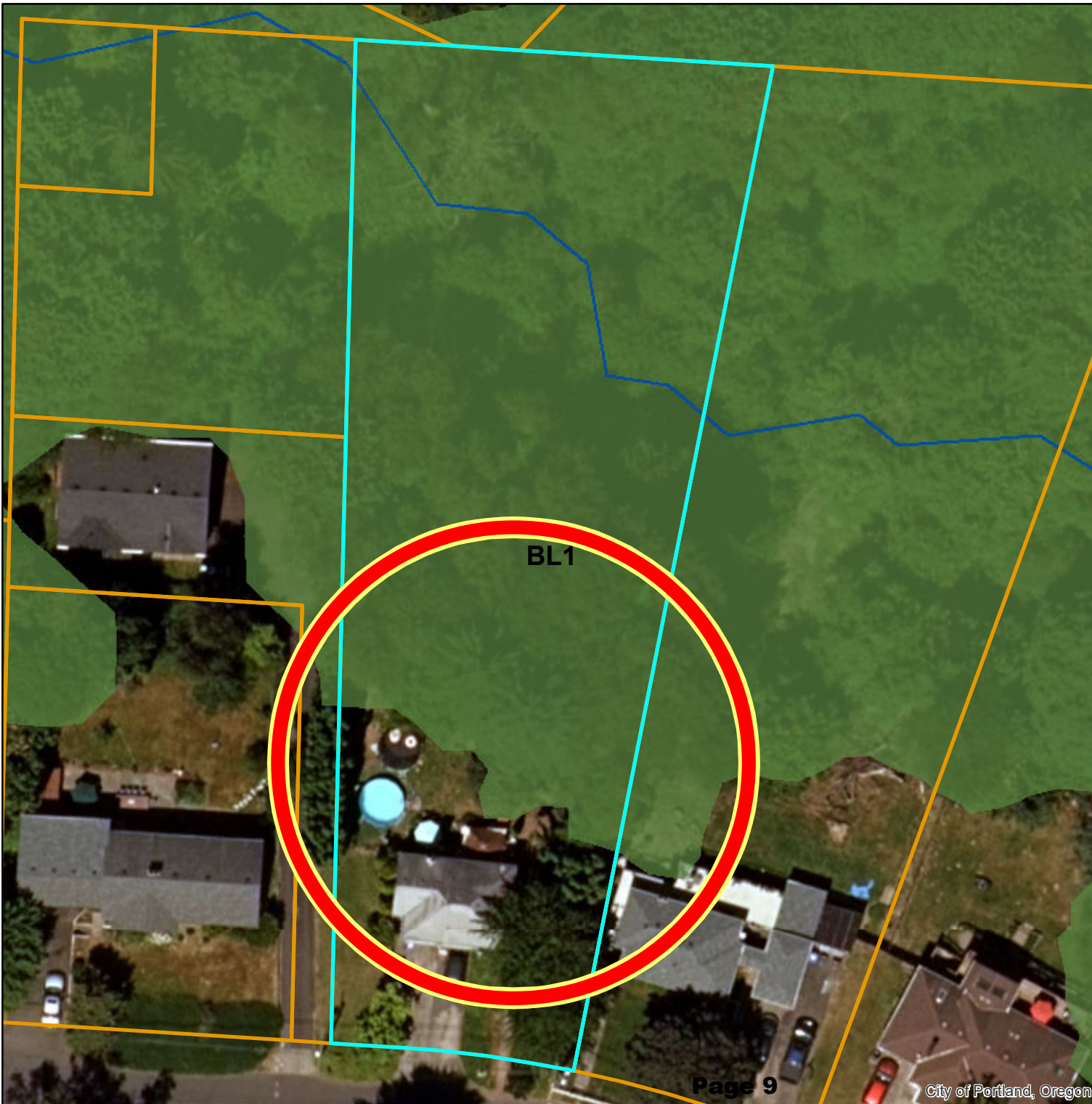




**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

**9425 SE Tenino Ct
R143323**



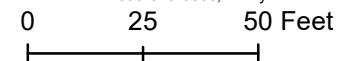
Legend

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

DRAFT

October 12, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

**9425 SE Tenino Ct
R143323**



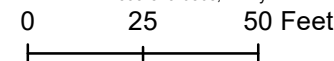
Legend

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

DRAFT

October 12, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

**706 SW Maplecrest Dr
R212402**

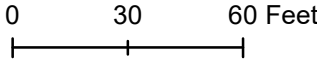
Legend

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

DRAFT

November 9, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

**706 SW Maplecrest Dr
R212402**

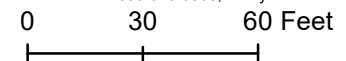
Legend

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

DRAFT

November 9, 2021

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






Environmental Overlay Zone Map Correction Project

Water Features

4045 SW Pomona St

Legend

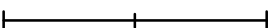
-  StreamEdit_4045SWPomonaSt
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands

DRAFT

November 12, 2021

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0 20 40 Feet














**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before
3270 SW Palatine St
R164921

Explanation: An approved LUR allowed for the wetland to be filled in the area where the house was newly constructed. The wetland should be removed from the NRI, but the c zone should remain where it was mapped previously.

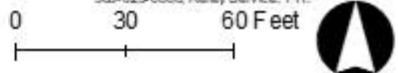
Legend

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

DRAFT

December 9, 2021

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translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.





Environmental Overlay Zone Map Correction Project

Natural Resources - After
3270 SW Palatine St
R164921

Explanation: Remap forest vegetation to retain c zone on forest vegetatoin patch, which was in the c zone in previous ezone drafts. Also, ensure that c zone covers entire lot to comply with env modification in LUR 16 173207. Add mitigation wetlands to wetland inventory.



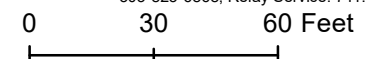
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

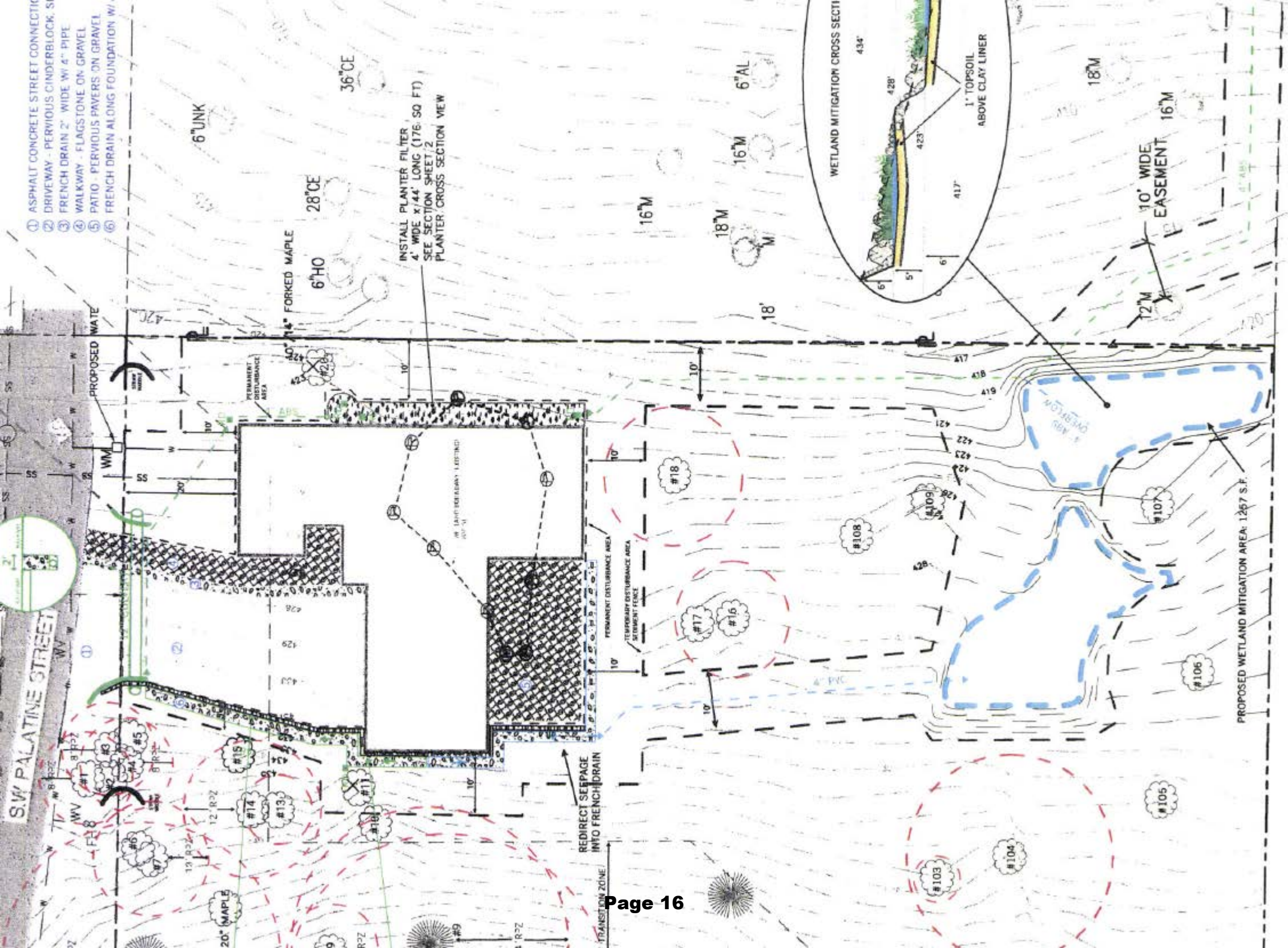
DRAFT

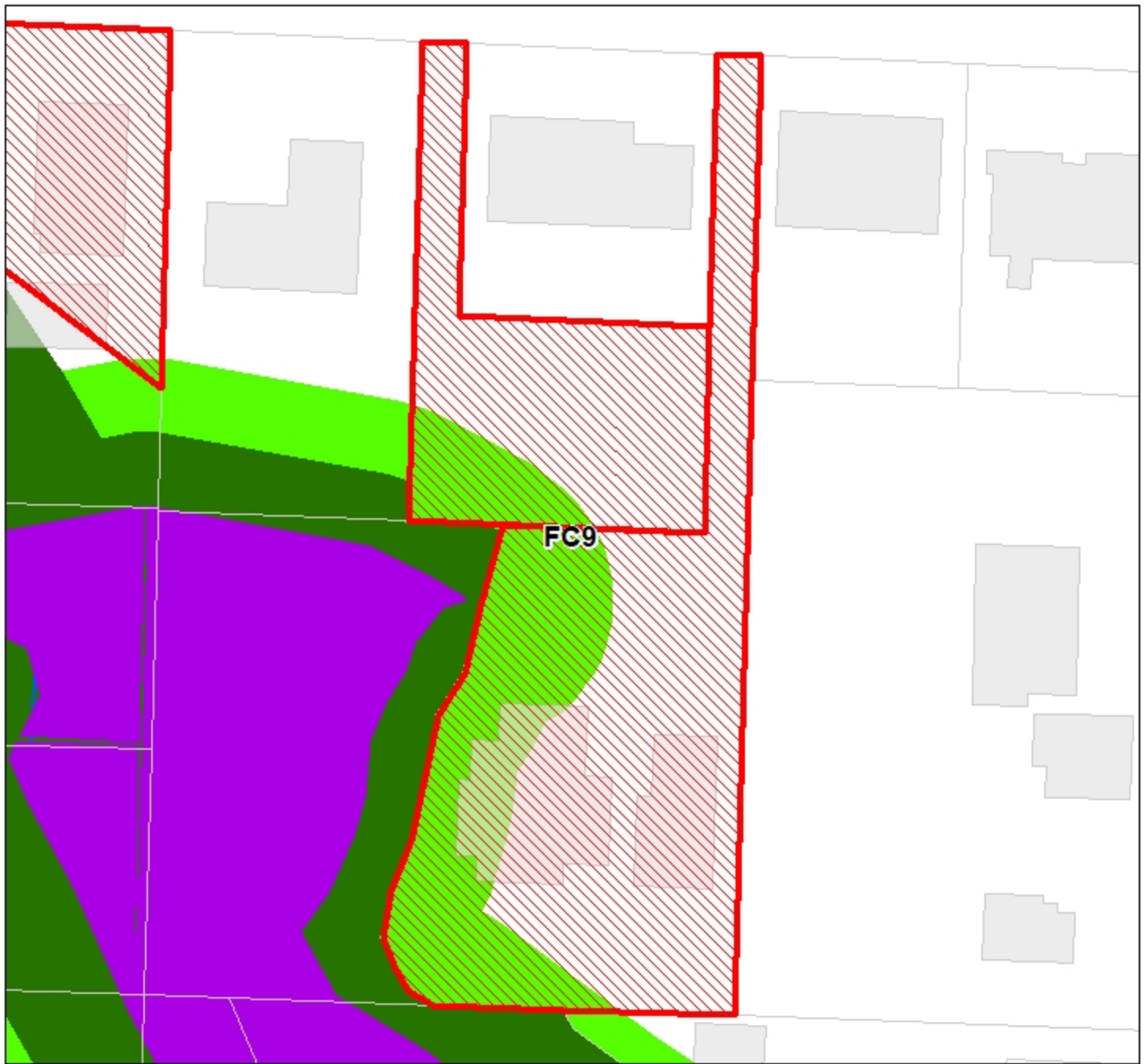
December 9, 2021

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- ① ASPHALT CONCRETE STREET CONNECT
- ② DRIVEWAY - PERVIOUS CINDERBLOCK, 3"
- ③ FRENCH DRAIN 2" WIDE W/ 4" PIPE
- ④ WALKWAY - FLAGSTONE ON GRAVEL
- ⑤ PATIO - PERVIOUS PAVERS ON GRAVEL
- ⑥ FRENCH DRAIN ALONG FOUNDATION W/



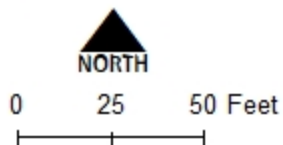







'P' to 'C' Conversions

Before: Manual conversion from p to c is too close to the wetland. The conversion should be reduced to only cover area that is >25' from streams and wetlands.

**State ID
1S1E19AB 502**

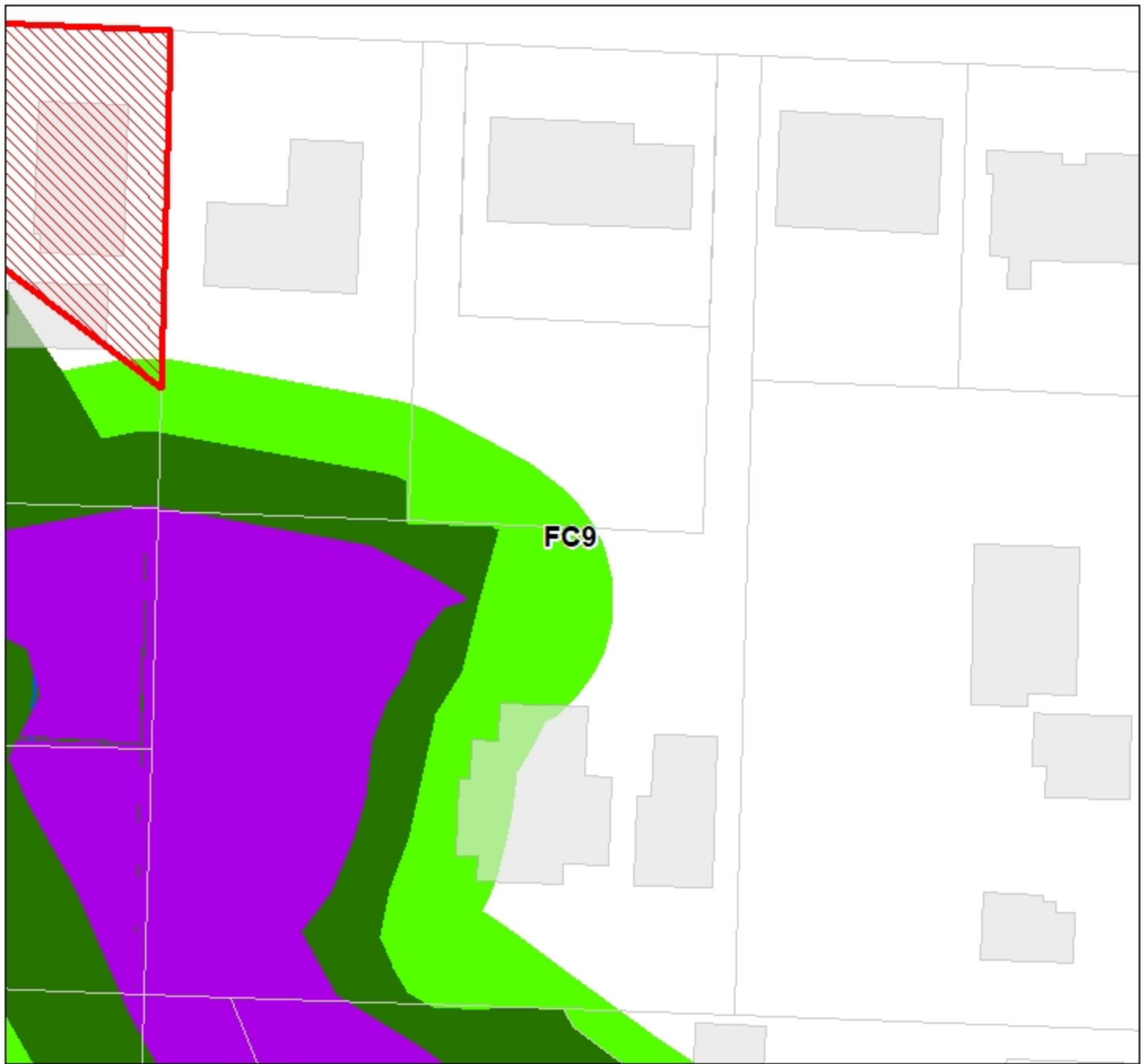
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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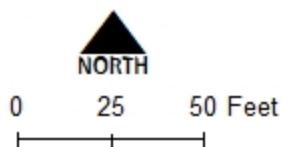











**'P' to 'C'
Conversions**

After: Eliminate manual conversions. They are not necessary on these sites.

**State ID
1S1E19AB 502**

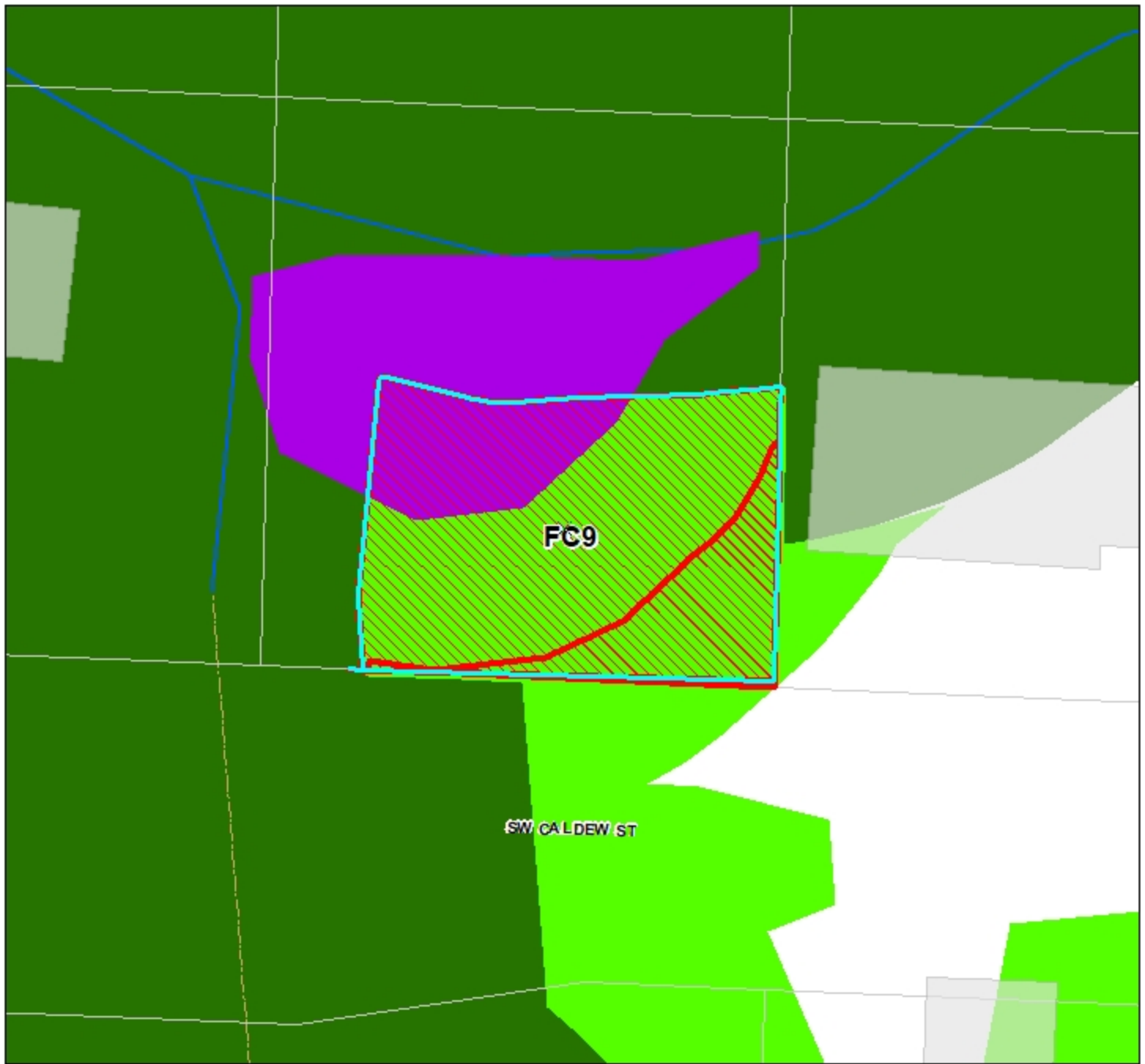
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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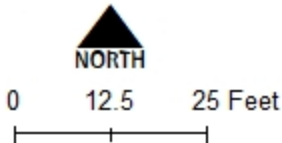













'P' to 'C' Conversions

Before: Manual conversion from p to c covers a portion of a wetland on the site. The conversion should be reduced to only cover area that is >25' from streams and wetlands.

**State ID
1S1E19AD 200**

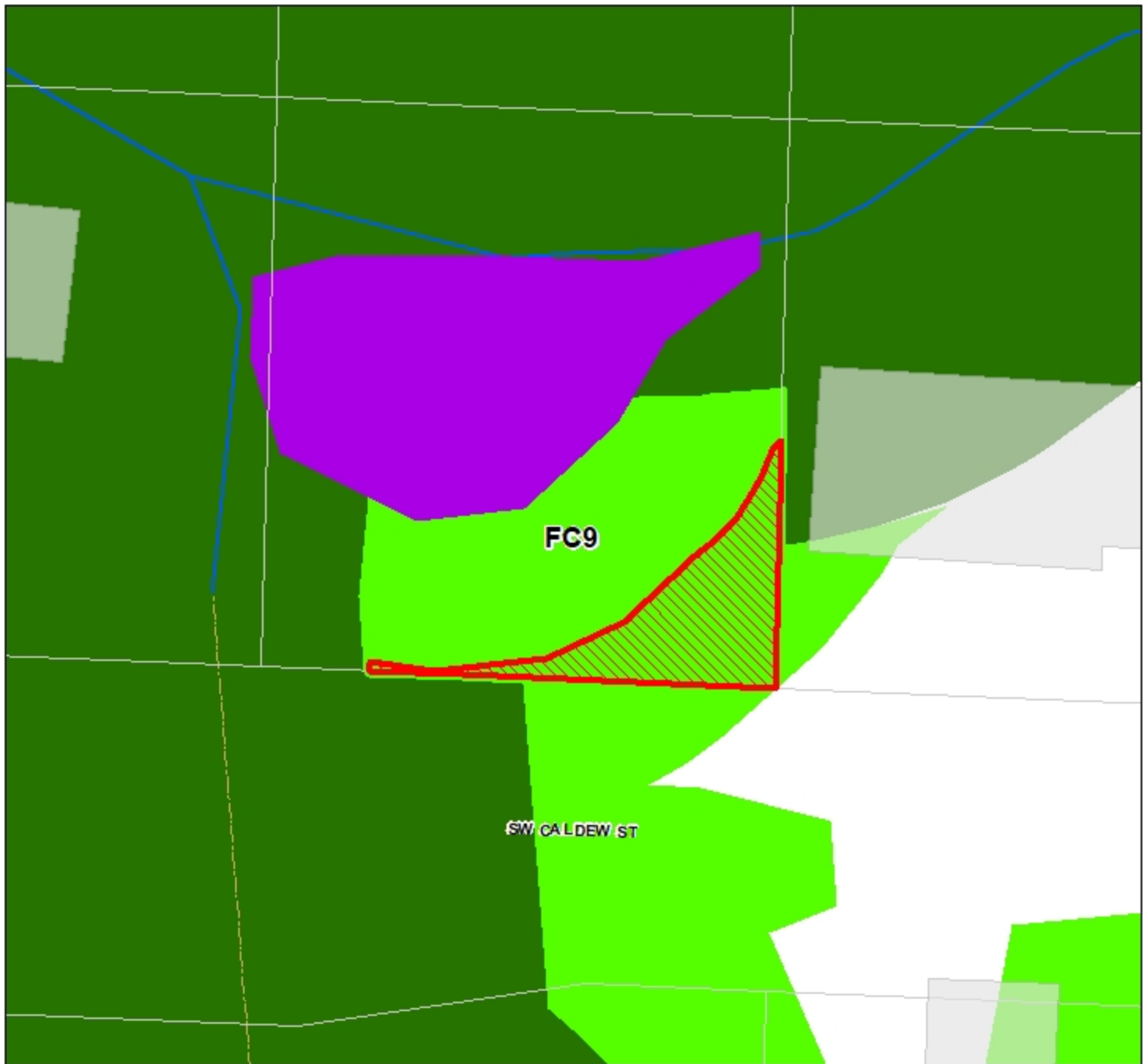
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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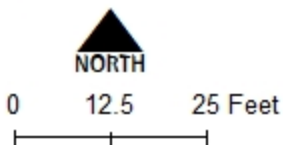












**'P' to 'C'
Conversions**

After: Reduce the size of the conversion. Only apply to area that is >25' from streams and wetlands. This will increase the p zone coverage on the site.

**State ID
1S1E19AD 200**

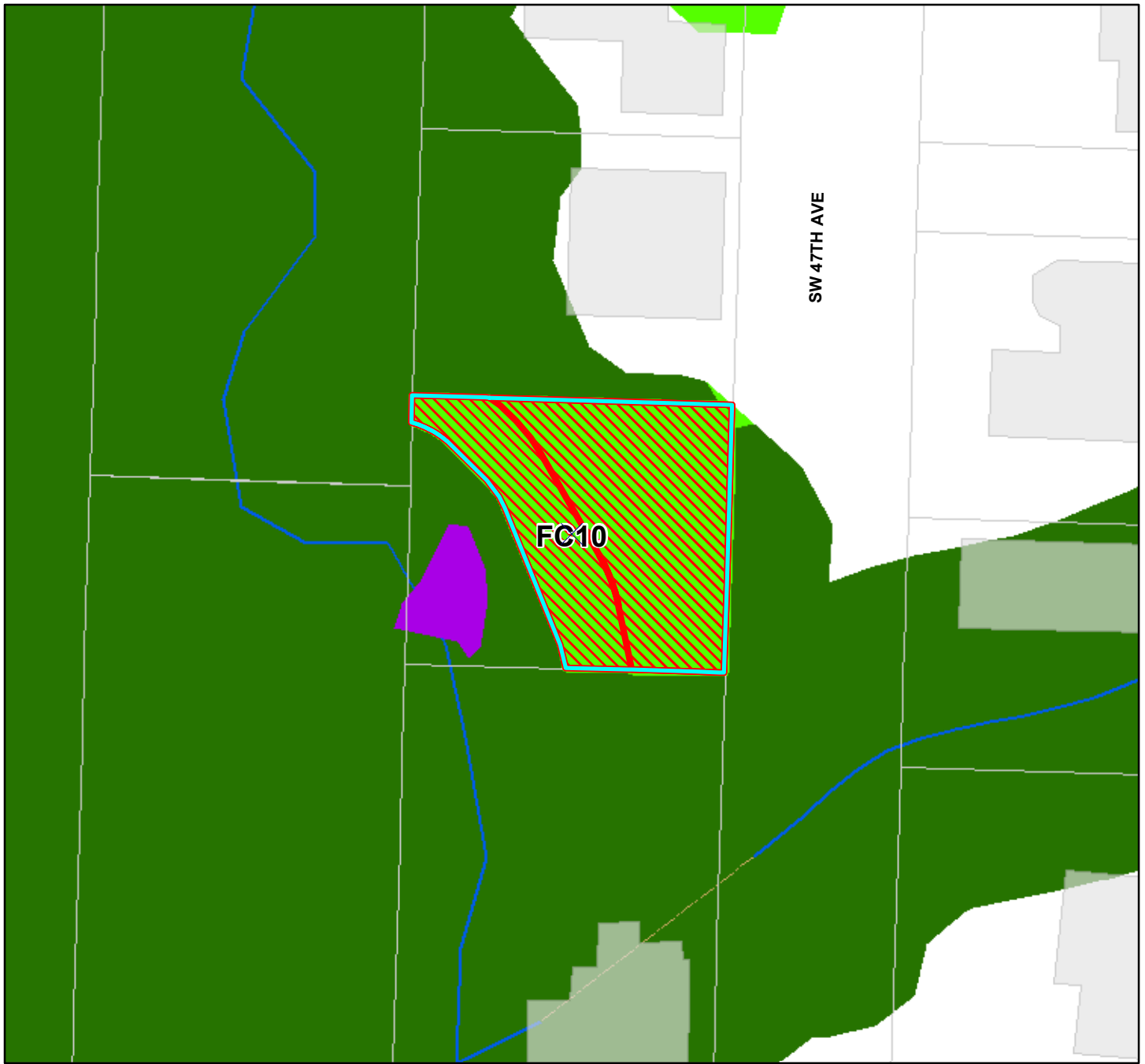
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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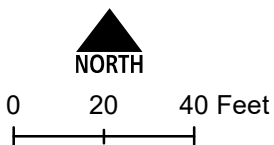













'P' to 'C' Conversions

Before. Vacant residential lot that contains a stream and wetlands. Manual conversion covers a portion of the lot that is less than 25' from the wetland and does not extend into the right of way to allow access.

State ID
1S1E19DD 6400

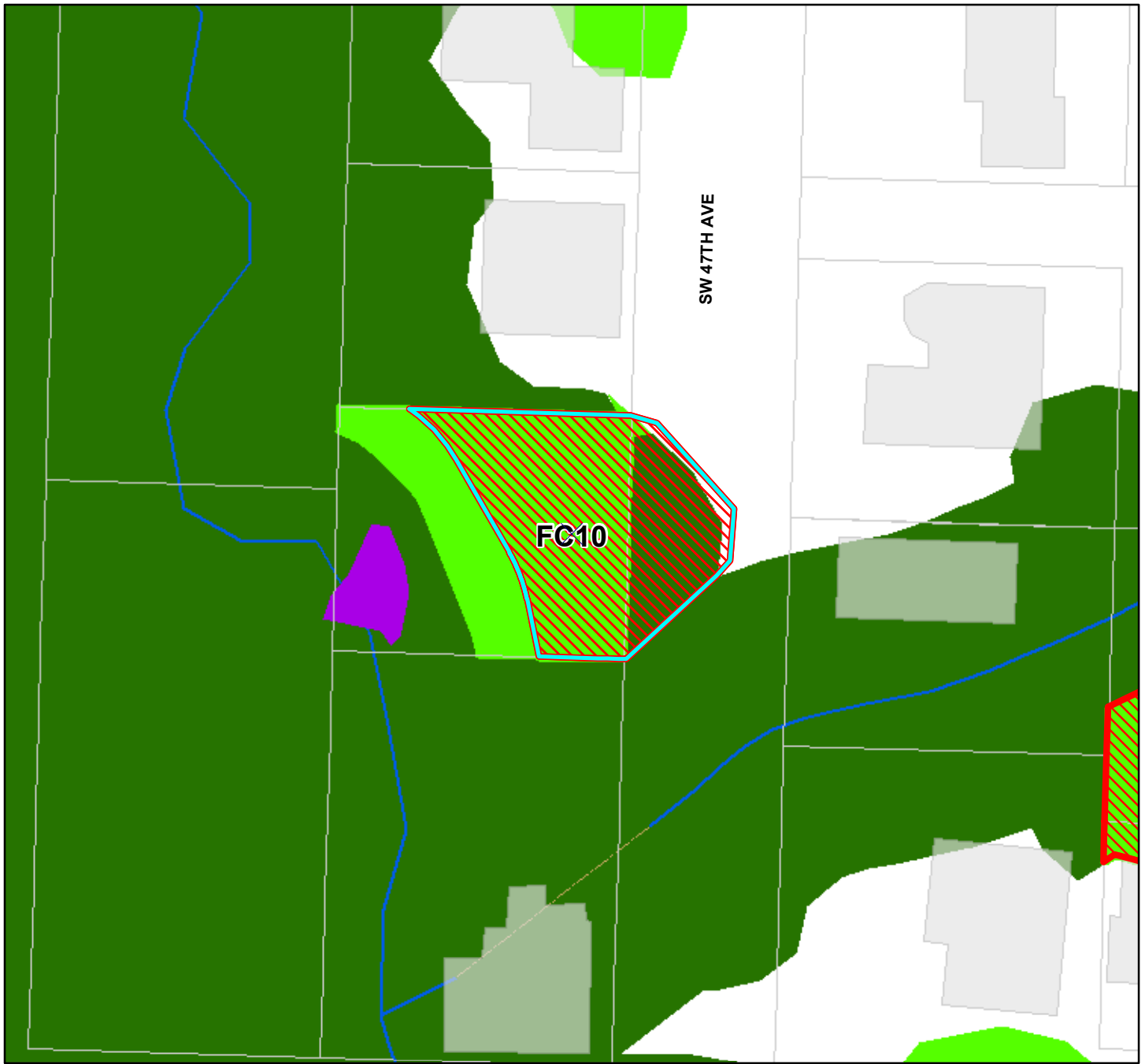
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
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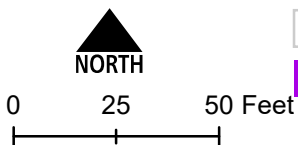













'P' to 'C' Conversions

After: Reduce the area of the p to c conversion to ensure a 25' setback from wetlands and streams. Extend conversion into the right of way to facilitate site access.

State ID
1S1E19DD 6400

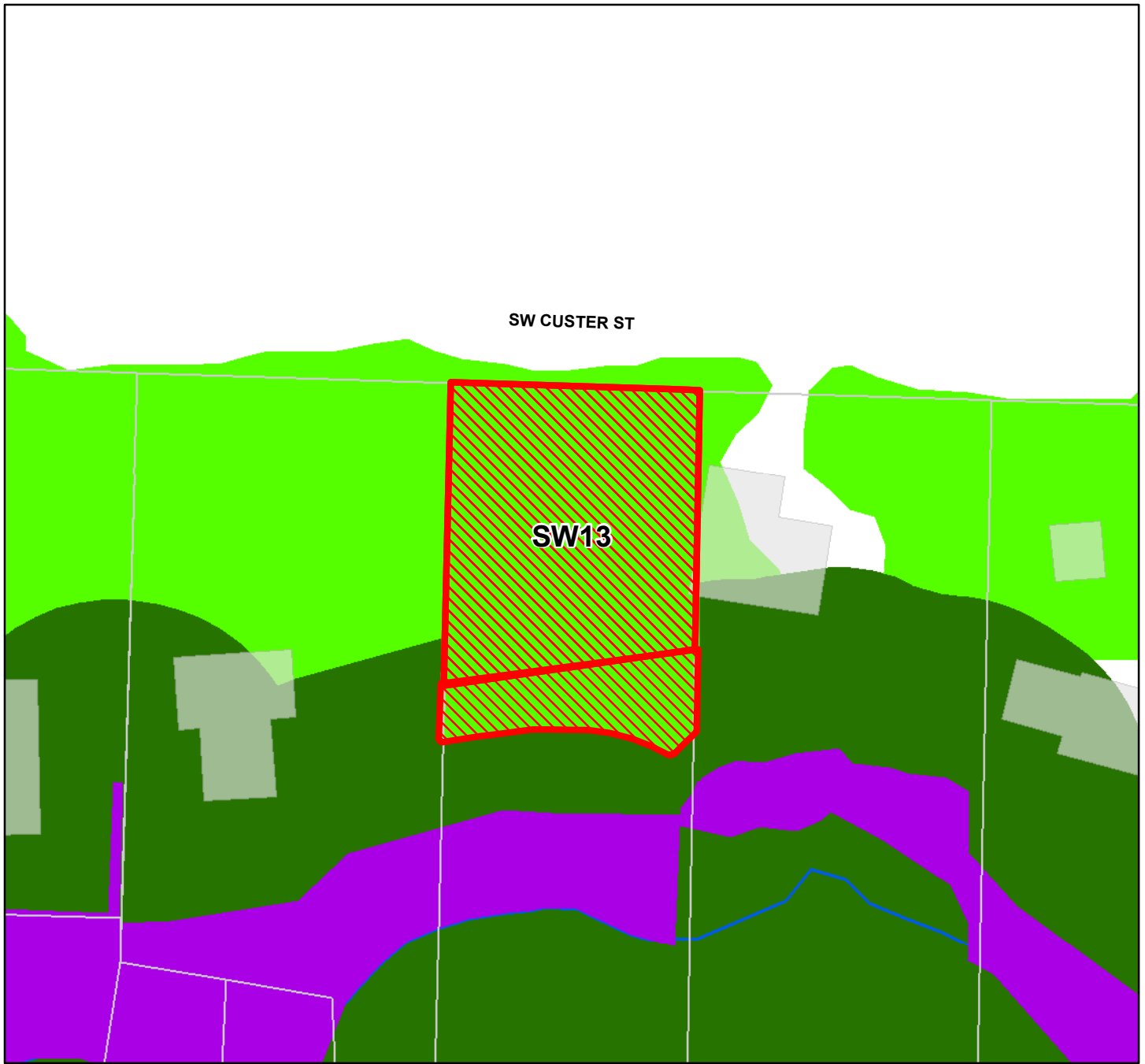
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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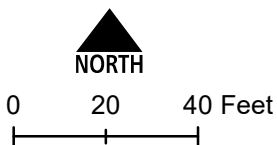


'P' to 'C' Conversions

Before: This is a vacant R10 lot. A manual p to c conversion is applied to create a potential space for new development. The conversion area is less than 25' from wetlands.

**State ID
1S1E22BC 9600**

Updated: October 2021



- 'p' to 'c' Conversions
- Resource Sites
- Urban Service Boundary
- Taxlots
- Wetlands
- Open stream channel
- Piped Stream Segment
- Flood Area
- Draft C Zone
- Draft P Zone
- Draft S Zone



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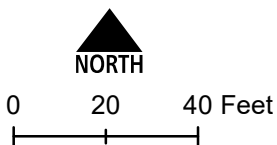













'P' to 'C' Conversions

After: Reduce the size of the manual p to c conversion to ensure that p zone covers all area that is within 25' of streams and wetlands. This will increase the p zone coverage on the site, while still ensuring that there is a reasonable space to develop.

**State ID
1N1W36CA 1100**

Updated: October 2021

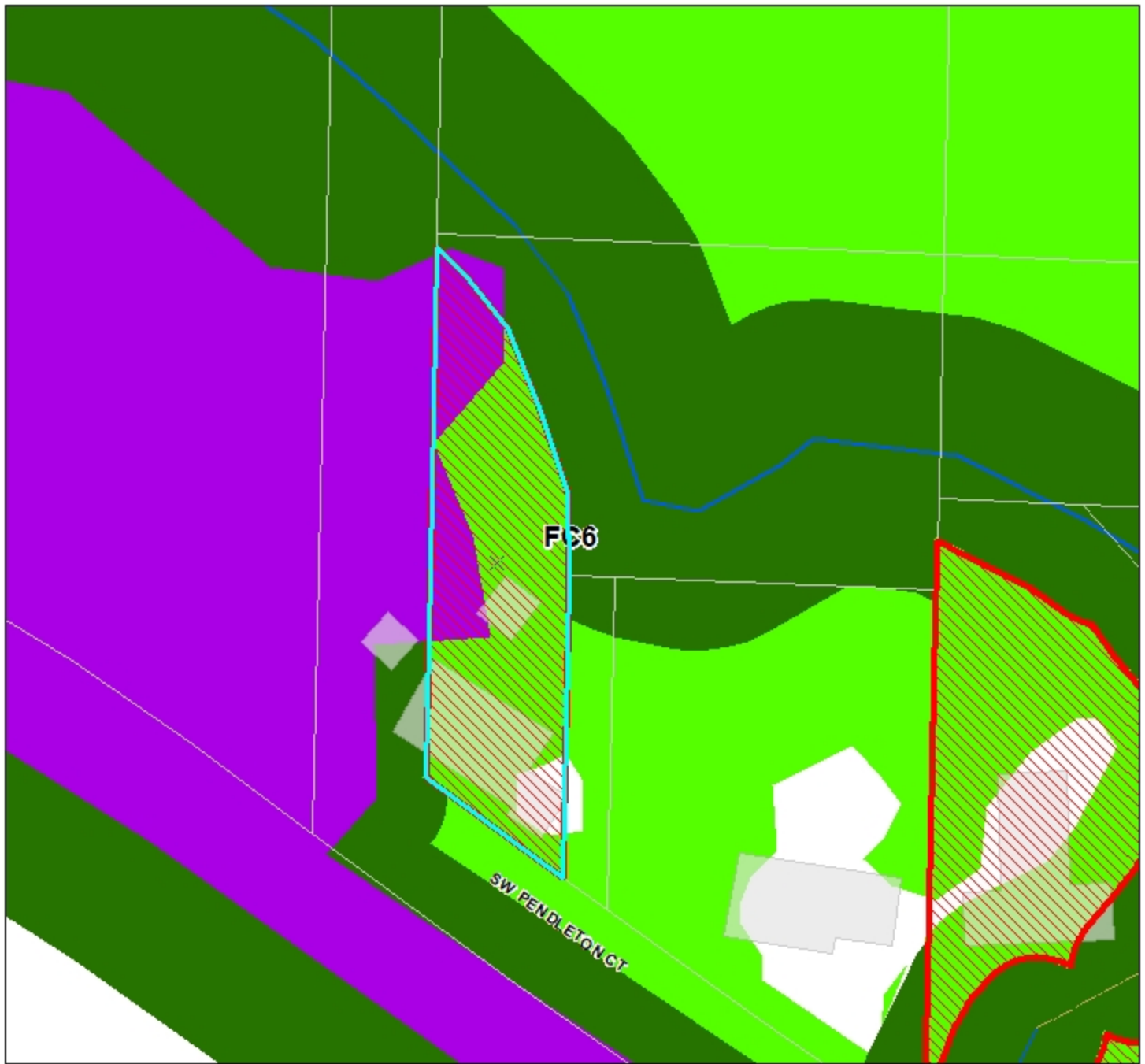


-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



**THE BUREAU OF
PLANNING &
SUSTAINABILITY**

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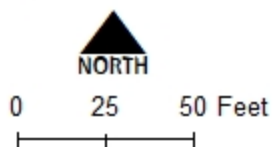













'P' to 'C' Conversions

Natural Resources - Before Conversion area includes a portion of a wetland. No conversion is possible near existing development.

State ID
1S1E18CB 500

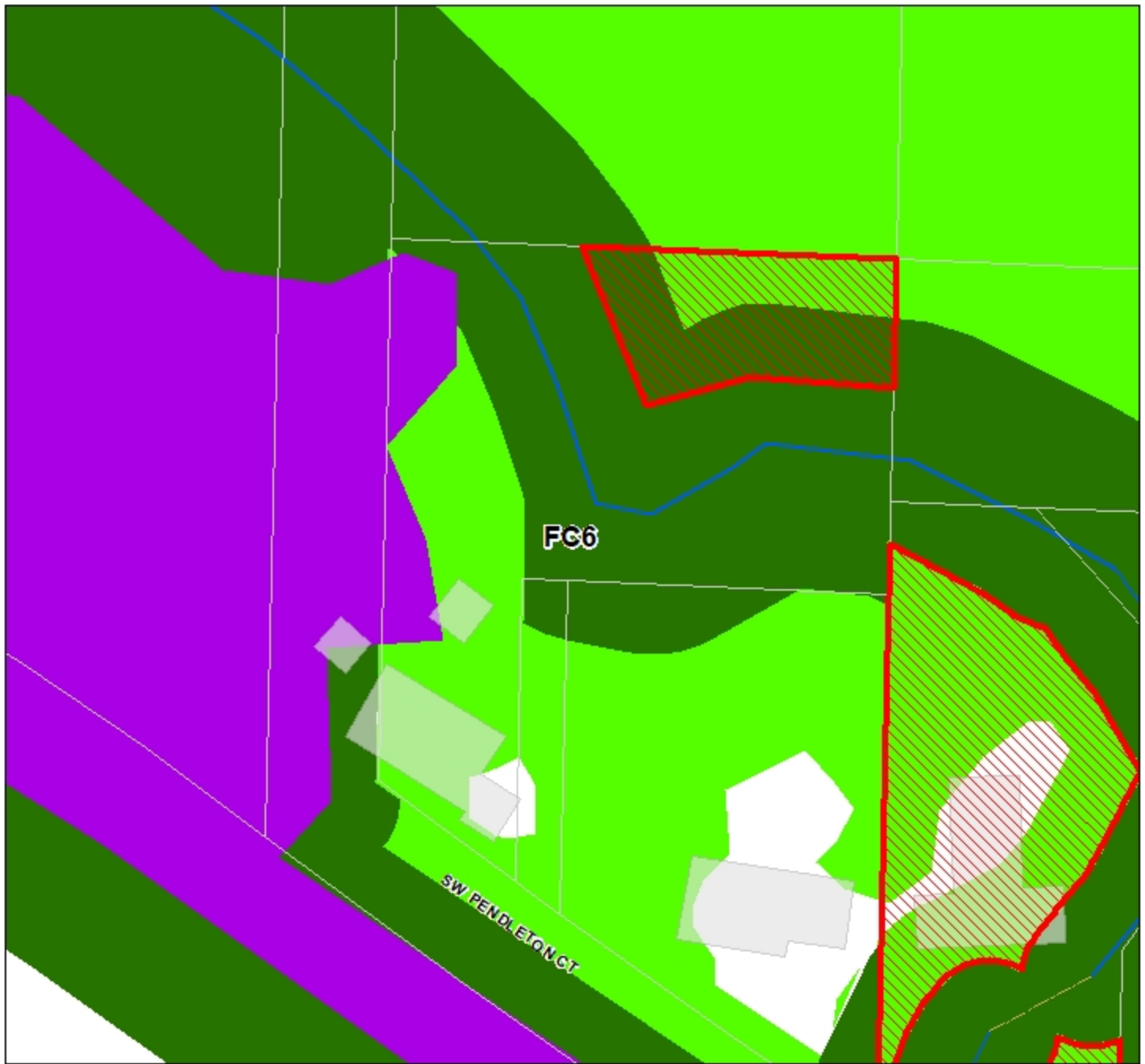
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
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-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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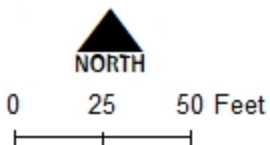








'P' to 'C' Conversions

Natural Resources - After Delete the existing manual conversion that is located near the existing house and structures on the site. This conversion overlapped with the wetland. Create new conversion area in the northeast corner of the lot.

**State ID
1S1E18CB 500**

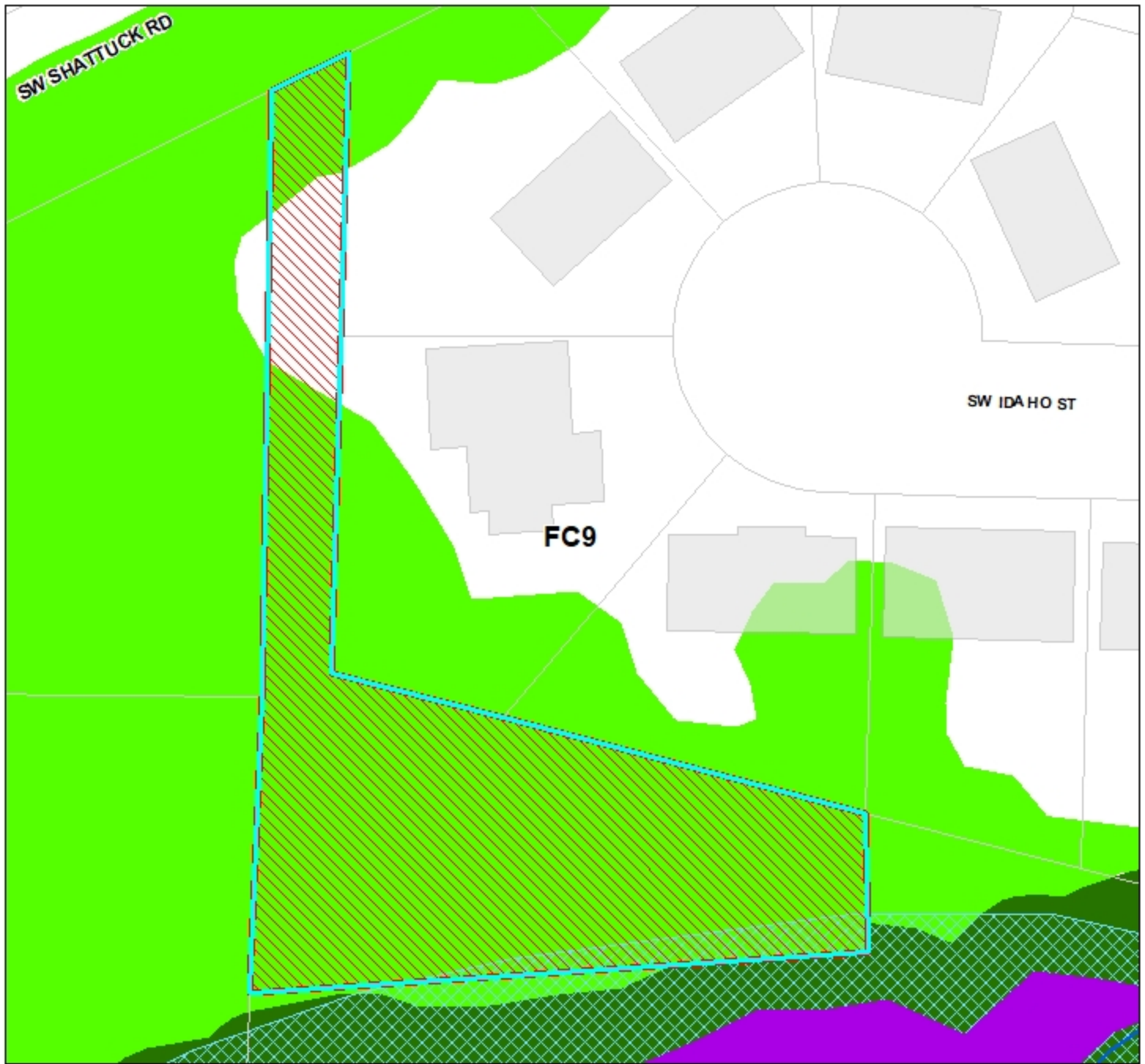
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
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-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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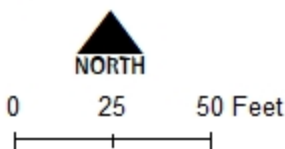













'P' to 'C' Conversions

Natural Resources - Before
Majority of area that is covered by manual conversion would just be conservation zone, anyway. Portion of manual conversion is located within 25 feet of a wetland.

State ID
1S1E18CC 1600

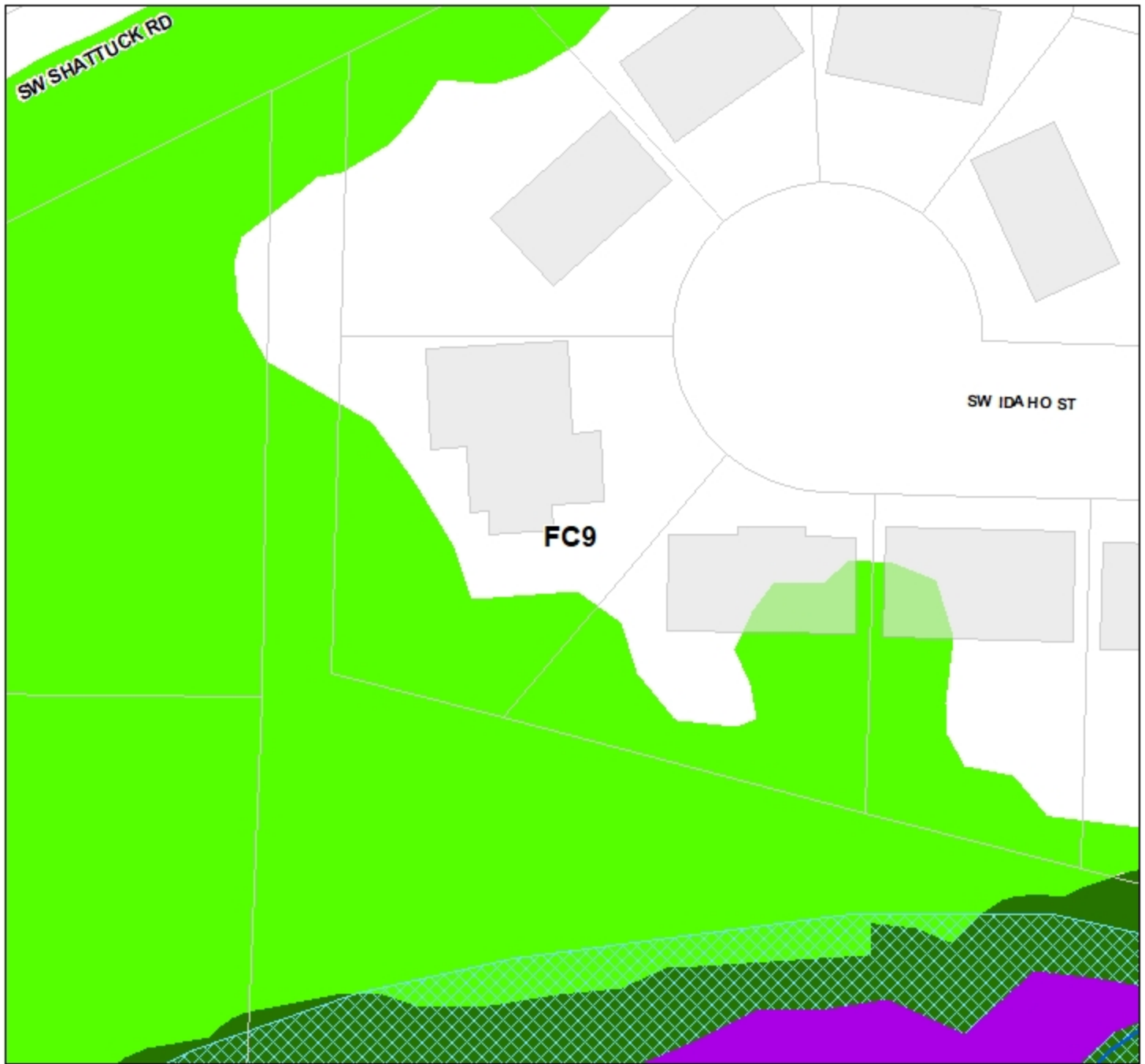
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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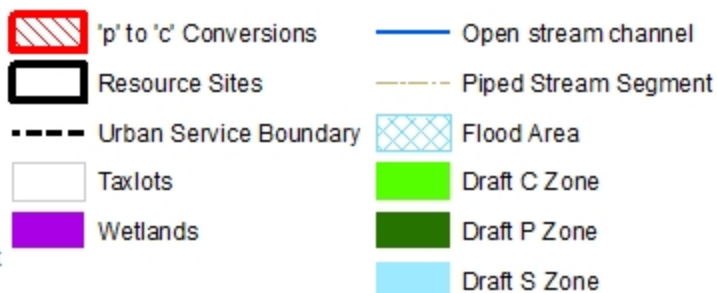
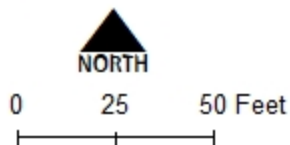


'P' to 'C'
Conversions

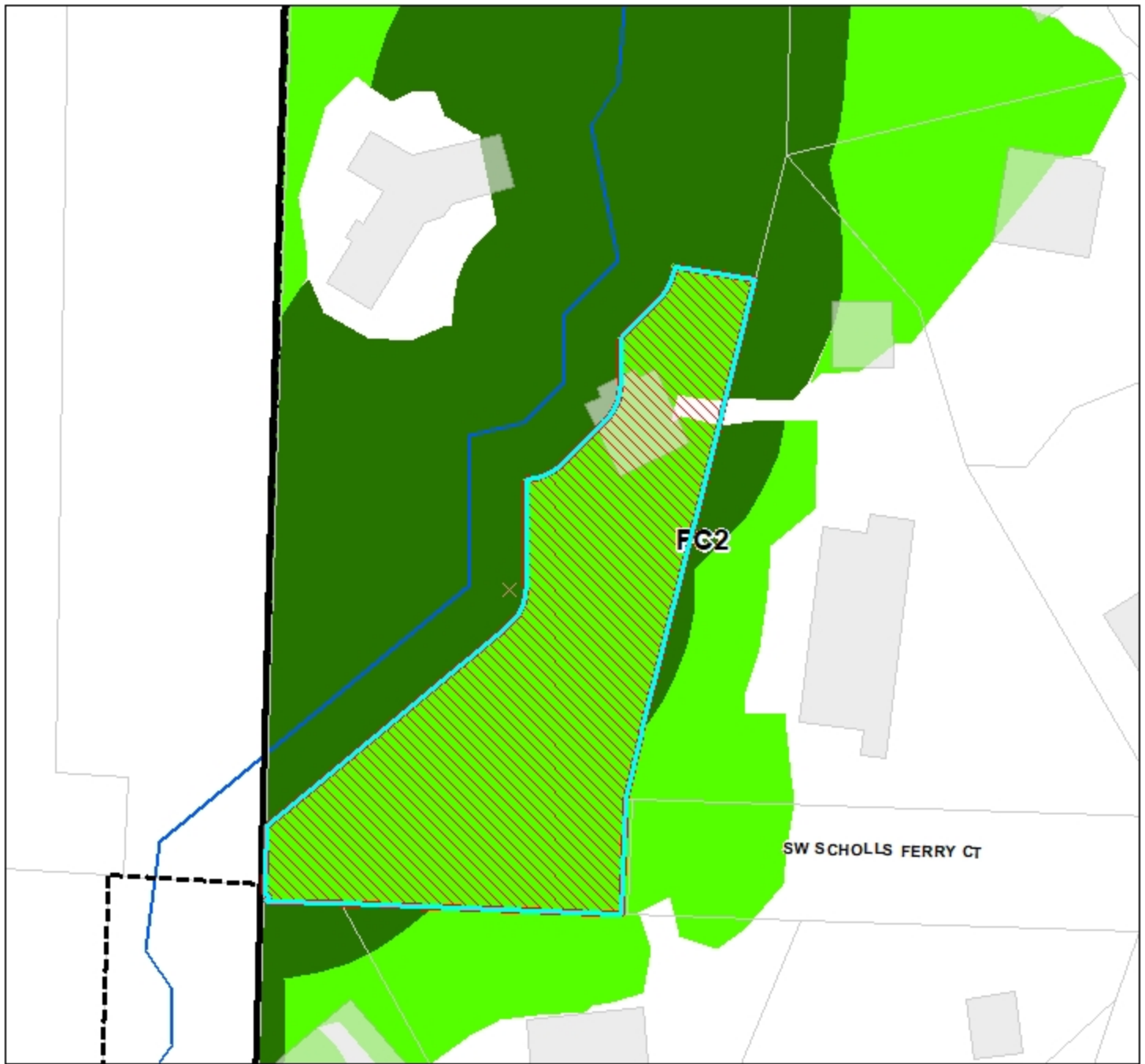
Natural Resources - After
Delete manual conversion

State ID
1S1E18CC 1600

Updated: October 2021



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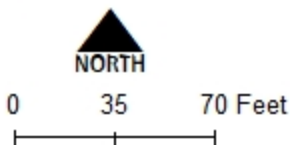











**'P' to 'C'
Conversions**

Natural Resources - Before
 Dividable residential lot. Majority of lot would be covered by p zone.
 Convert portion of lot >25' from streams and wetlands to create
 potential development site. Slivers of p zone extend onto adjacent
 lots beyond the conversion.

State ID
 1S1E07BC 800

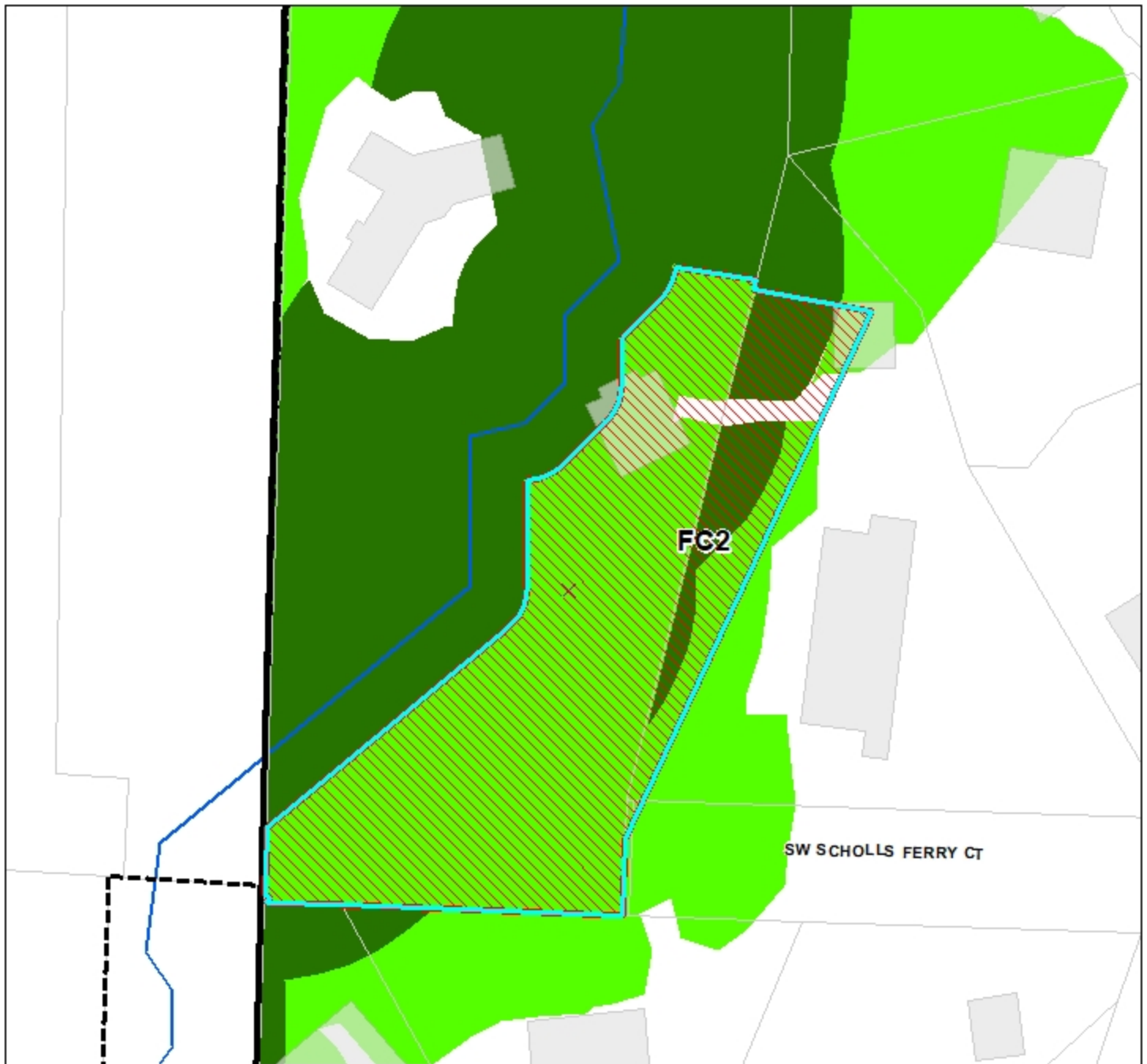
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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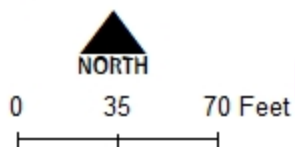


**'P' to 'C'
Conversions**

**Natural Resources - After
Extend manual conversion onto adjacent lots to eliminate slivers
of p zone.**

State ID
1S1E07BC 800

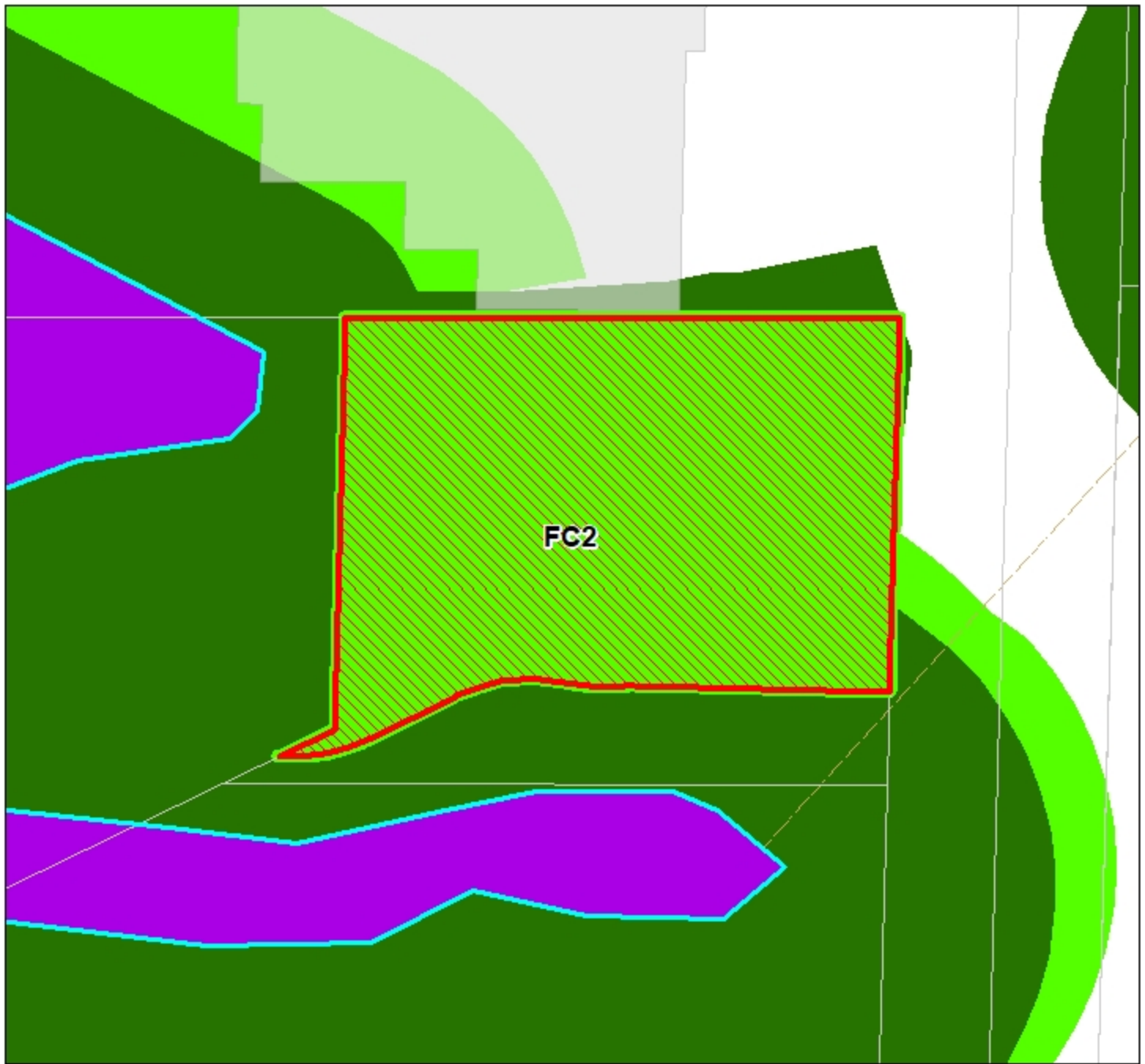
Updated: October 2021



- 'p' to 'c' Conversions
- Resource Sites
- Urban Service Boundary
- Taxlots
- Wetlands
- Open stream channel
- Piped Stream Segment
- Flood Area
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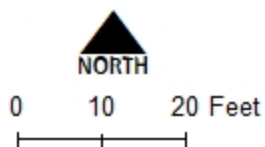













**'P' to 'C'
Conversions**

Natural Resources - Before
 Vacant residential lot qualifies for a conversion. Converted area is less than 25 feet from wetlands. Need to adjust conversions to protect area within 25 feet of streams and wetlands.

State ID
 1S1E07BD 2101

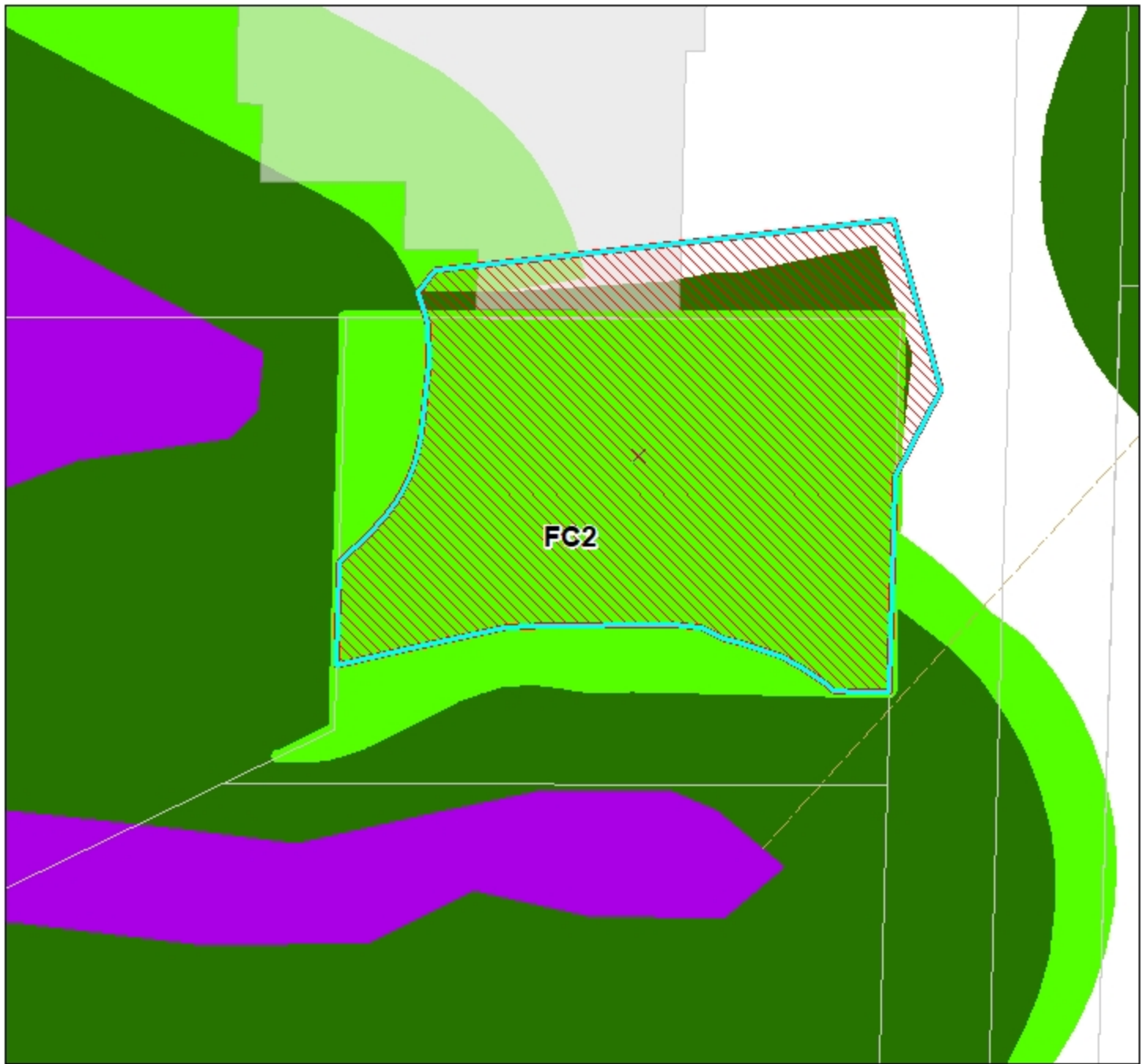
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
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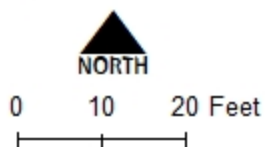





**'P' to 'C'
Conversions**

**Natural Resources - After
Edit mapping of conversion to ensure that p zone covers area
within 25 feet of streams and wetlands and to eliminate slivers.**

**State ID
1S1E07BD 2101**

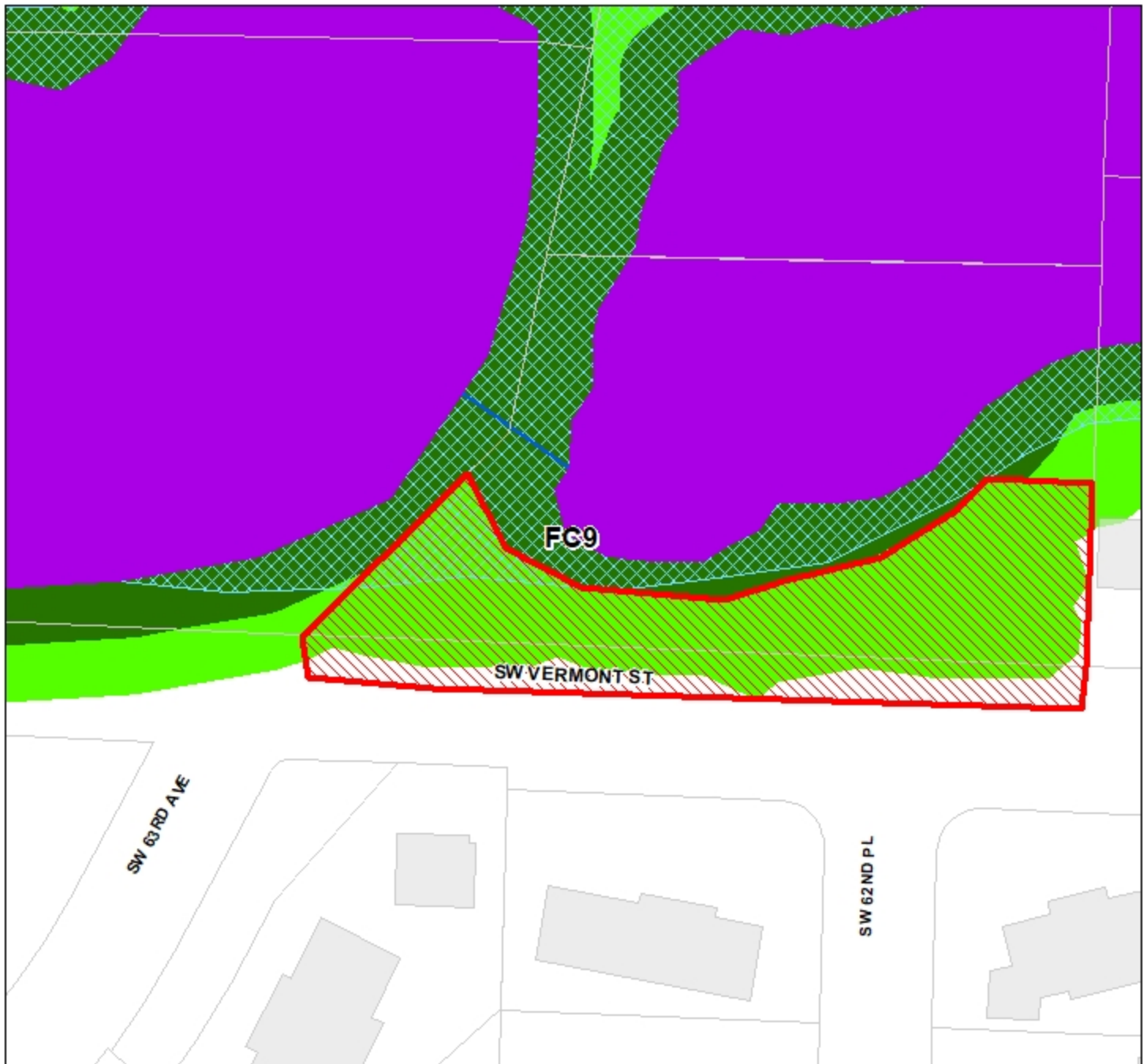
Updated: October 2021



- | | |
|--|--|
|  'p' to 'c' Conversions |  Open stream channel |
|  Resource Sites |  Piped Stream Segment |
|  Urban Service Boundary |  Flood Area |
|  Taxlots |  Draft C Zone |
|  Wetlands |  Draft P Zone |
| |  Draft S Zone |



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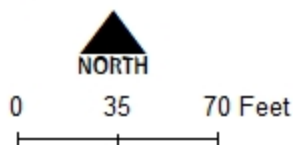
'P' to 'C' Conversions

Natural Resources - Before

This is a vacant, dividable residential lot. The proposed conversion is located too close to the mapped wetland. Mapping protocol applies p zone within 25 feet of wetlands. Conversion is not needed.

State ID
1S1E18CC 2300

Updated: October 2021



- 'p' to 'c' Conversions
- Resource Sites
- Urban Service Boundary
- Taxlots
- Wetlands
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- Draft S Zone



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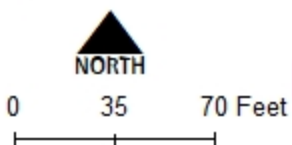













'P' to 'C' Conversions

Natural Resources - After
 Delete the p to c conversion. Mapping protocol already applies p zone to area within 25 feet of wetlands. There is no other convertible space on the site.

State ID
 1S1E18CC 2300

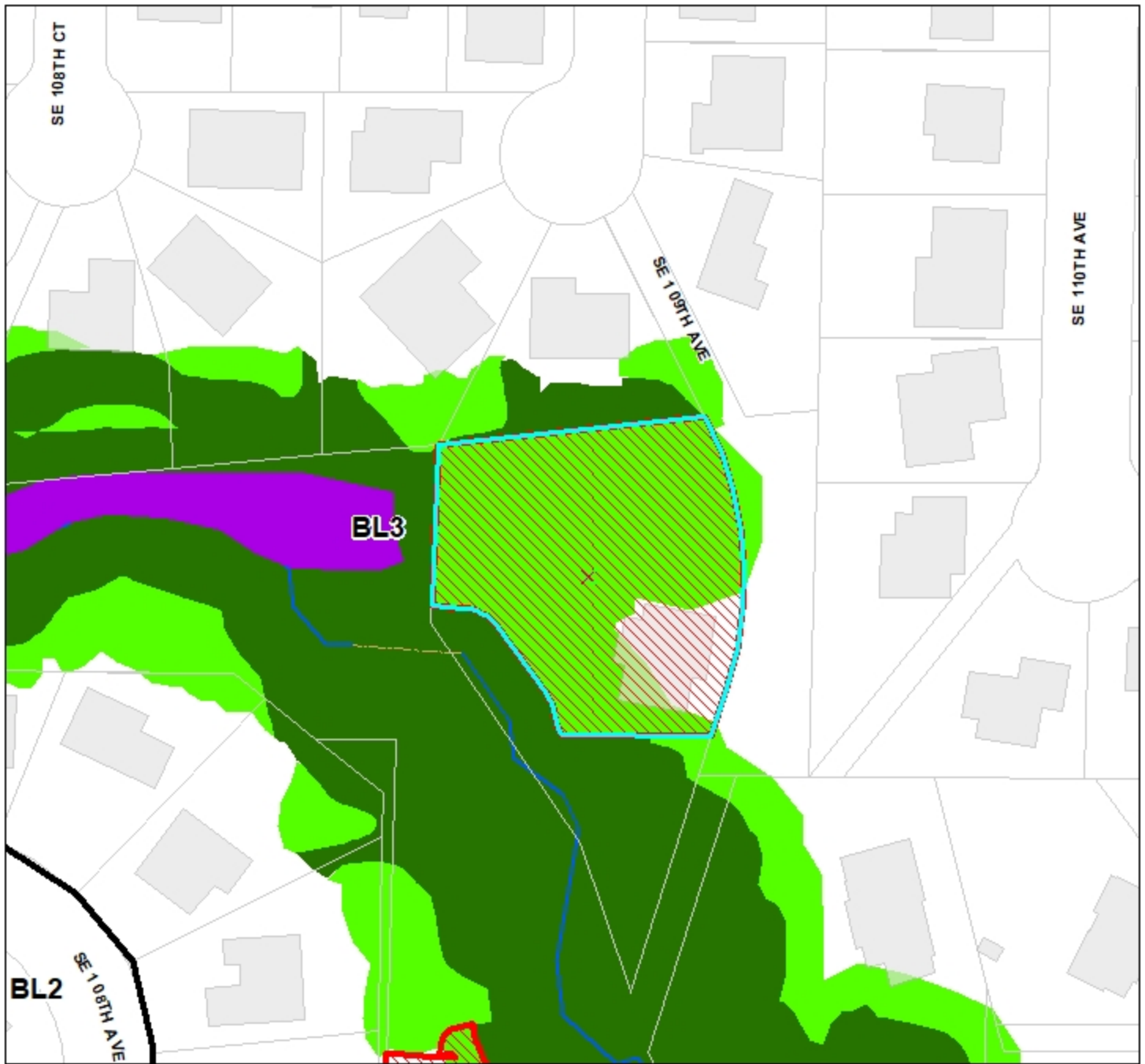
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
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-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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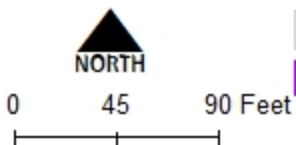








**'P' to 'C'
Conversions**

Natural Resources - Before
Conversion includes area that is too close to wetland. Reduce conversion area on site.

State ID
1S2E22CA 8916

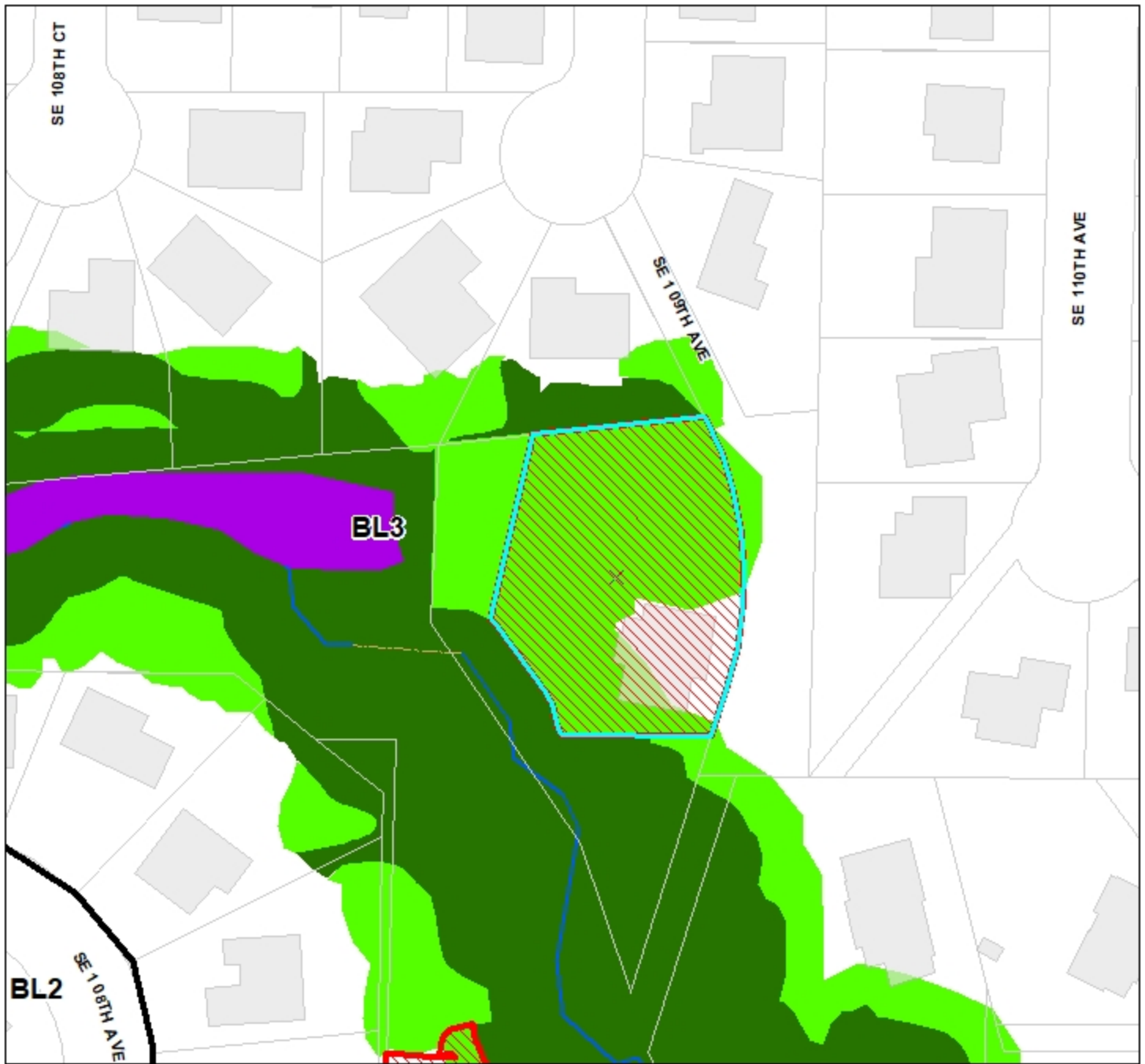
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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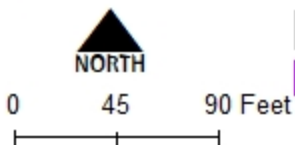








**'P' to 'C'
Conversions**

Natural Resources - After
Reduce area of conversion to avoid riparian area around
the wetland.

State ID
 1S2E22CA 8916

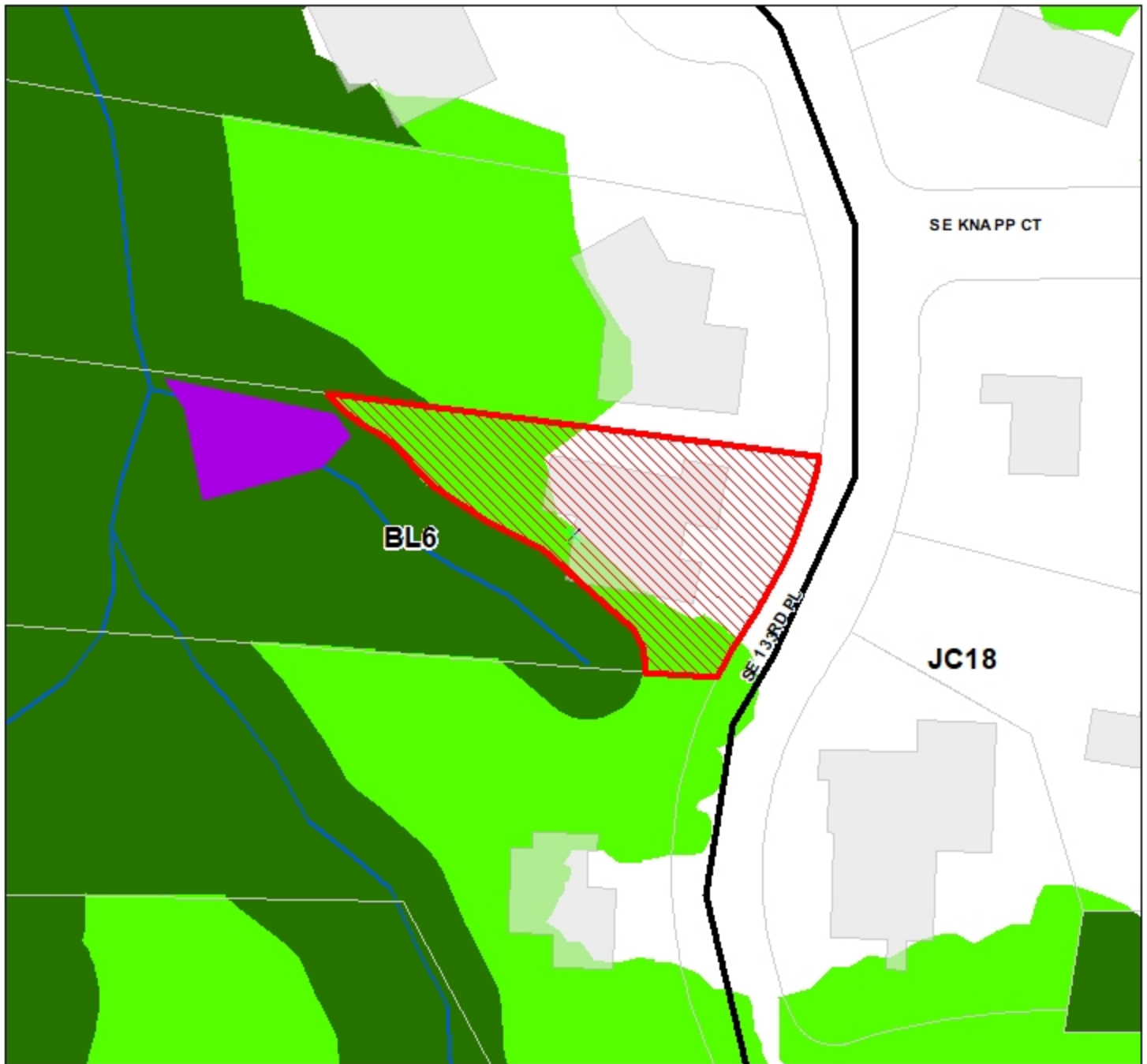
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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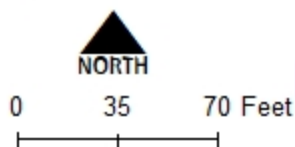










'P' to 'C' Conversions

Natural Resources - Before
 Dividable residential lot. Portion of lot is converted to facilitate additional development.
 The area of conversion is too close to the wetland.

State ID
 1S2E23BD 800

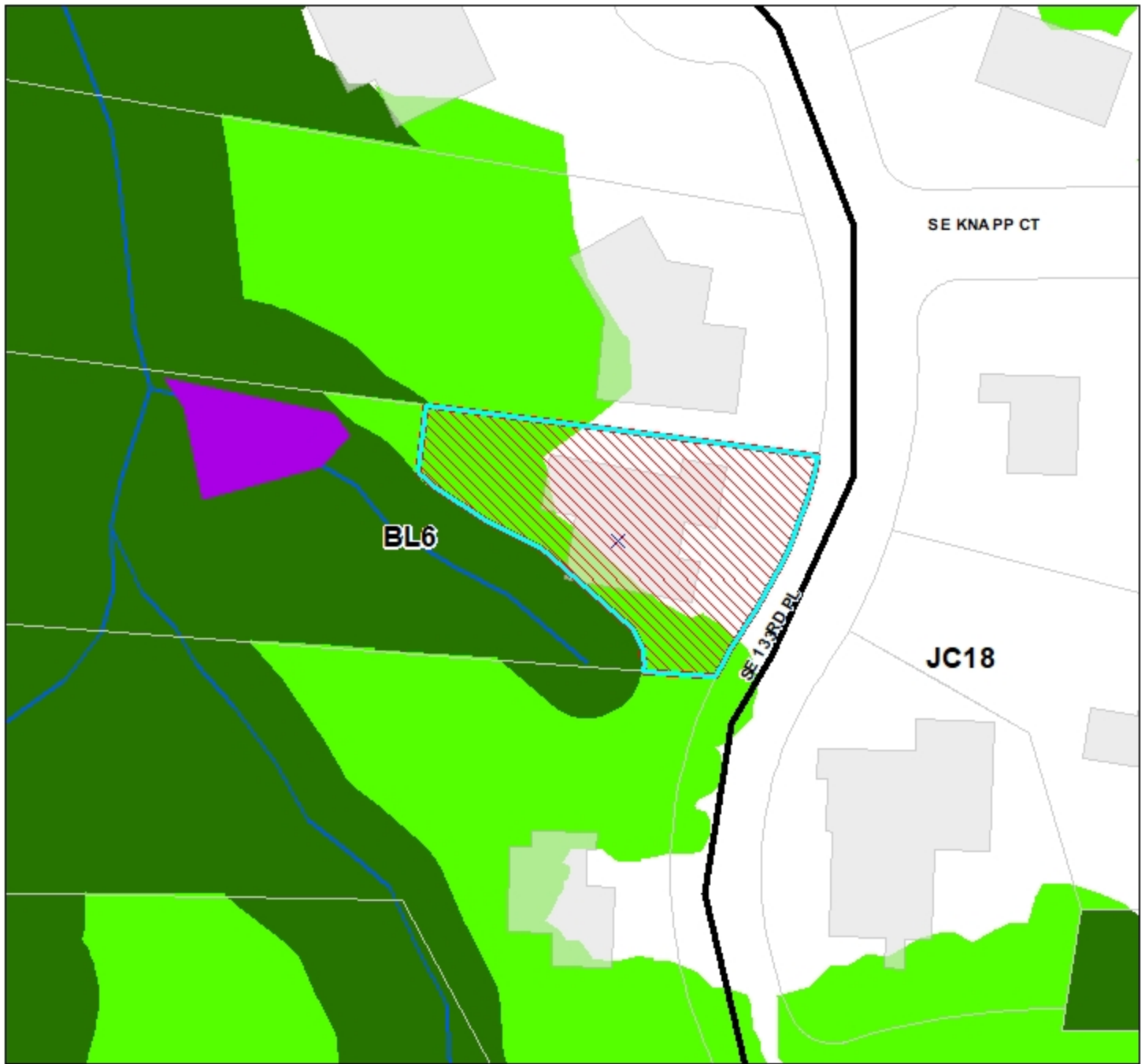
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
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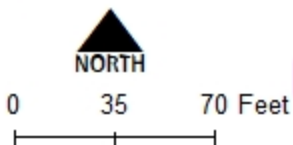


'P' to 'C' Conversions

Natural Resources - After
Reduce area of manual conversion to provide adequate set back
from the wetland.

State ID
 1S2E23BD 800

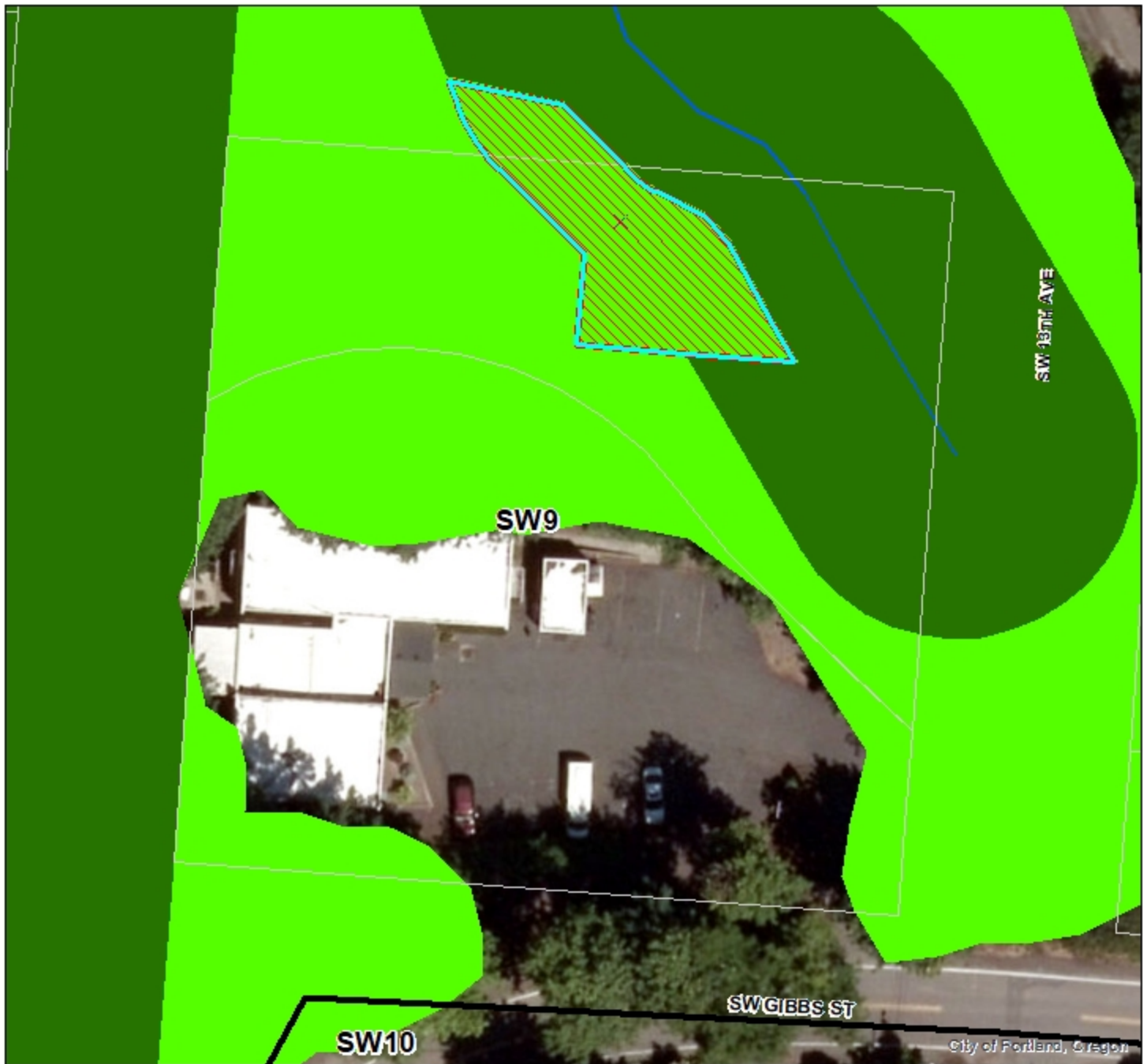
Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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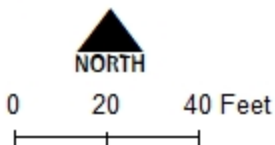














'P' to 'C' Conversions

Natural Resources - Before Conversion was erroneously created on natural resource tract that was created through the approval of a 2020 land use review. Final Plat was filed in 2021.

**State ID
1S1E09BD 2801**

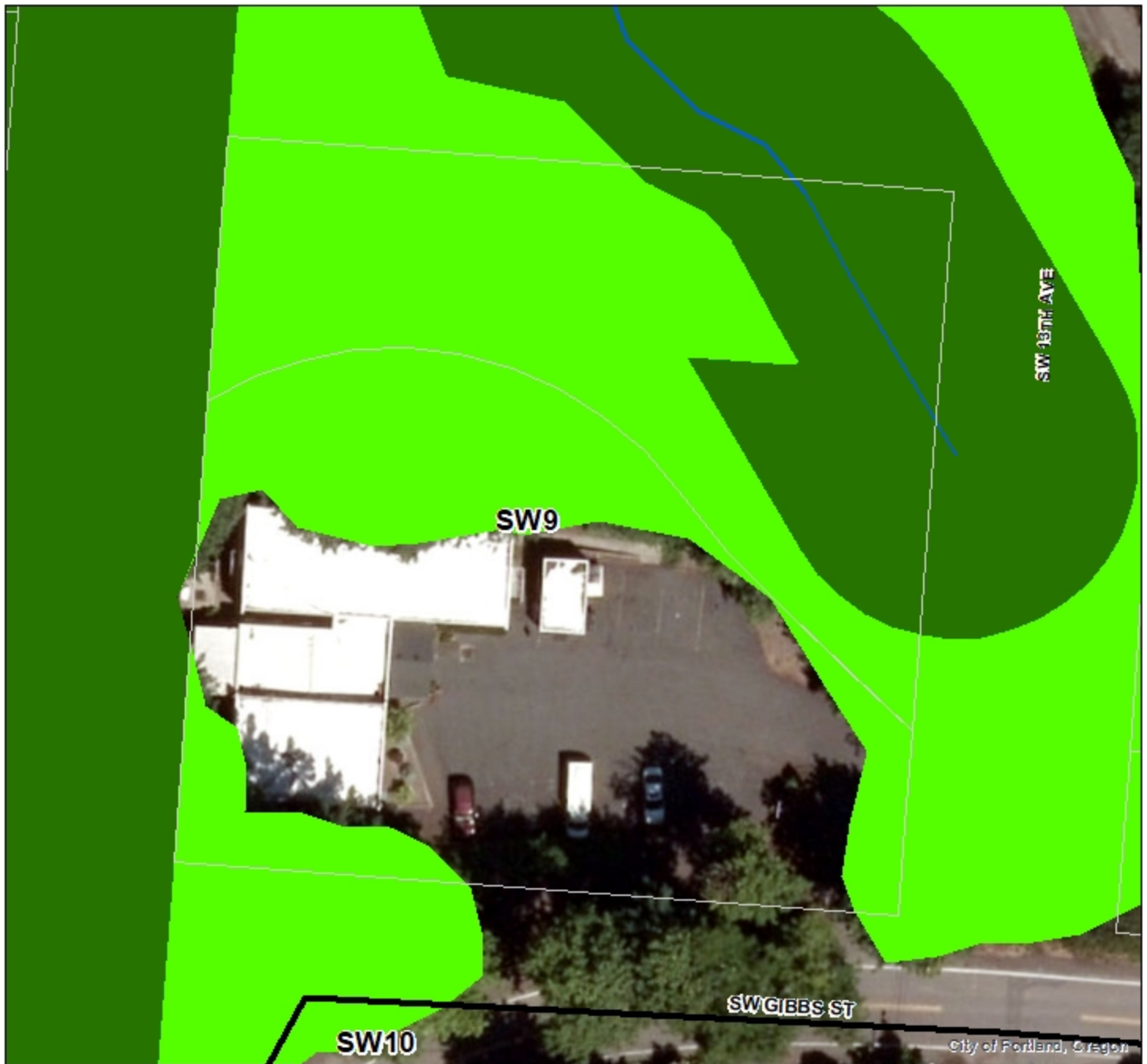
Updated: October 2021



- | | |
|--|--|
|  'p' to 'c' Conversions |  Open stream channel |
|  Resource Sites |  Piped Stream Segment |
|  Urban Service Boundary |  Flood Area |
|  Taxlots |  Draft C Zone |
|  Wetlands |  Draft P Zone |
| |  Draft S Zone |
| |  Photo |



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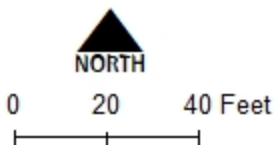














**'P' to 'C'
Conversions**

**Natural Resources - After
Delete conversion that was created on natural resource tract.
P zone will expand on tract.**

**State ID
1S1E09BD 2801**

Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone
-  Photo



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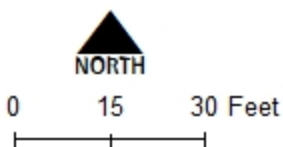







**'P' to 'C'
Conversions**

Natural Resources- Before
Manual conversion from p to c zone is too close to the wetland.

State ID
1S2E24AA 500

Updated: October 2021



-  'p' to 'c' Conversions
-  Resource Sites
-  Urban Service Boundary
-  Taxlots
-  Wetlands
-  Open stream channel
-  Piped Stream Segment
-  Flood Area
-  Draft C Zone
-  Draft P Zone
-  Draft S Zone



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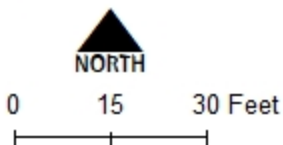


'P' to 'C' Conversions

Natural Resources - After Reduce conversion area to avoid wetland riparian area, and extenc to cover protection zone in the right of way to the west of the taxlot. P zone coverage will increase in SE corner of the lot.

State ID
1S2E24AA 500

Updated: October 2021



- 'p' to 'c' Conversions
- Resource Sites
- Urban Service Boundary
- Taxlots
- Wetlands
- Open stream channel
- Piped Stream Segment
- Flood Area
- Draft C Zone
- Draft P Zone
- Draft S Zone



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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
10824 SW 57th Ave**



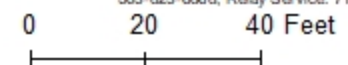
Legend

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

DRAFT

December 9, 2021

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After
10824 SW 57th Ave

Explanation: A number of large trees
have been cut down on the site.
Remap forest vegetation to follow
dripline of remaining tree canopy.

Legend

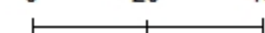
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous
-  Photo

DRAFT

December 9, 2021

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0 20 40 Feet

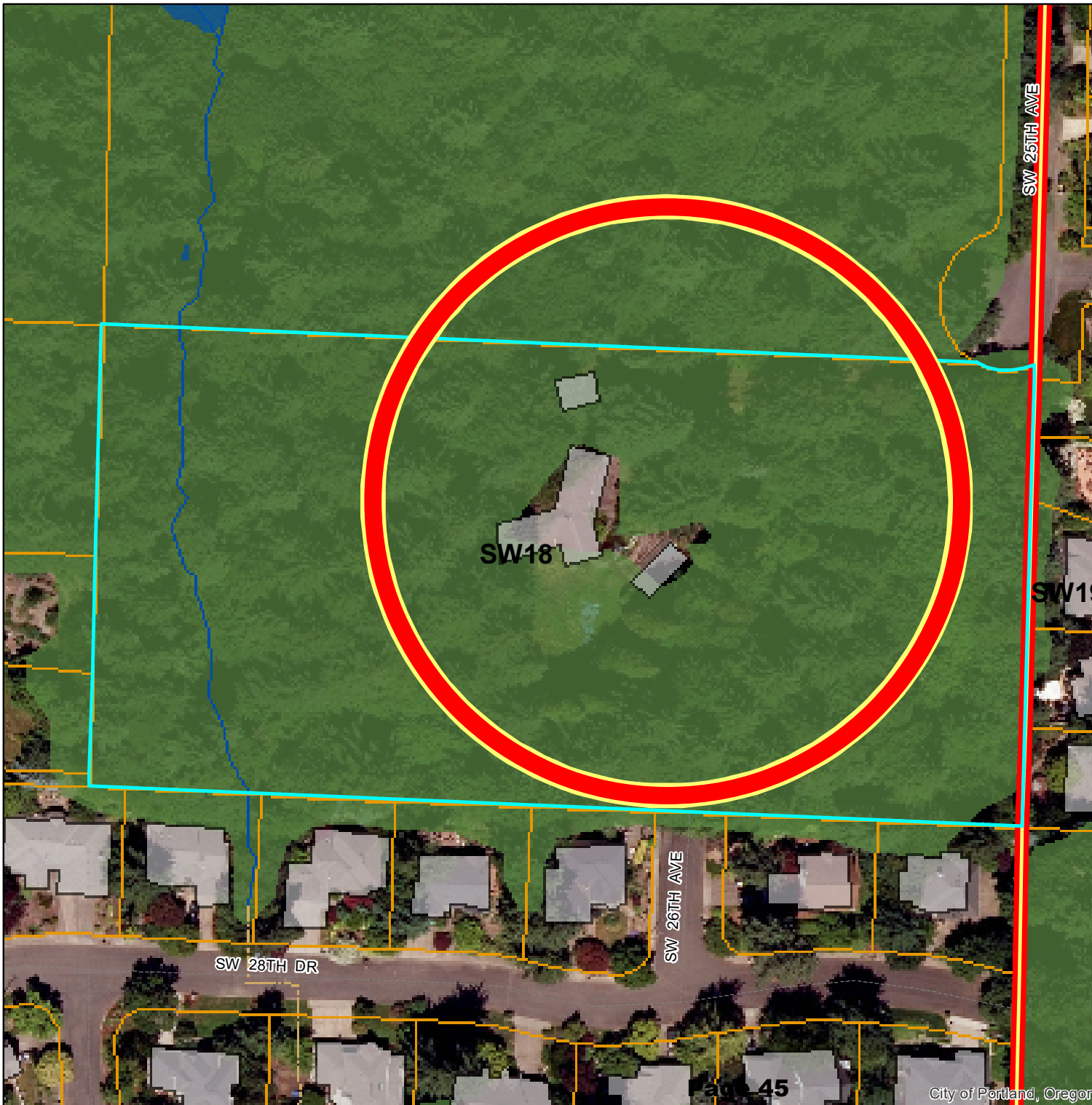













Environmental Overlay Zone Map Correction Project

Natural Resources - Before

10701 SW 25th Ave - R167570



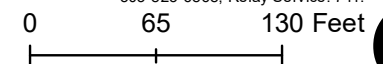
Legend

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

DRAFT

Jan 28, 2022

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Environmental Overlay Zone Map Correction Project

Natural Resources - After

10701 SW 25th Ave - R167570

Explanation: Correct forest vegetation mapping to exclude cleared area around buildings and visible portions of the driveway.

Legend

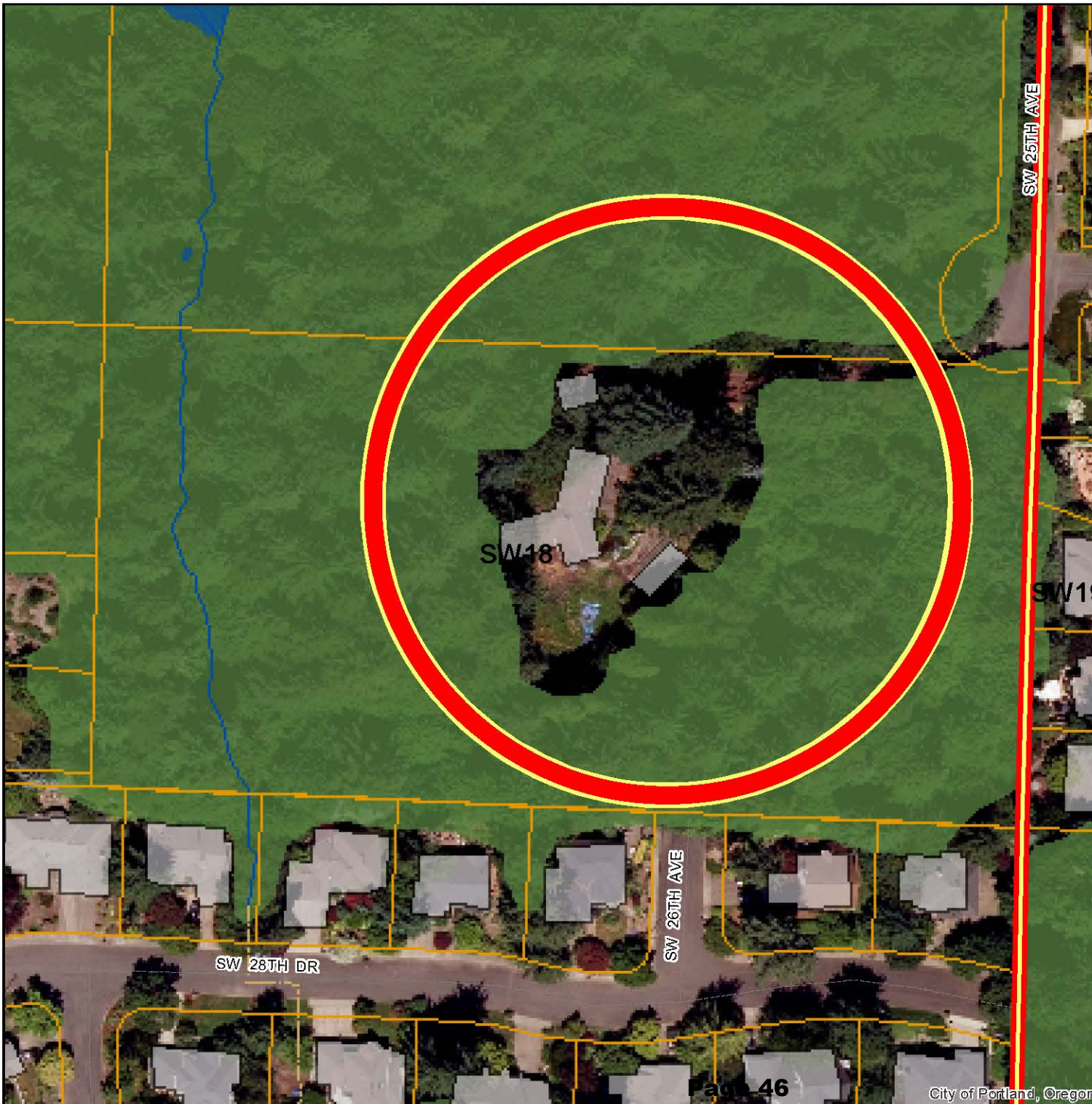
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

Jan 28, 2022

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0 65 130 Feet

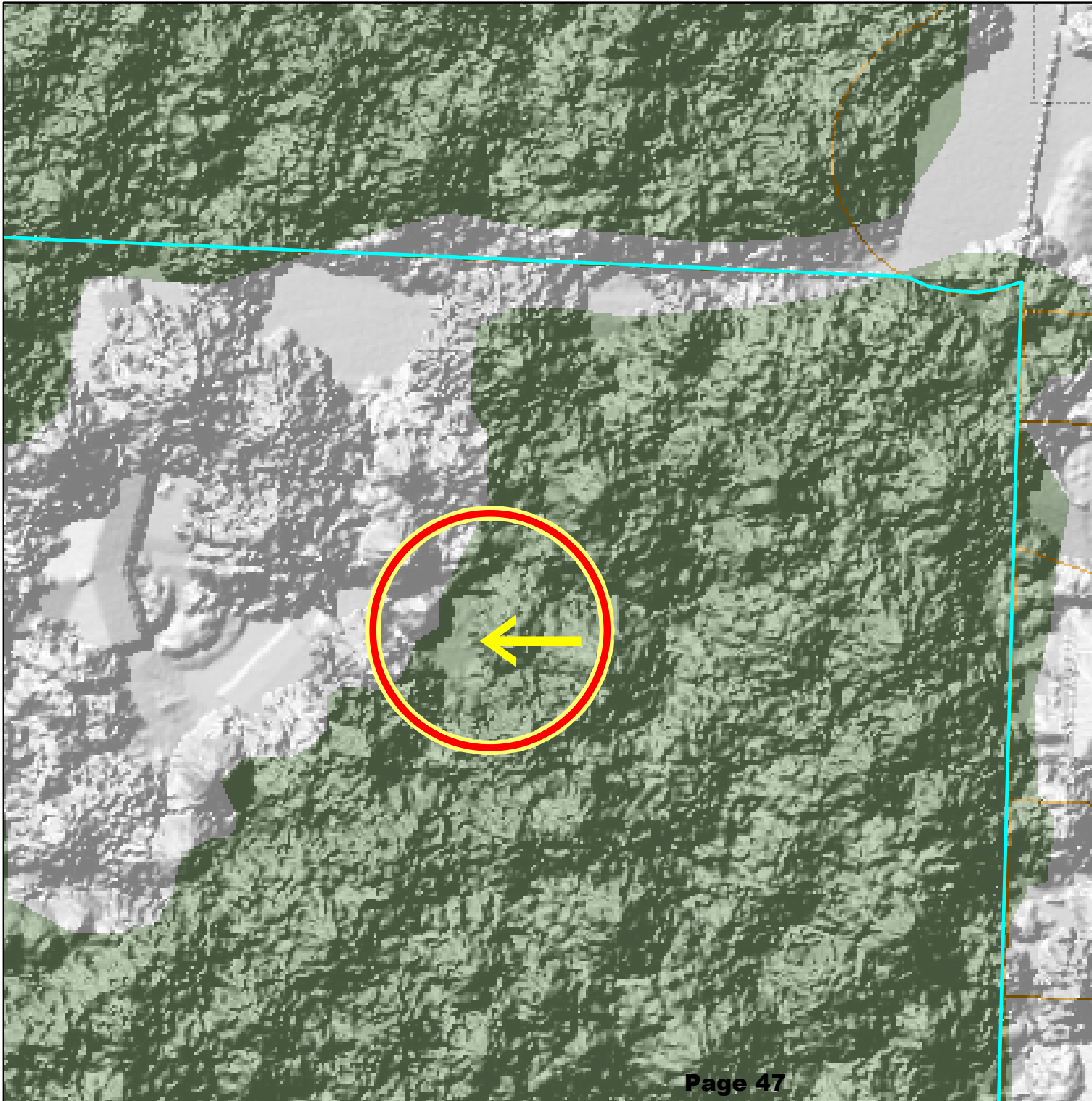




**Environmental Overlay Zone
Map Correction Project**

**Second Vegetation Edit
Natural Resources - Before**

10701 SW 25th Ave



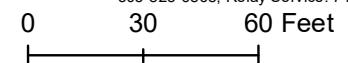
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 10, 2022

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 503-823-6868, Relay Service: 711.

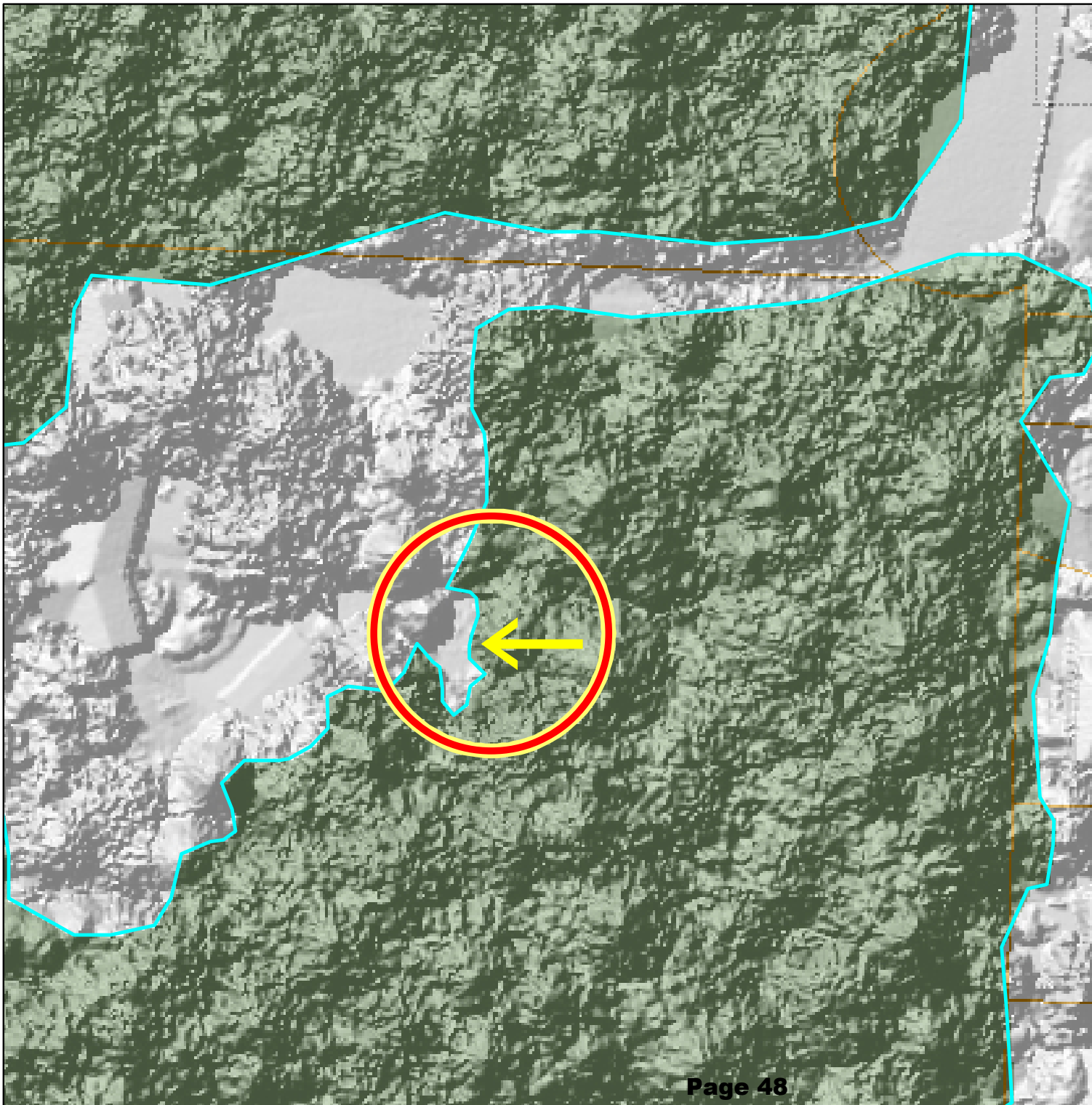




**Environmental Overlay Zone
Map Correction Project**

**Second Vegetation Edit
Natural Resources - After**

10701 SW 25th Ave



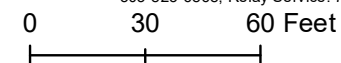
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 10, 2022

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Environmental Overlay Zone Map Correction Project

Natural Resources - Before
10701 SW 25th Ave



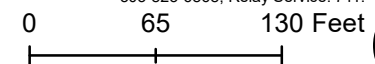
Legend

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

DRAFT

March 30, 2022

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Environmental Overlay Zone Map Correction Project

**Natural Resources - After
10701 SW 25th Ave**

Explanation: Edit forest vegetation mapping to exclude flat area to the east of the house. Project staff participated in video chat with homeowner in which it could be seen that there was little to no vegetation overhanging the flat area.

Legend

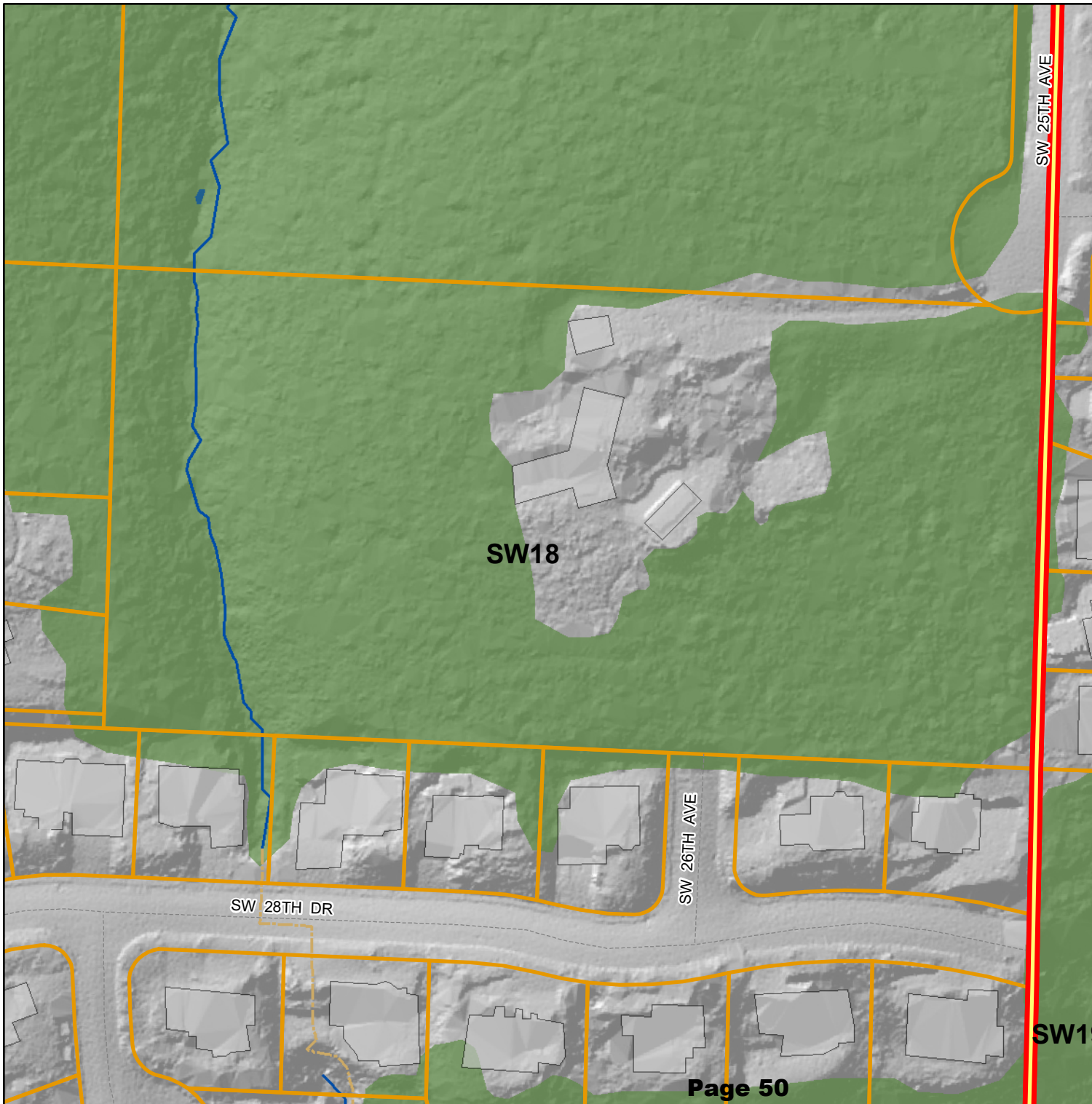
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 30, 2022

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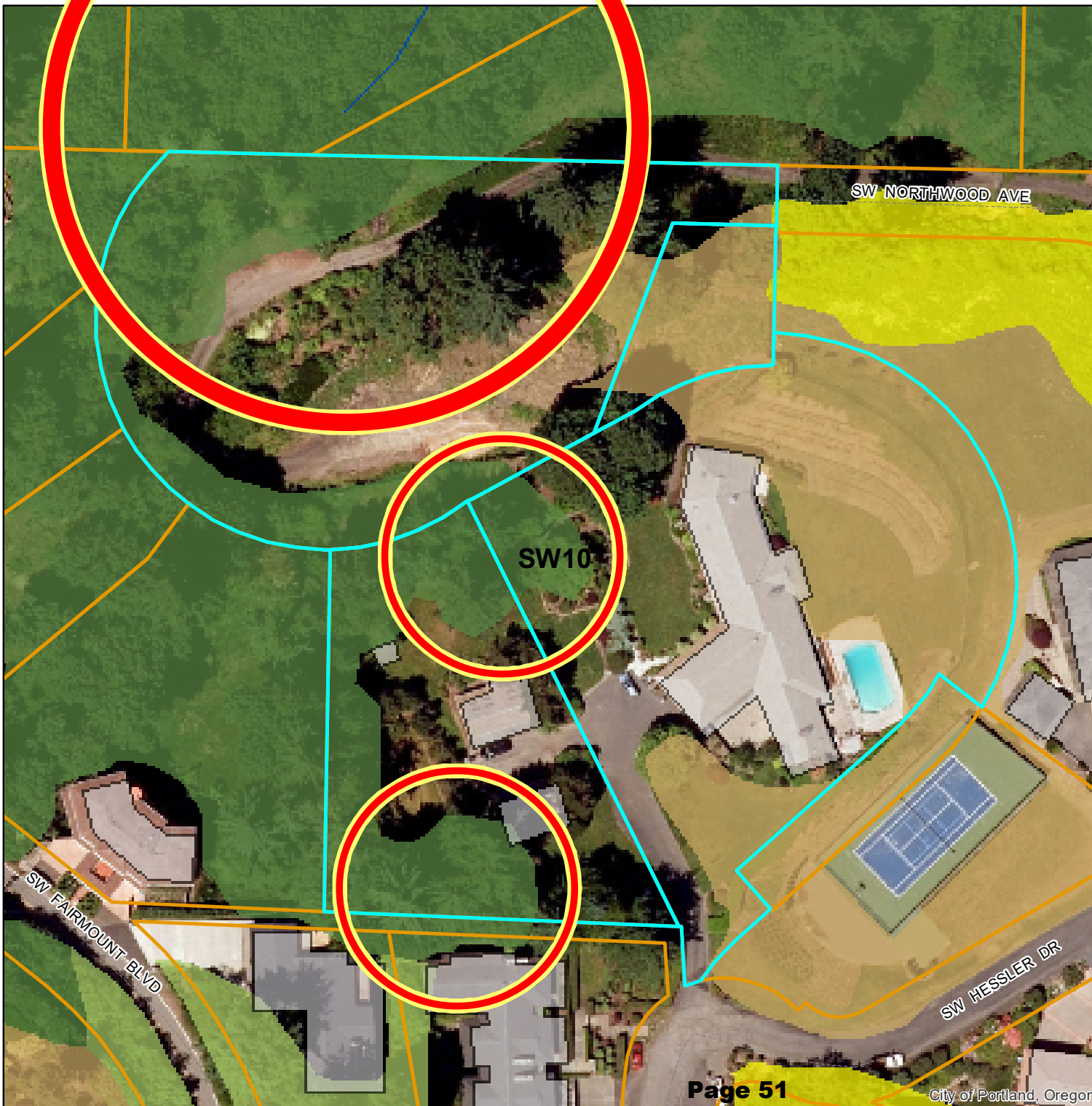
0 65 130 Feet












**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
1215 SW Hessler - R179351**



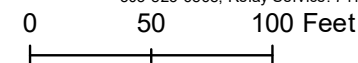
Legend

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

DRAFT

February 2, 2022

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Environmental Overlay Zone Map Correction Project

Natural Resources - After
1215 SW Hessler - R179351

Explanation: Edit forest mapping to
exclude isolated trees and to better
follow the dripline of the forest
canopy.

Legend

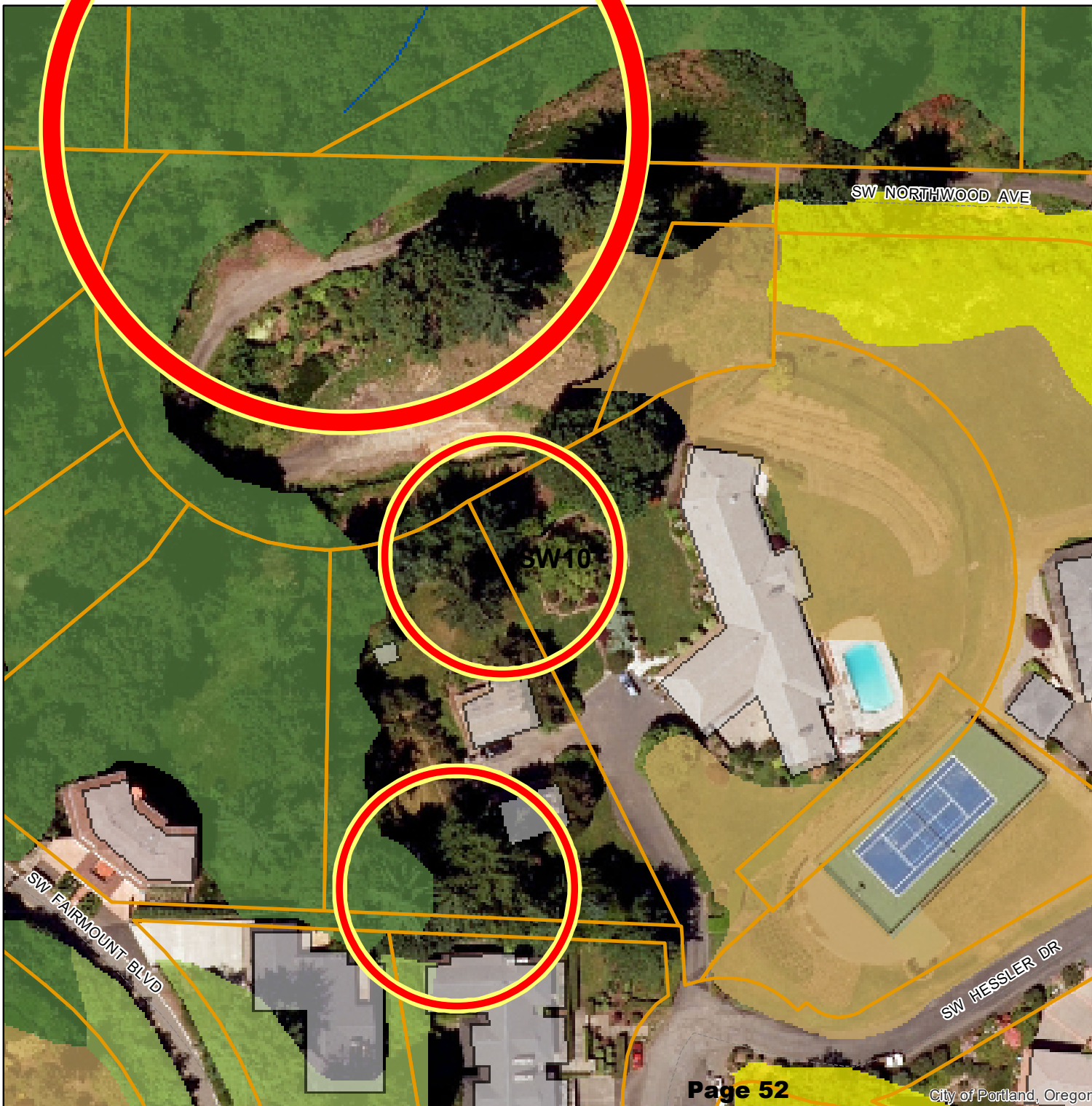
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 2, 2022

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0 50 100 Feet



**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
3517 SW Santa Monica Ct**



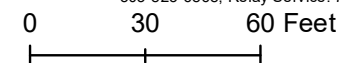
Legend

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

DRAFT

February 8, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
3517 SW Santa Monica Ct**

Explanation: Remap forest vegetation to exclude trees that are separate from the forest patch, to exclude single lines of trees, and to follow the dripline of the forest canopy.

Legend

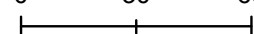
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 8, 2022

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0 30 60 Feet




**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

4334 SW Hewett Blvd



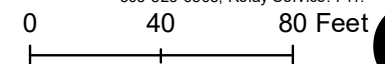
Legend

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

DRAFT

February 11, 2022

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**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

4334 SW Hewett Blvd

**Explanation: Remap forest vegetation
to exclude trees that are not part of
larger forest patch.**



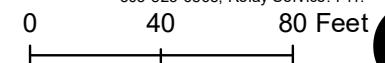
Legend

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

DRAFT

February 11, 2022

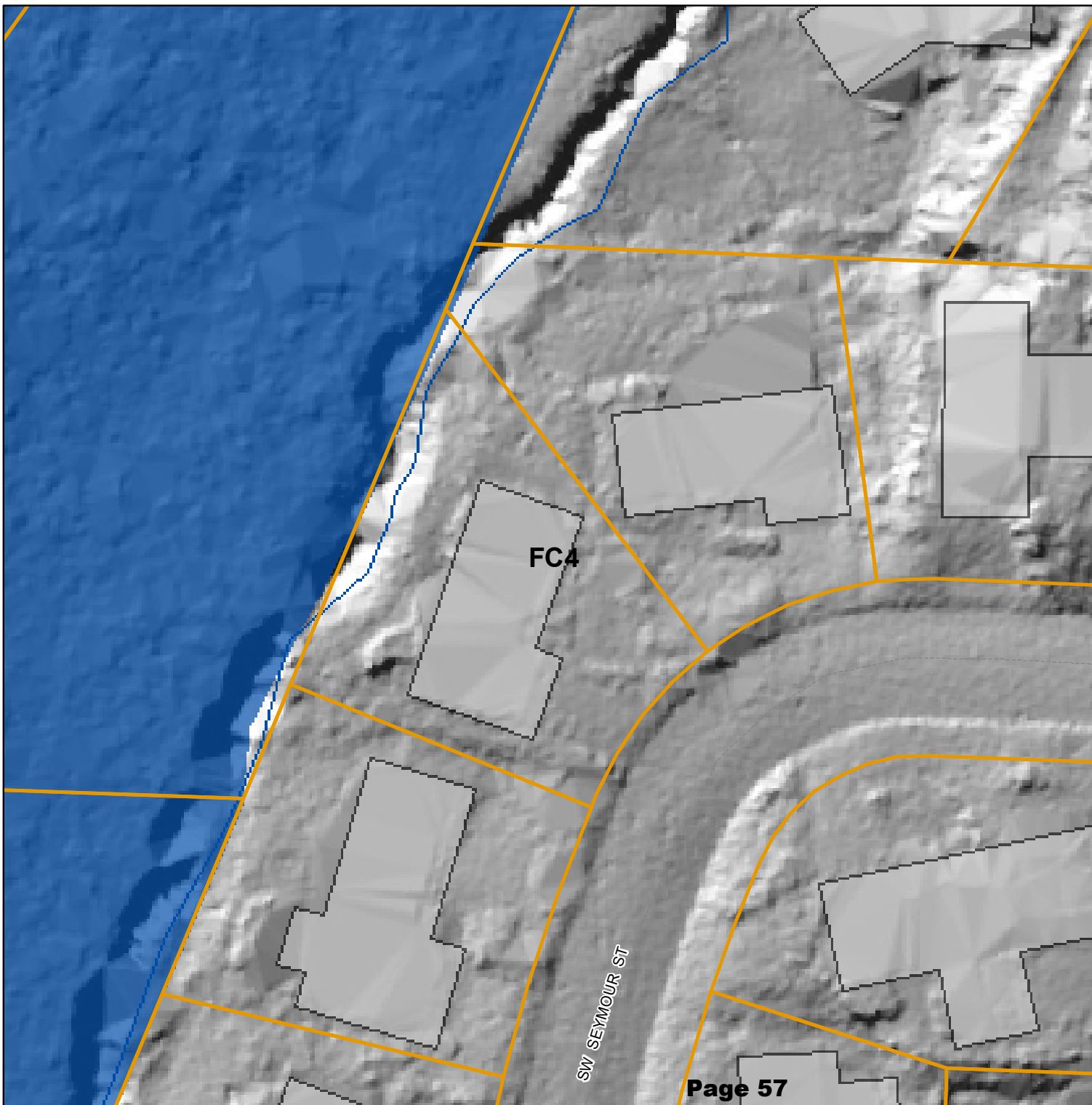
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


**Environmental Overlay Zone
Map Correction Project**

**Water Features - Before
5809 SW Seymour St**



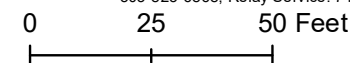
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 1, 2022

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Environmental Overlay Zone Map Correction Project

**Water Features - After
5809 SW Seymour St**

**Explanation: Realign stream
mapping to follow the center
of the channel.**

Legend

-  StreamEdit_5809_SW_Seymour
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 1, 2022

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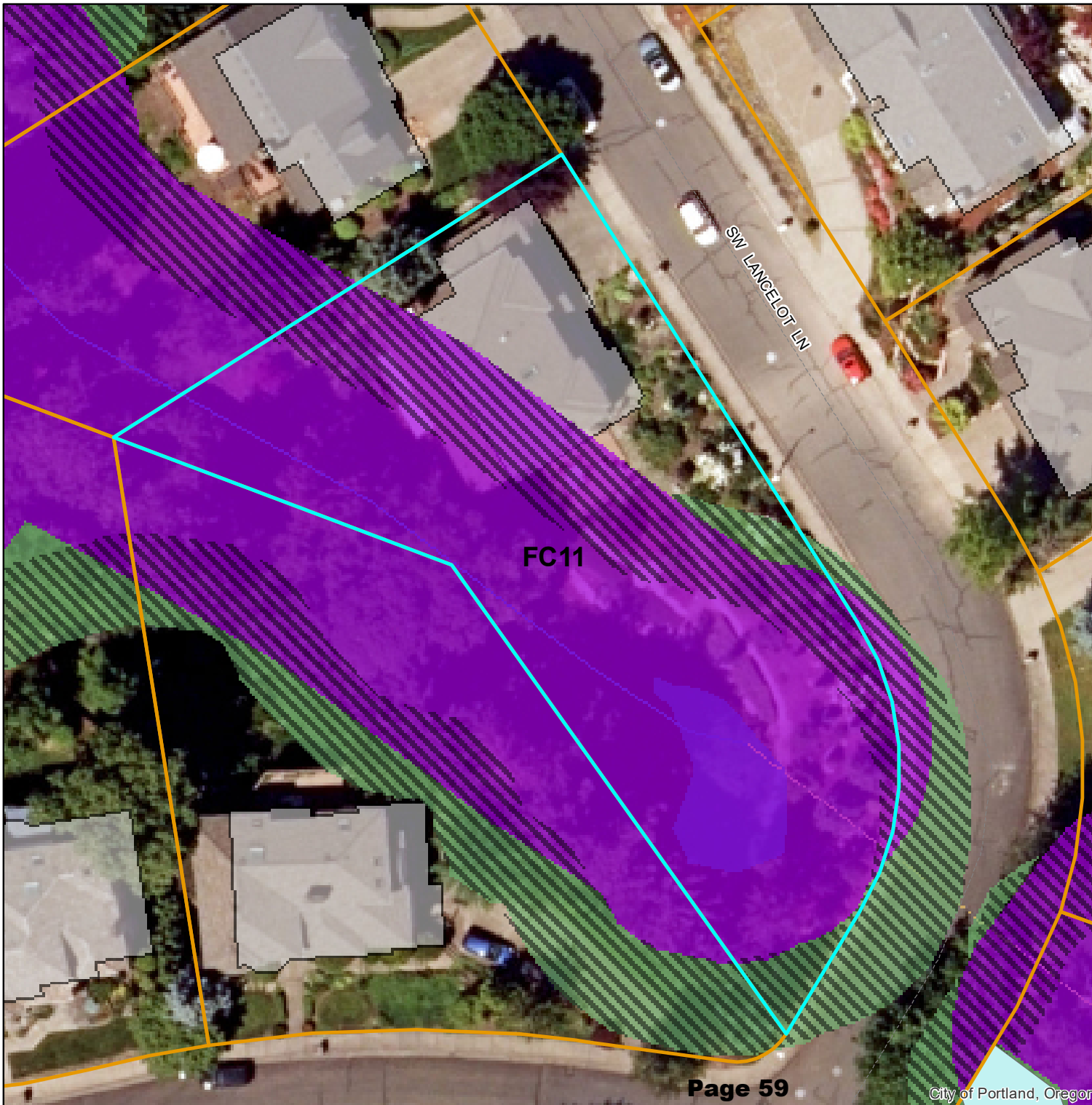
0 25 50 Feet












**Environmental Overlay Zone
Map Correction Project**

**Draft Ezones
9015 SW Lancelot**

Explanation: Remap forest vegetation



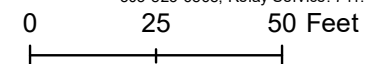
Legend

-  taxlots
-  Carve_Outs_2019_1_9
-  Transition Area
-  Draft C Zone
-  Draft P Zone
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 1, 2022

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



**Environmental Overlay Zone
Map Correction Project**

**Draft Ezones - After
9015 SW Lancelot**

Explanation: The yellow polygon covers the area that is adjacent to the right of way and near the existing house that is >25' from the stream and wetlands. Within the polygon, convert all p zone to c zone.

Legend

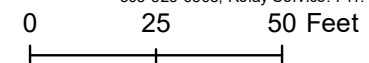
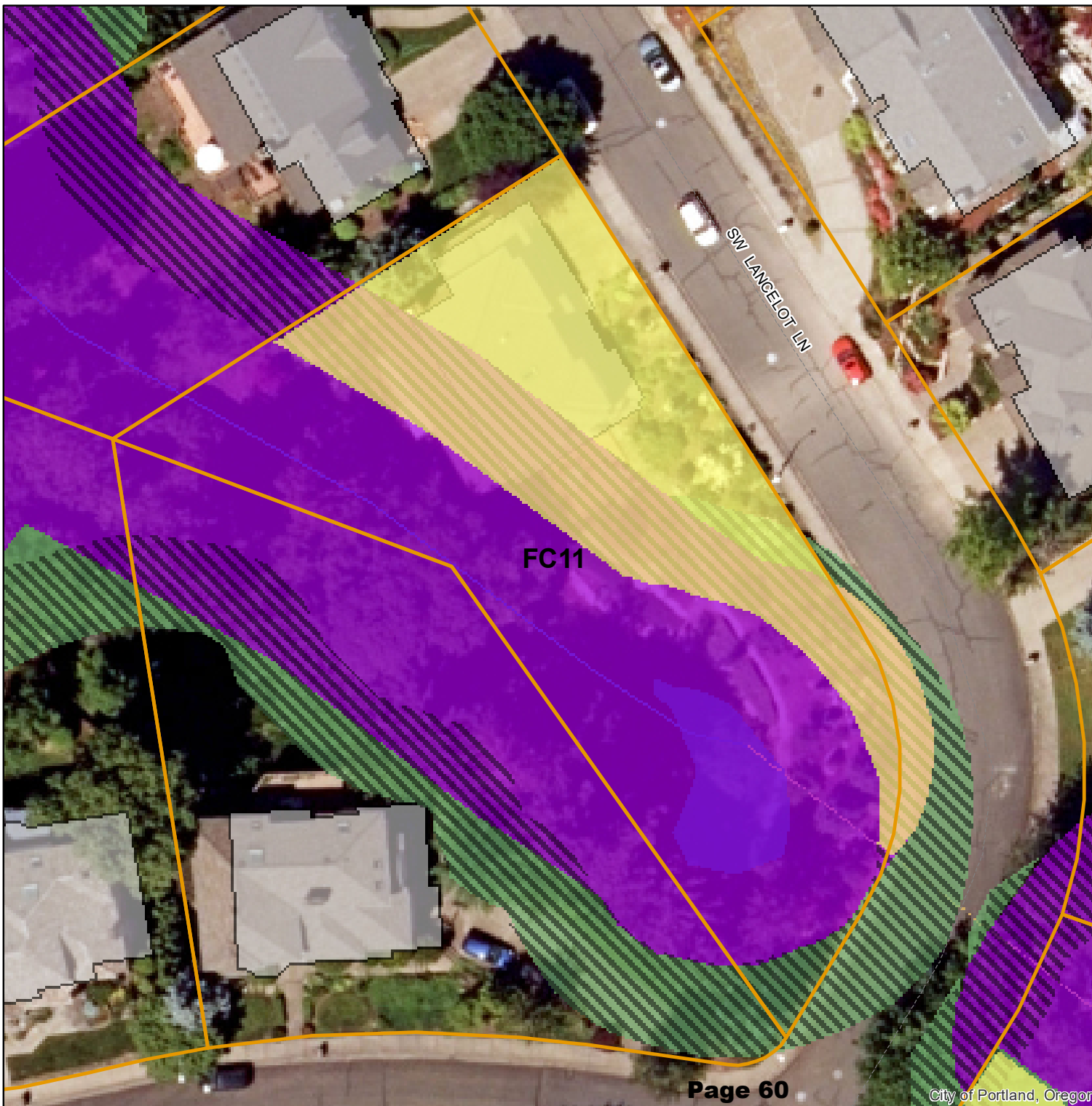
-  taxlots
-  P to C Conversion
-  Transition Area
-  Draft C Zone
-  Draft P Zone
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 1, 2022

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0 25 50 Feet



**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
10618 SW 25th Ave**



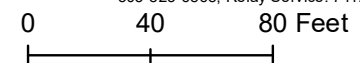
Legend

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

DRAFT

March 1, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
10618 SW 25th Ave**

**Explanation: Remap forest vegetation
to follow dripline of canopy, and to
exclude trees that are separate from
the forest**

Legend

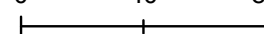
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 1, 2022

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0 40 80 Feet






**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
3300 SW Evergreen**



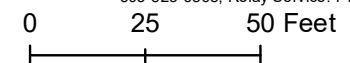
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 18, 2022

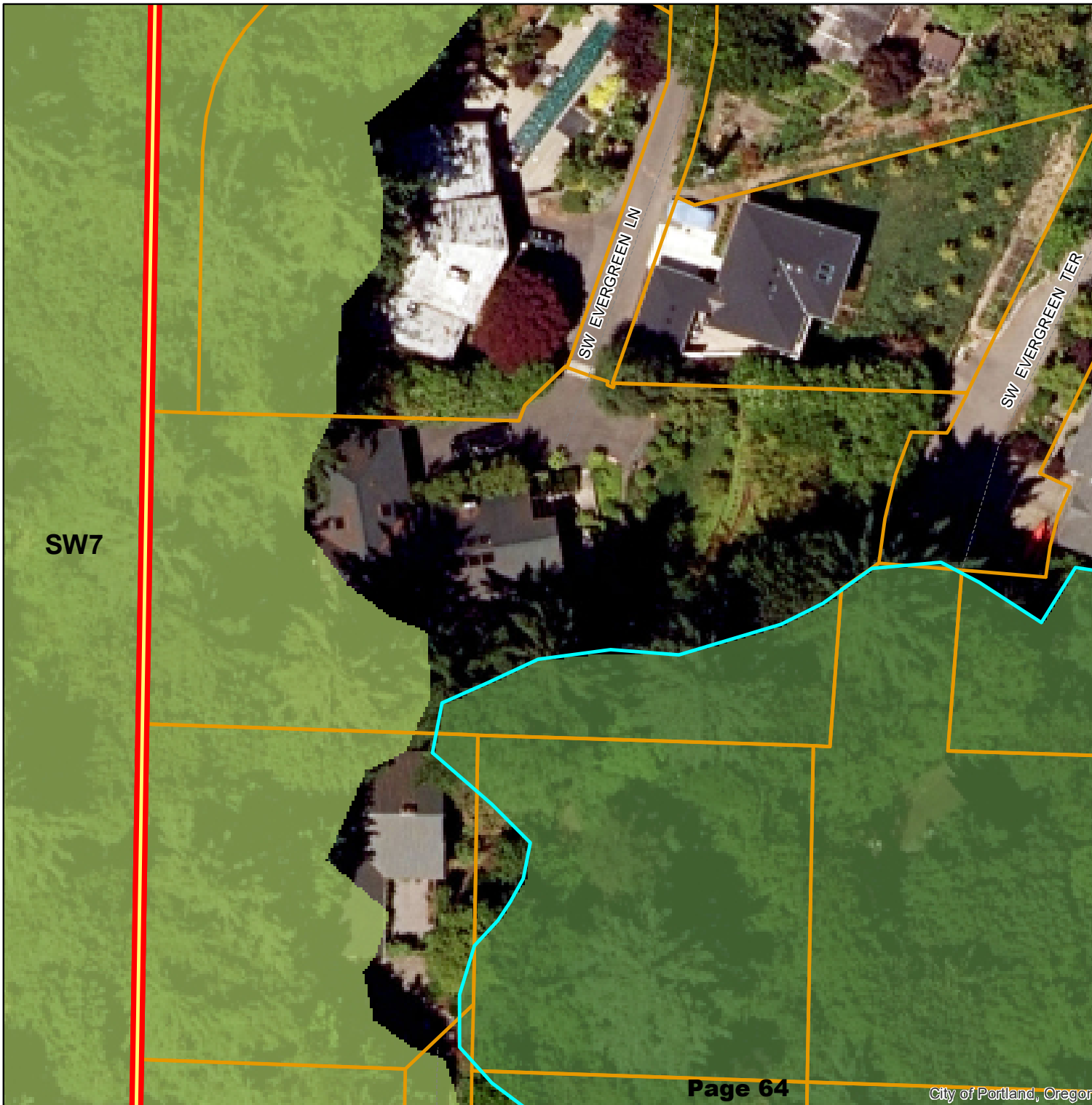
The information on the map was derived from digital databases Care was taken in the creation of this map but it is provided "as is". The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.



**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
3300 SW Evergreen**

Explanation: Remap forest vegetation



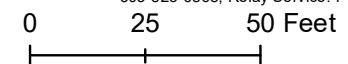
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 18, 2022

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






**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
4715 SW Hewett Blvd**



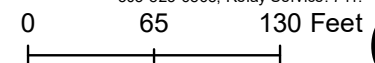
Legend

-  StreamEdit_4715SWHewett
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

February 18, 2022

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Environmental Overlay Zone Map Correction Project

Natural Resources - After
4715 SW Hewett Blvd

Explanation: Remap forest vegetation to exclude ornamental trees that are not part of the forest. Delete stream segment. Relocate stream headwater to stream origin point that was observed on the site.

Legend

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

DRAFT

February 18, 2022

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0 65 130 Feet



**Environmental Overlay Zone
Map Correction Project**

**Site Visit 2 - Before
4715 SW Hewett Blvd**



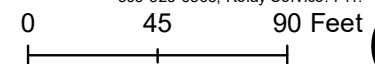
Legend

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

DRAFT

March 4, 2022

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Environmental Overlay Zone Map Correction Project

Site Visit 2 - After
4715 SW Hewett Blvd

Explanation: Adjust the edge of the forest canopy on the west side of the site. Reclassify vegetation as woodland on east side of site.



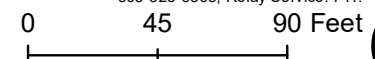
Legend

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

DRAFT

March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Forest Edit - Before
4715 SW Hewett Blvd**



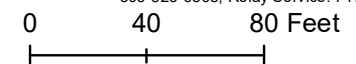
Legend

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

DRAFT

March 7, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Forest Edit - After
4715 SW Hewett Blvd**



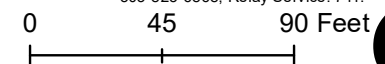
Legend

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

DRAFT

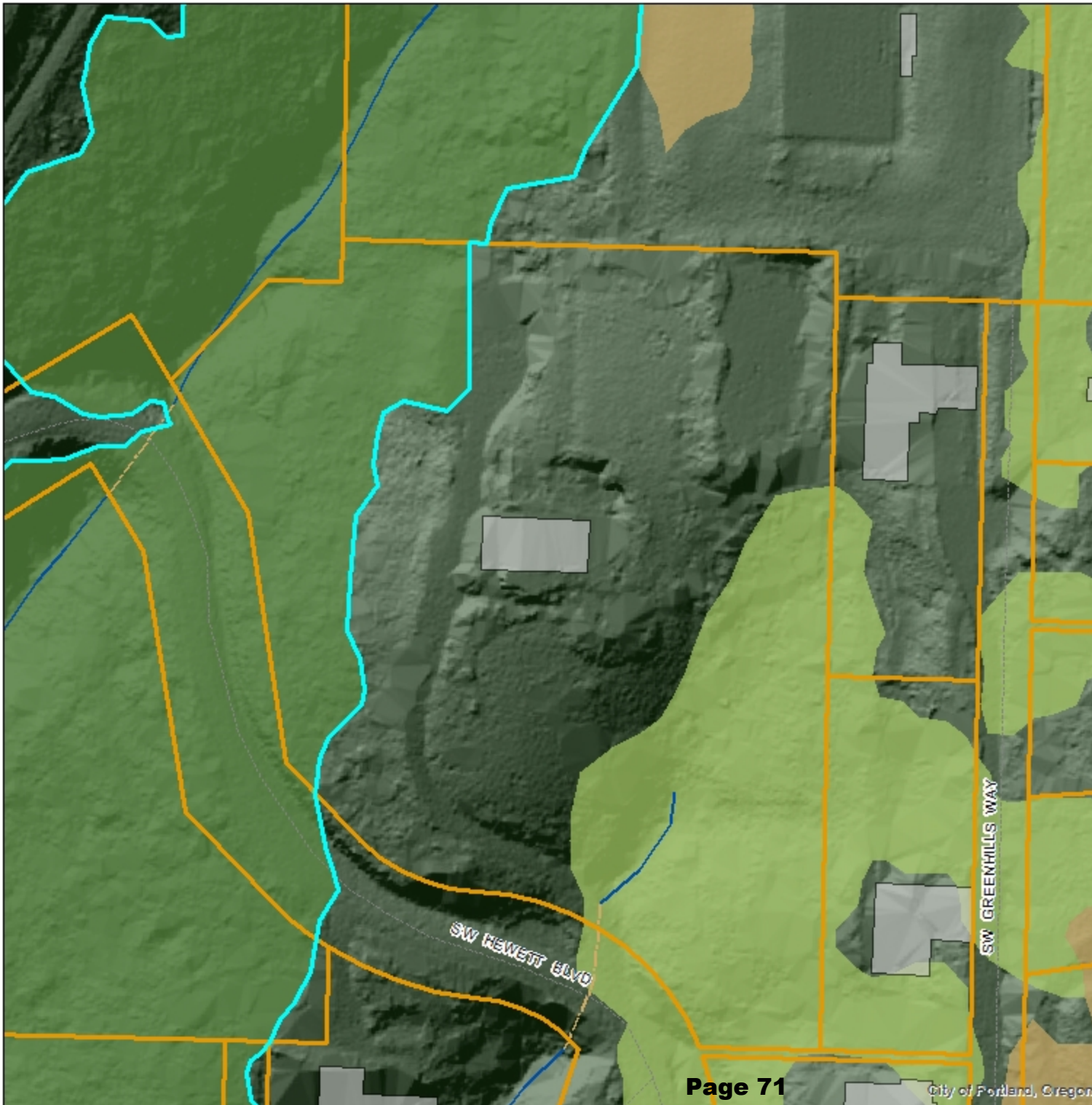
March 7, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Vegetation Correction #4 - Before
4715 SW Hewett Blvd**

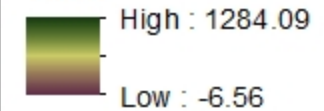


Legend

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

Bare Earth DEM - 1'

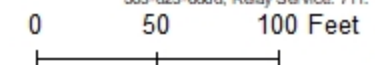
Value



DRAFT

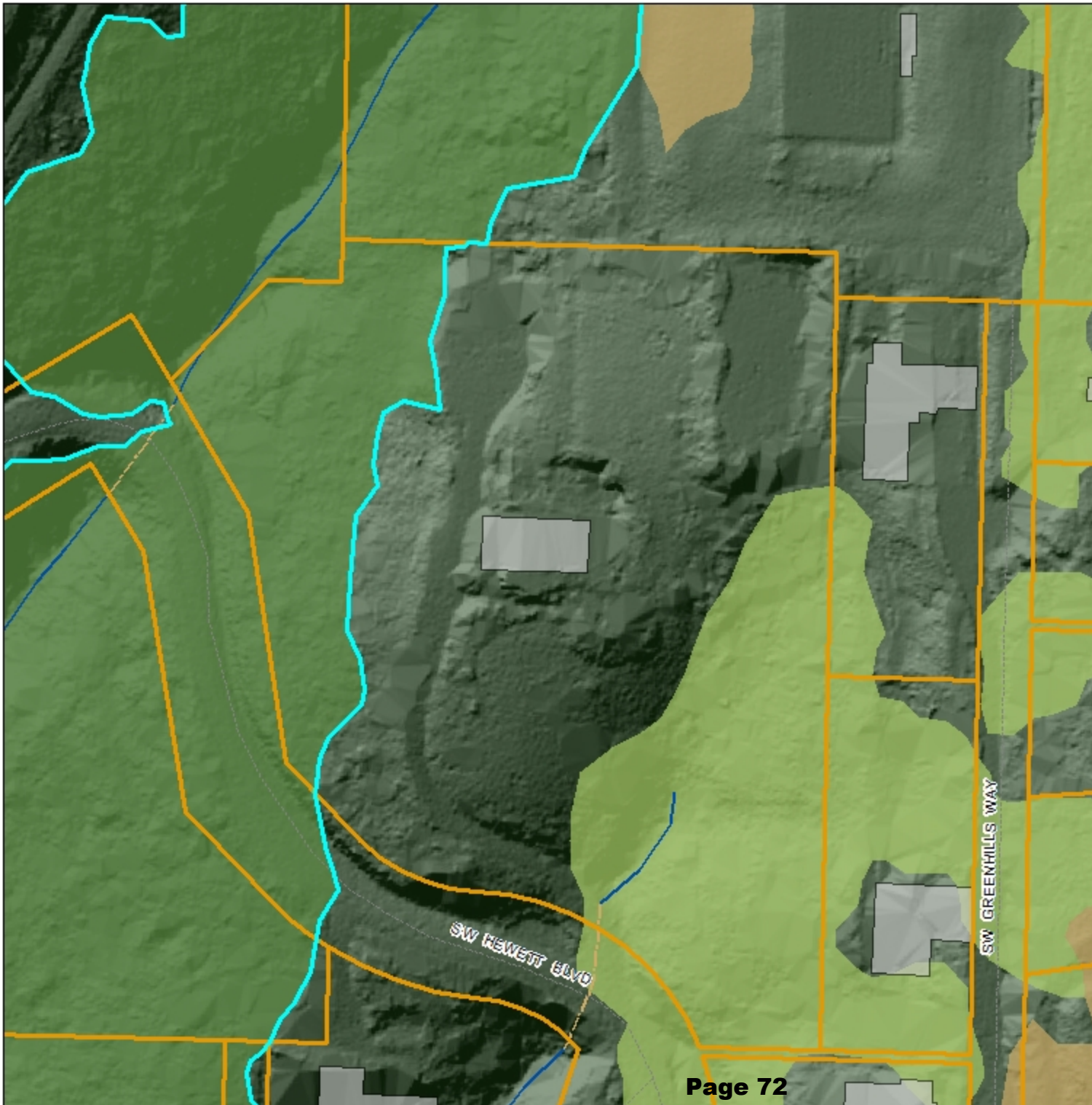
March 18, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Vegetation Correction #4 - After
4715 SW Hewett Blvd**

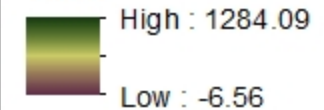


Legend

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

Bare Earth DEM - 1'

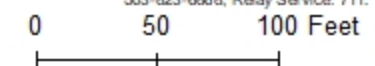
Value



DRAFT

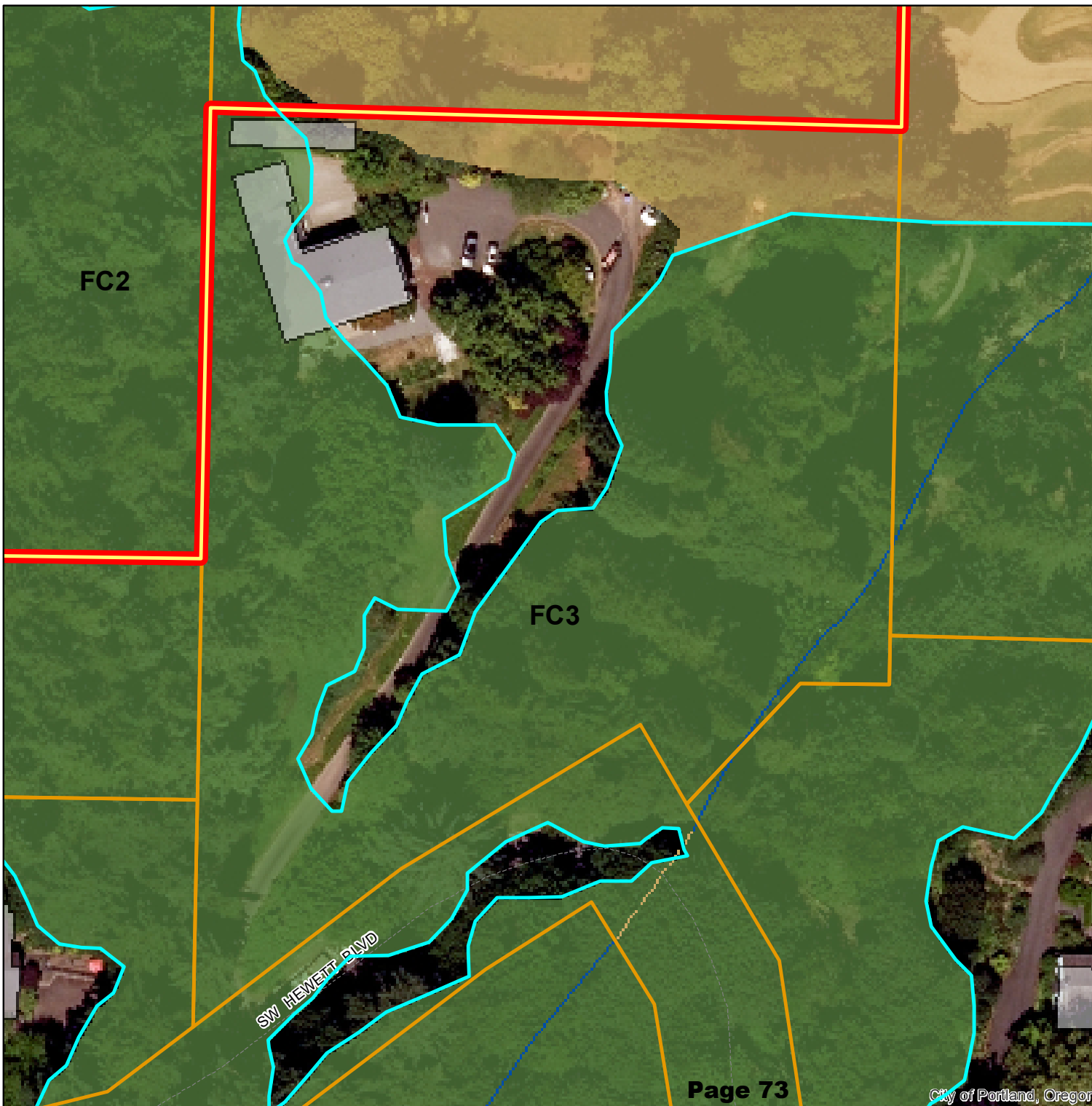
March 18, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
4855 SW Hewett Blvd**



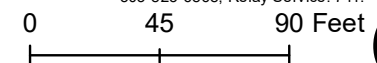
Legend

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

DRAFT

February 18, 2022

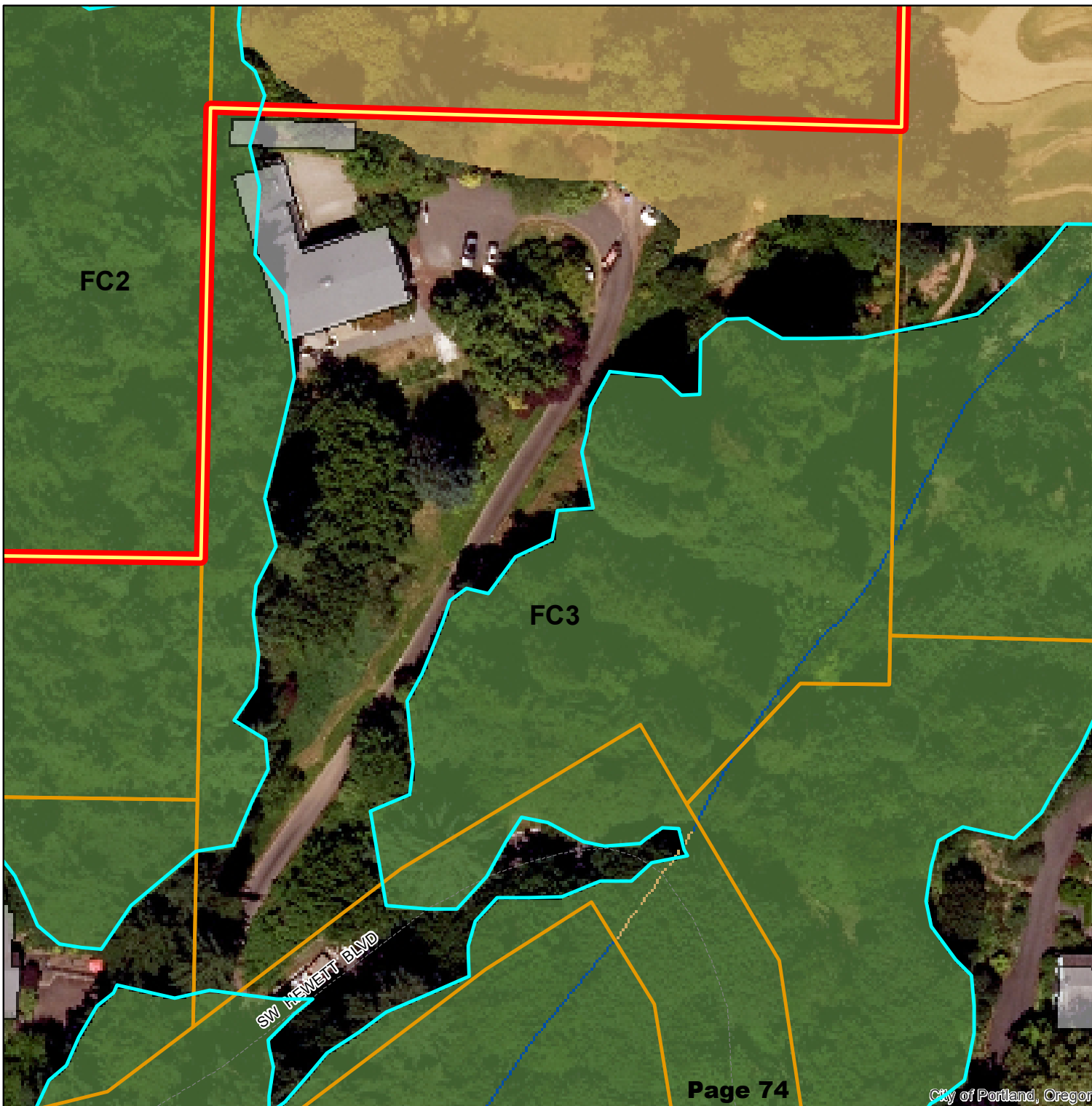
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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
4855 SW Hewett Blvd**

**Explanation: Remap forest vegetation
to exclude ornamental trees that are
not part of the forest.**



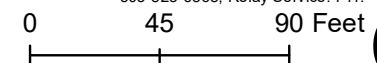
Legend

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

DRAFT

February 18, 2022

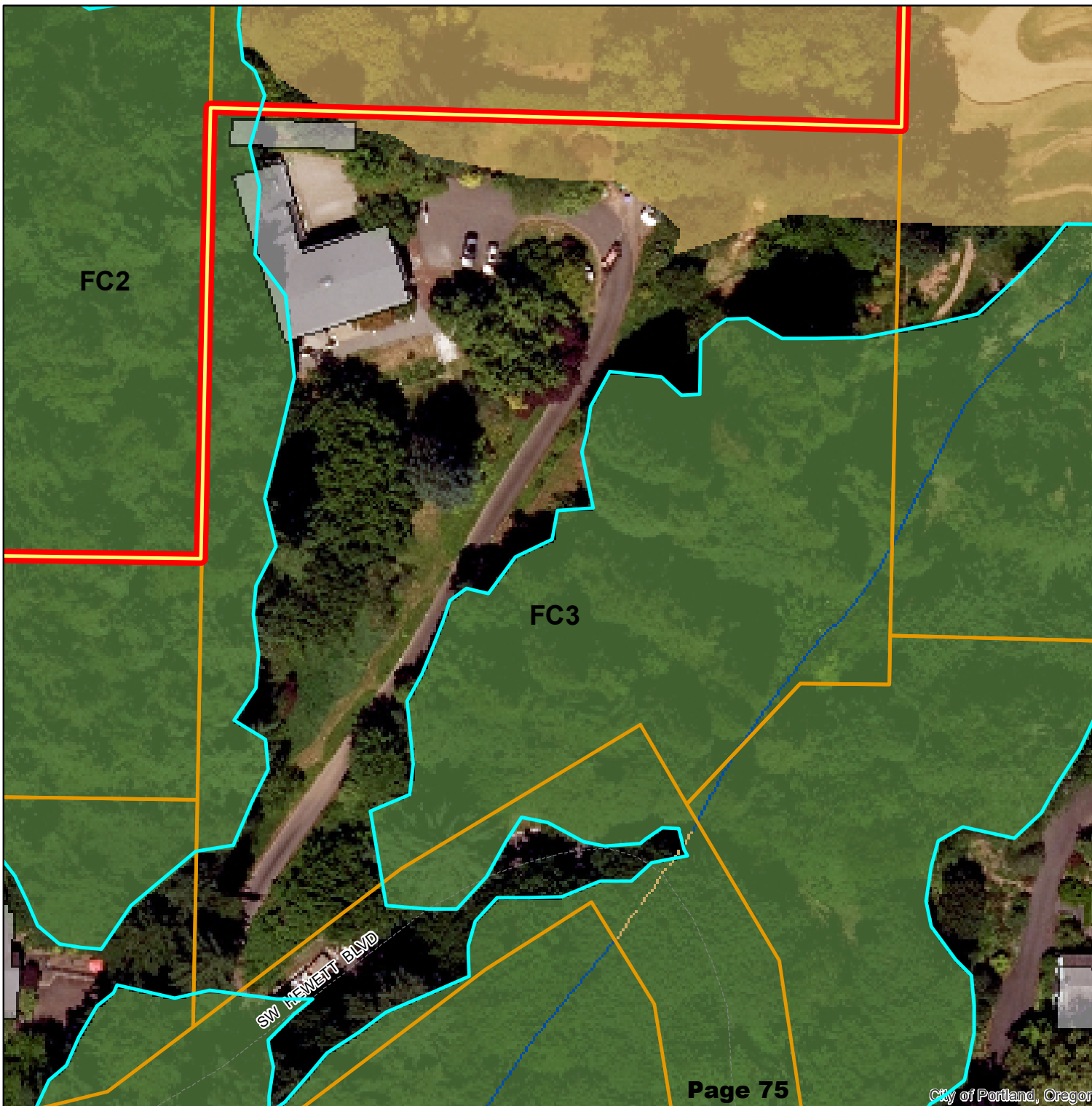
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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
4855 SW Hewett Blvd**

**Explanation: Remap forest vegetation
to exclude ornamental trees that are
not part of the forest.**



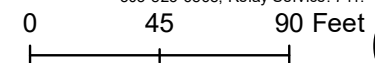
Legend

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

DRAFT

February 18, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
4855 SW Hewett Blvd**

Explanation: Remap forest vegetation to exclude trees that were separate and not contiguous to the forest patch. Relocate the stream headwater to match the location of the outfall that was observed during the site visit.

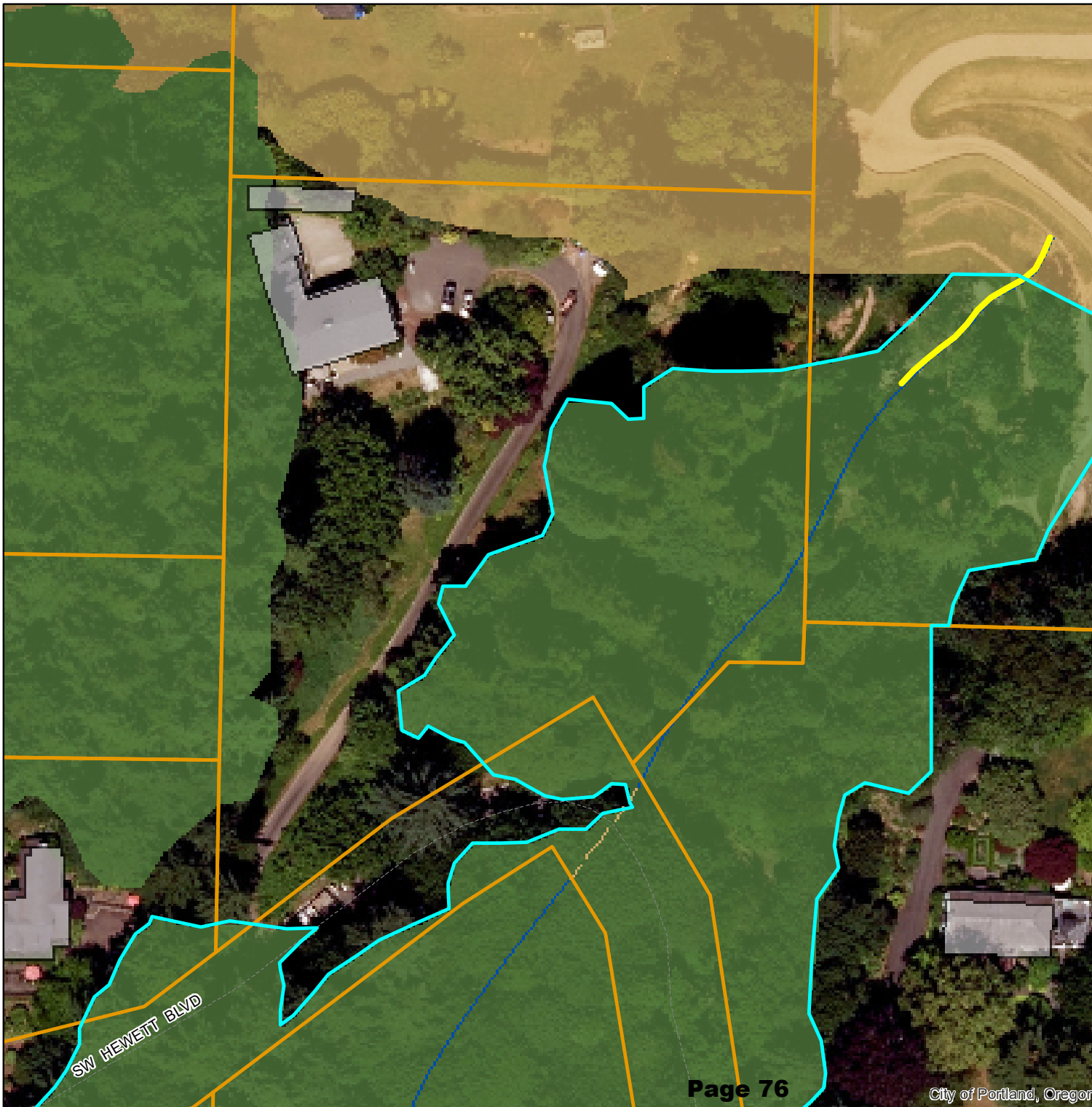
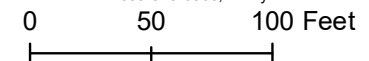
Legend

-  StreamEdit_4700SWHumphrey
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 16, 2022

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SW HEWETT BLVD




**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
3928 SW Hewett**



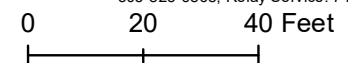
Legend

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

DRAFT

March 1, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
3928 SW Hewett**

**Explanation: Remap forest vegetation
to follow dripline of canopy, and to
exclude trees that are separate from
the forest**

Legend

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

DRAFT

March 1, 2022

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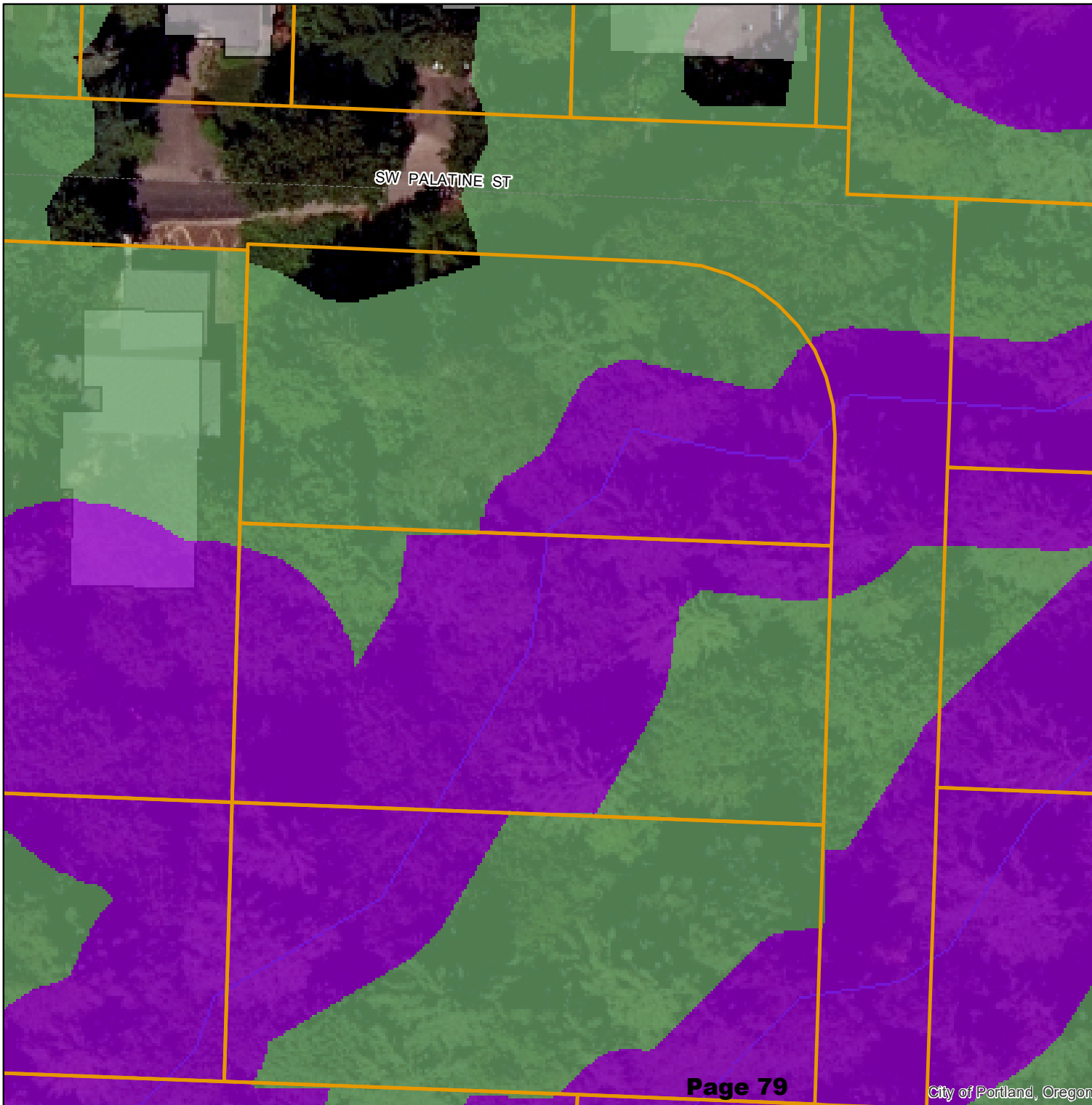
0 20 40 Feet











**Environmental Overlay Zone
Map Correction Project**

**Draft Ezones - Before
SW Palatine St**



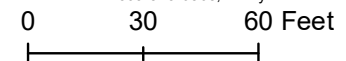
Legend

-  taxlots
-  All_Czones_Final
-  All_Pzones_Final
-  piped stream segment
-  open stream channel
-  building footprints

DRAFT

March 1, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Draft Ezones - After
SW Palatine St**

**Explanation: Protection zone
is applied to area that is within
50 feet of streams and wetlands.
Within the area that is highlighted
yellow, convert protection zone to
conservation zone.**

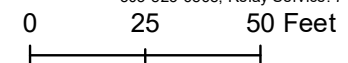
Legend

-  taxlots
-  P to C Conversion
-  All_Czones_Final
-  All_Pzones_Final
-  piped stream segment
-  open stream channel
-  building footprints

DRAFT

March 1, 2022

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SW PALATINE ST

**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
SW Ormandy Way**



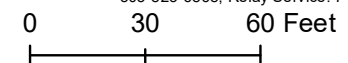
Legend

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

DRAFT

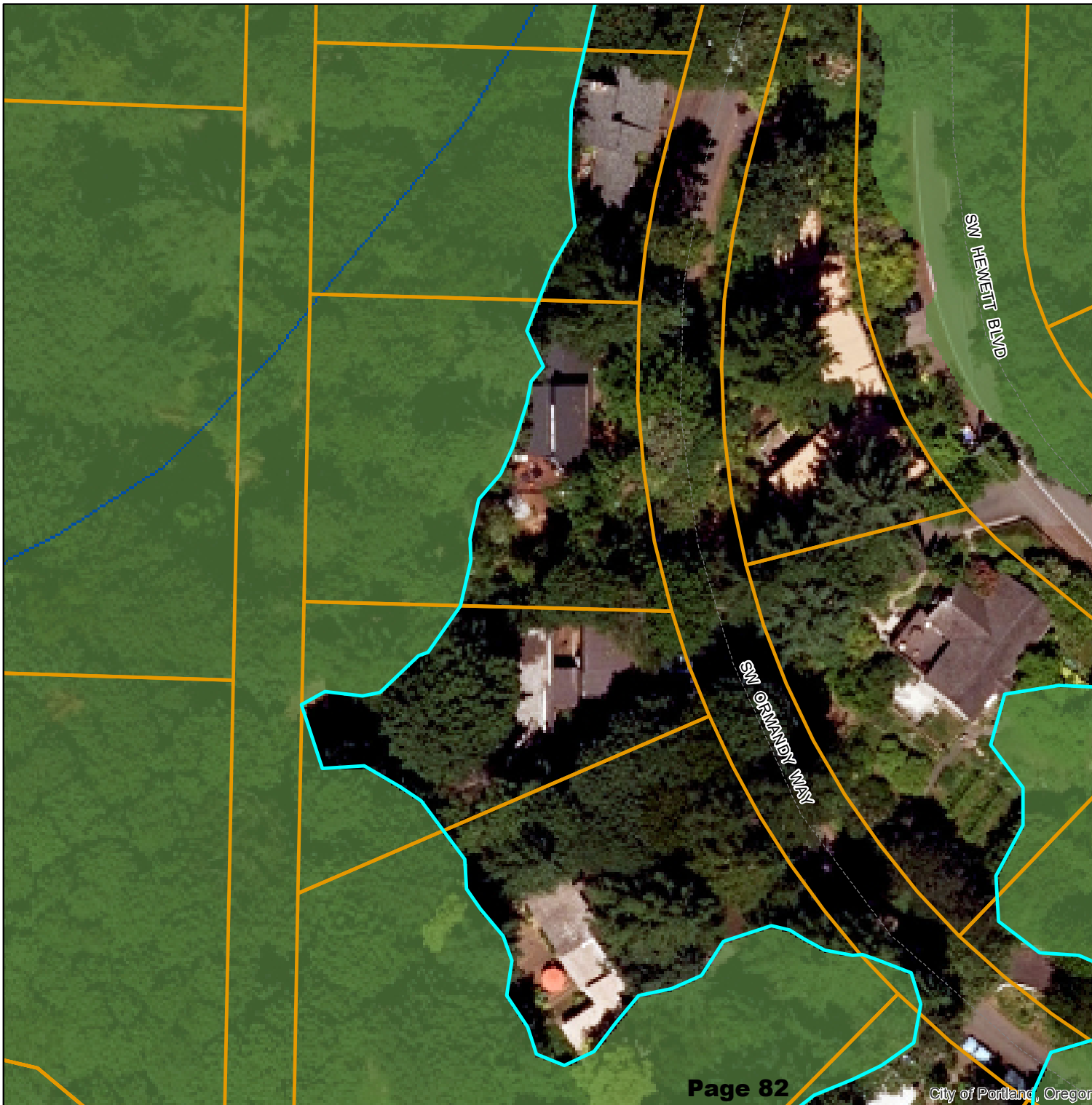
March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
SW Ormandy Way**



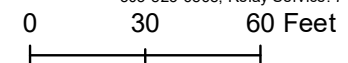
Legend

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

DRAFT

March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
4710 SW Hewett Blvd**



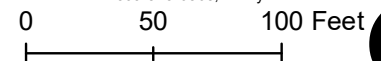
Legend

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

DRAFT

March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
4710 SW Hewett Blvd**



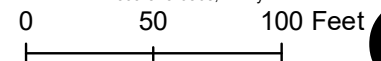
Legend

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

DRAFT

March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
4945 SW Humphrey Blvd**



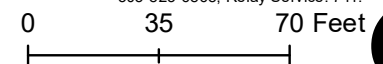
Legend

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

DRAFT

March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
4945 SW Humphrey Blvd**



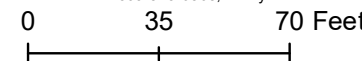
Legend

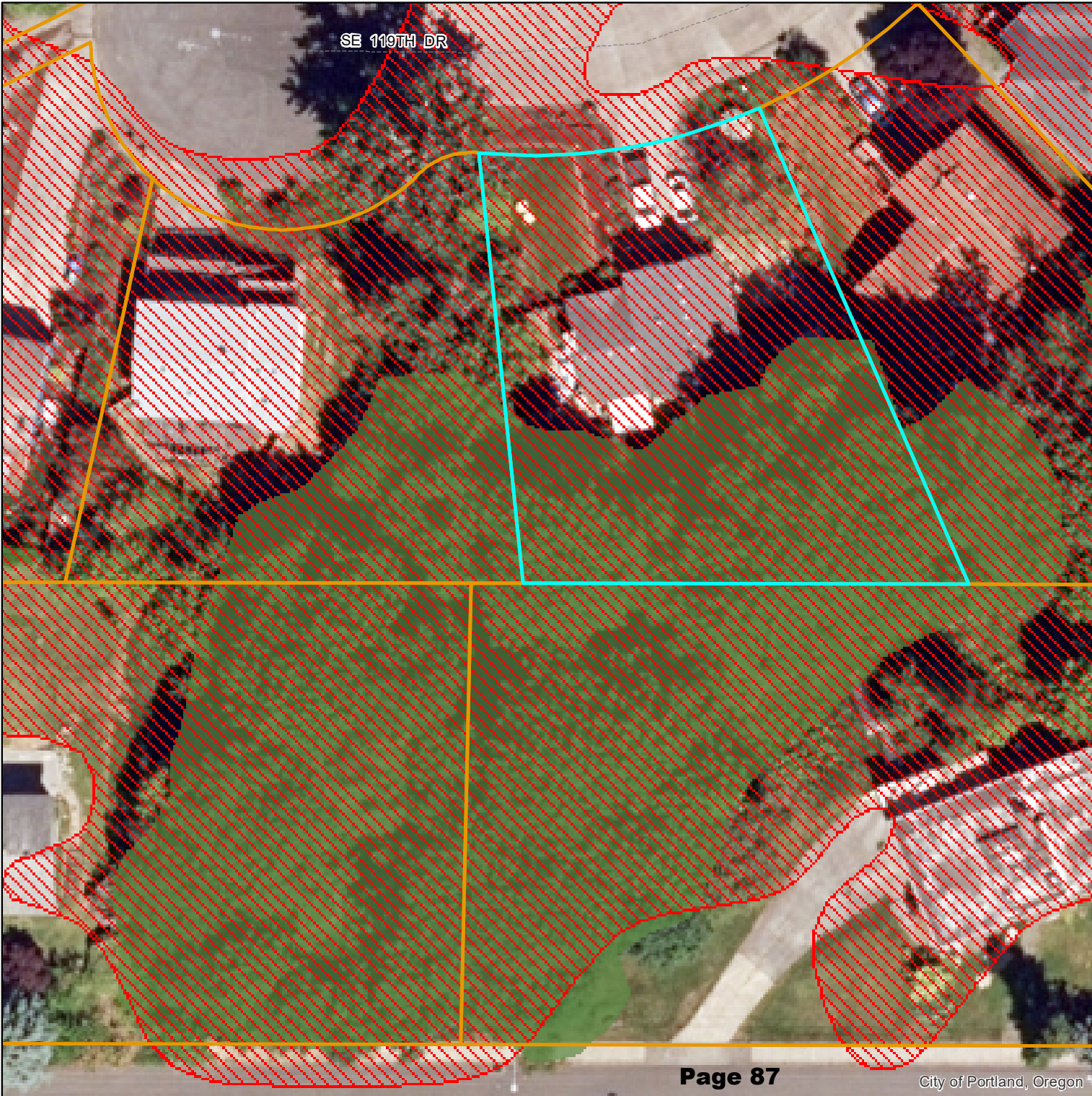
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 4, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Vegetation and Slope
7812 SE 119th Dr**

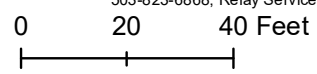
Legend

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

DRAFT

March 8, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Vegetation Mapping - After Site visit
7812 SE 119th Dr**

Explanation: Remap the edge of the forest canopy. Move the edge of the mapped forest vegetation further to the south of the house.



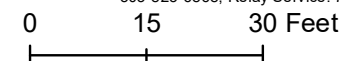
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 7, 2022

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**Environmental Overlay Zone
Map Correction Project**

Vegetation

SE Tenino - Vacant Lot



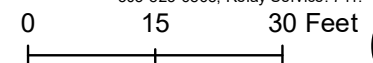
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 8, 2022

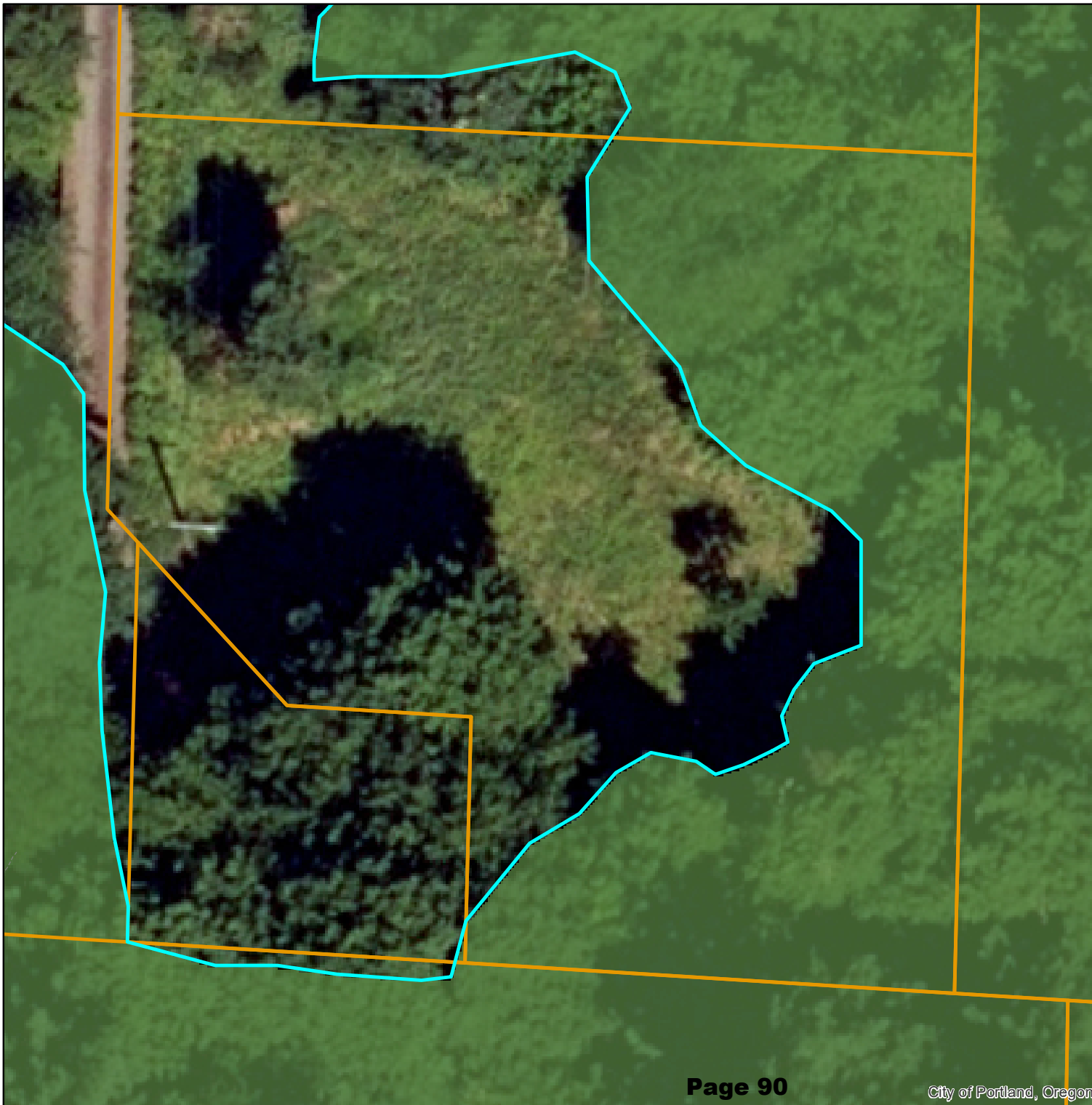
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**Environmental Overlay Zone
Map Correction Project**

**Vegetation Mapping - After Site visit
Vacant Lots - SE Tenino**



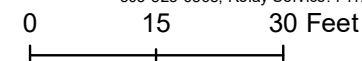
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 7, 2022

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**Environmental Overlay Zone
Map Correction Project**

Vegetation - Before
5115 SW Westwood Ln



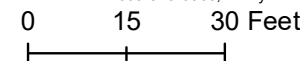
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 11, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Vegetation - After
5115 SW Westwood Ln**

**Explanation: Remap forest vegetation.
The edge of the forest canopy was
observed to extend to approximately
the center of the right of way of SW
Northwood Ave.**



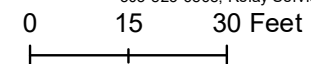
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 11, 2022

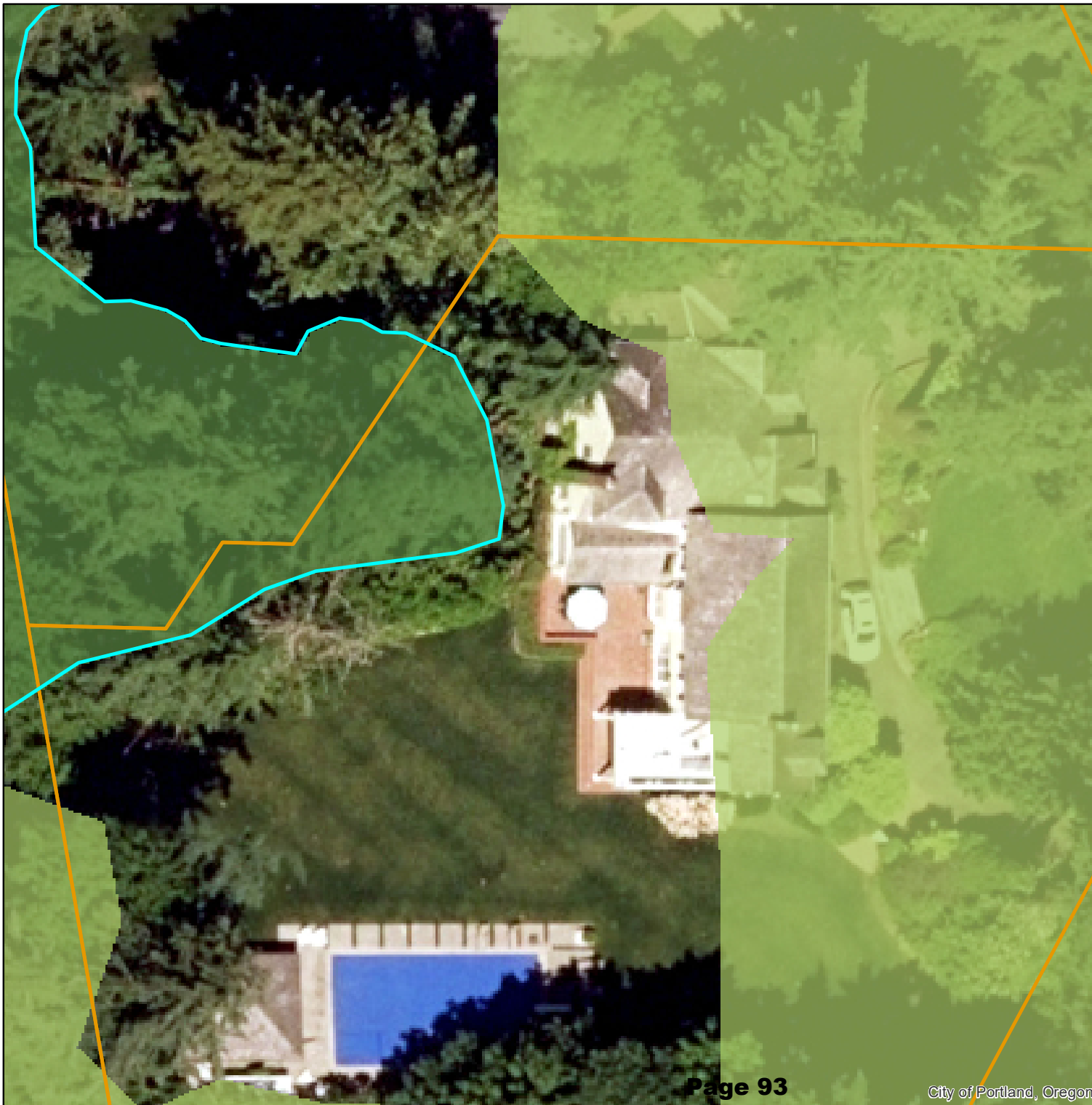
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**Environmental Overlay Zone
Map Correction Project**

Vegetation - Before
11627 S Summerville Ave



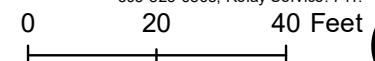
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 11, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Vegetation - After
11627 S Summerville Ave**

Explanation: Remap forest vegetation. The edge of the forest was observed to be further away from the house than it appeared in the previous vegetation mapping, and the edge of the mapped forest patch did not appear to exactly follow the drip line of the forest vegetation in the NW corner of the lot.



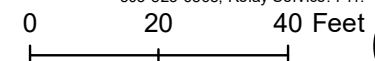
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 11, 2022

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






**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
5400 SW Patton Rd**



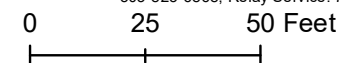
Legend

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

DRAFT

March 16, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - After
5400 SW Patton Rd**



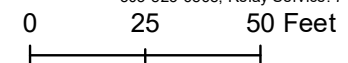
Legend

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

DRAFT

March 16, 2022

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








**Environmental Overlay Zone
Map Correction Project**

**Manual Conversion - p zone to c zone
1250 SW Englewood**

Explanation: A LUR approved a land division on the site and the potential development of the rear lot, which currently just contains an out building. Vehicular access and utilities for the flag lot would have to come through the "flagpole." A wetland has been identified on the site, and it is appropriate to apply ezones to the area around the wetland. But conversion from p to c zone would ensure that the Env Review approval criteria could be met.

Legend

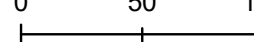
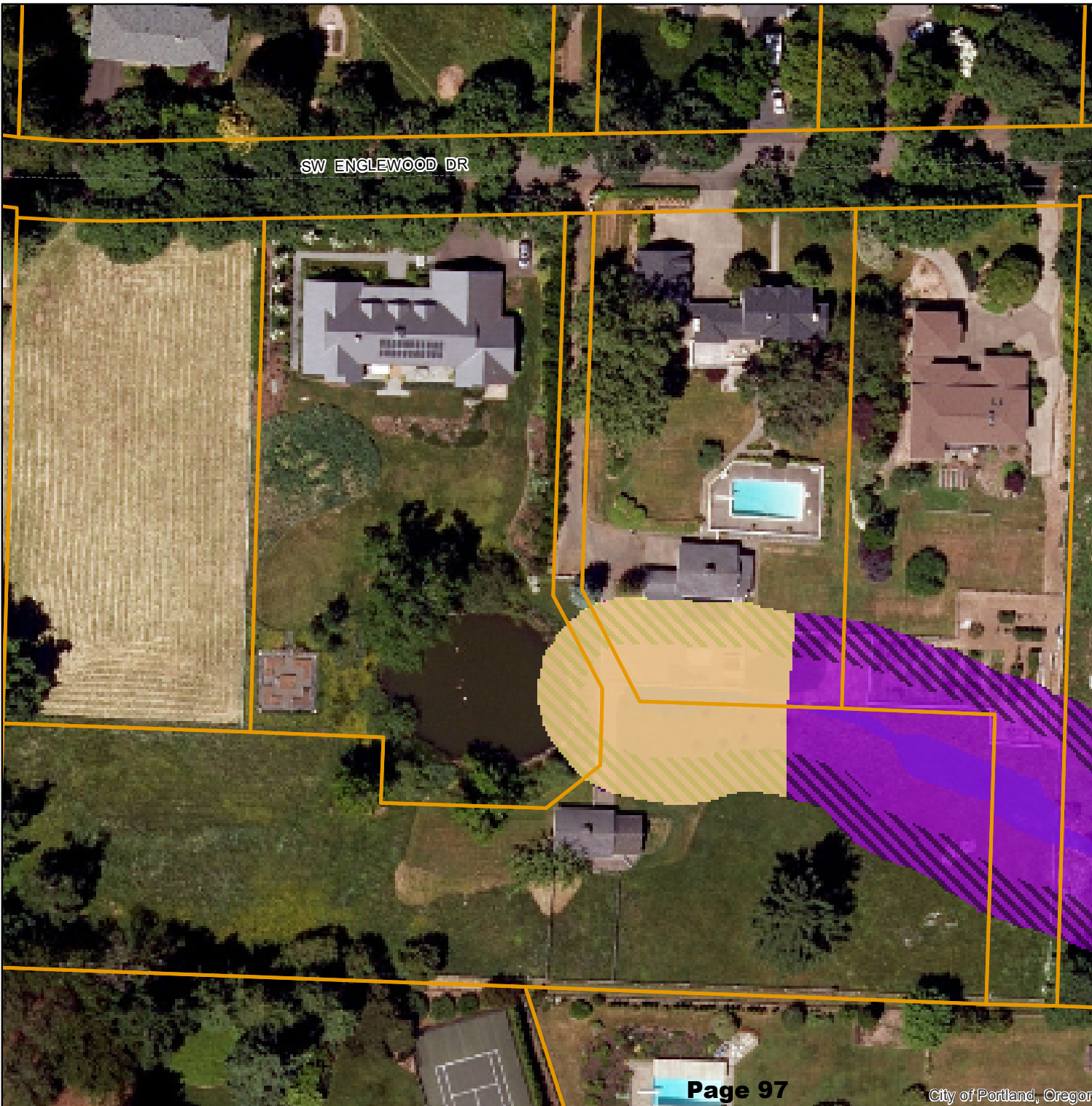
-  taxlots
-  P to C Conversion
-  Transition Area
-  Draft C Zone
-  Draft P Zone
-  piped stream segment
-  open stream channel
-  Wetlands

DRAFT

March 16, 2022

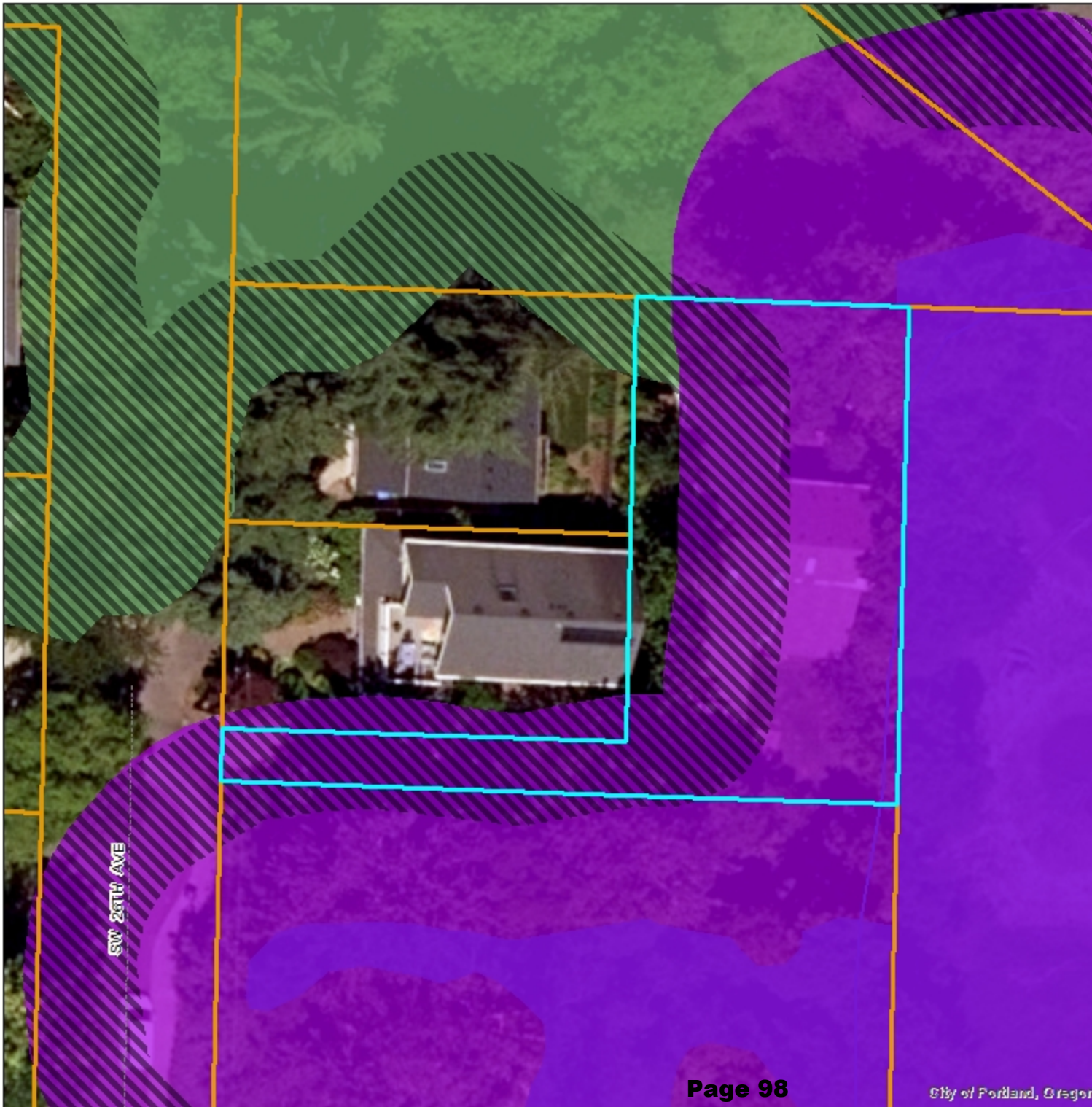
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0 50 100 Feet











**Environmental Overlay Zone
Map Correction Project**

Proposed Ezones
6944 SW 26th Ave



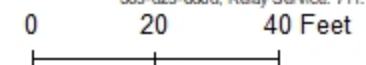
Legend

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

DRAFT

March 16, 2022

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








**Environmental Overlay Zone
Map Correction Project**

**Manual Conversion - p zone to c zone
6944 SW 26th Ave**

Explanation: Site is zoned multi dwelling residential and it has >70% p zone coverage. Covert lot area from p zone to c zone to allow for potential redevelopment.

Legend

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

DRAFT

March 16, 2022

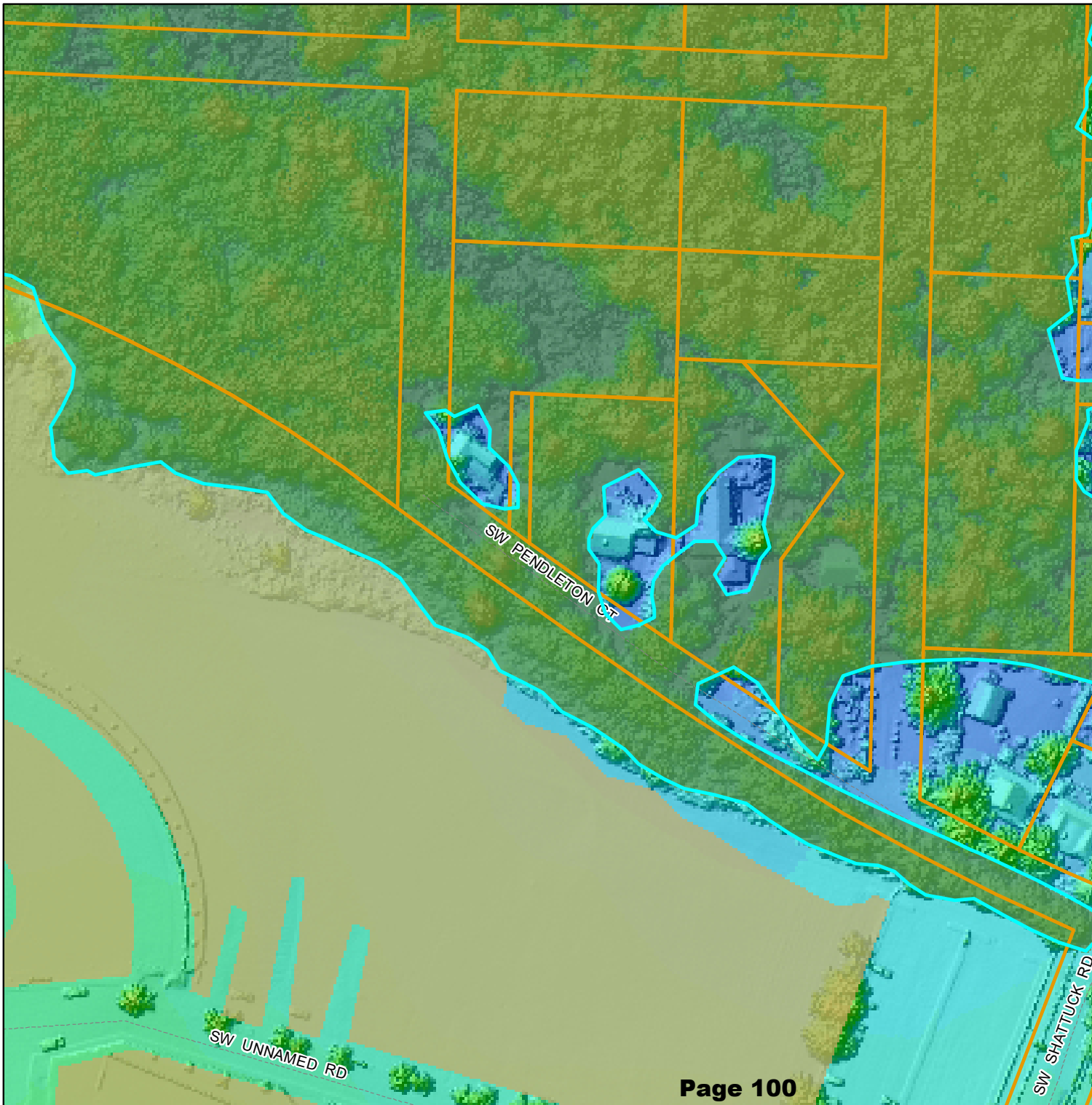
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0 20 40 Feet



**Environmental Overlay Zone
Map Correction Project**

**Vegetation - Before Site Visit
Alpenrose Site**



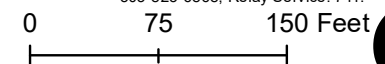
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 25, 2022

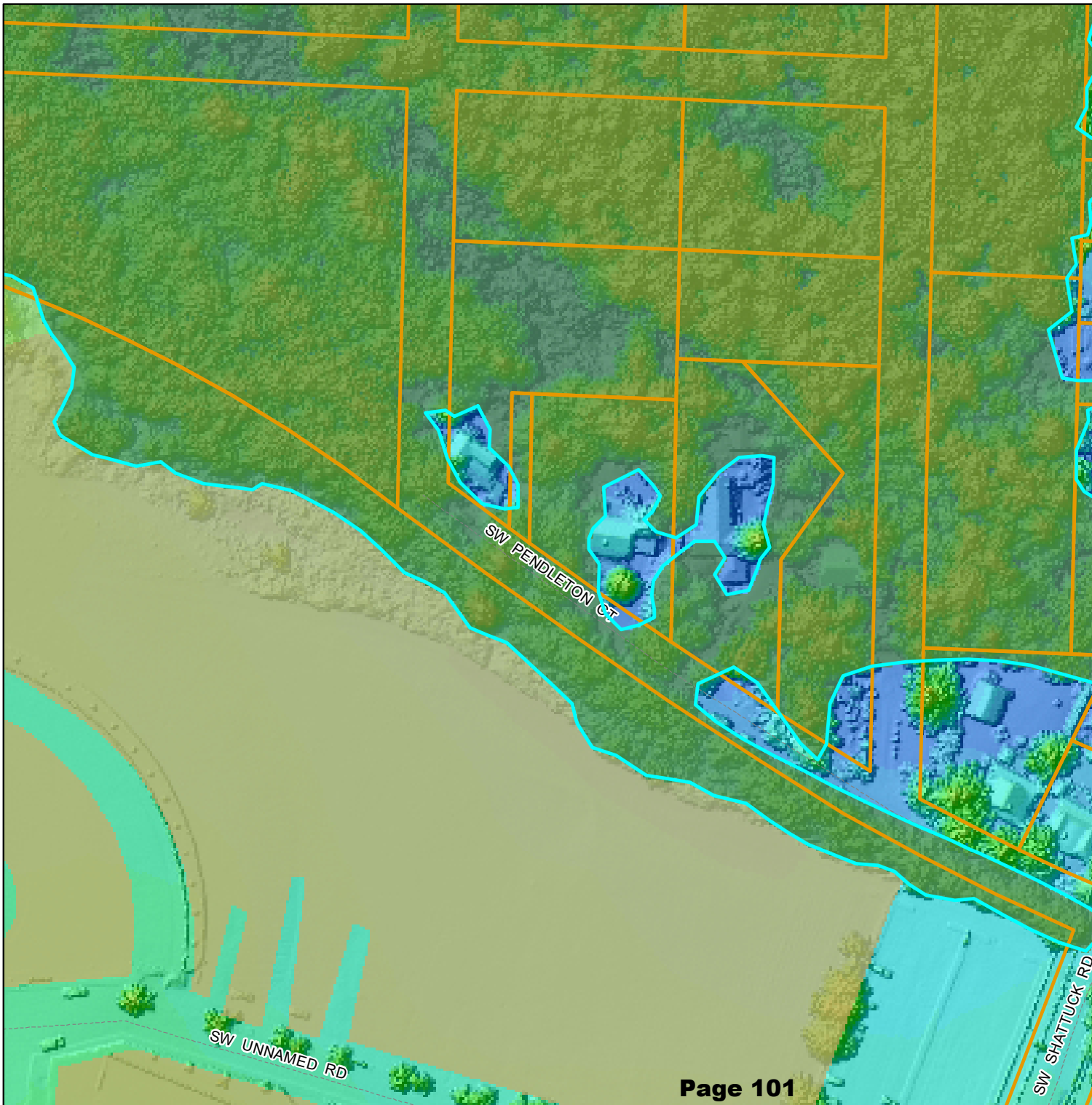
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**Environmental Overlay Zone
Map Correction Project**

**Vegetation - After Site Visit
Alpenrose Site**

**Explanation: Adjust edge of forest
patch to follow dripline of high
structure tree canopy**



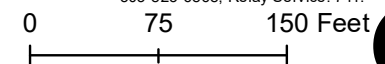
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 25, 2022

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


**Environmental Overlay Zone
Map Correction Project**

**Water Features - Before Site Visit
Alpenrose Site**



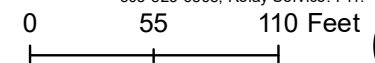
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 25, 2022

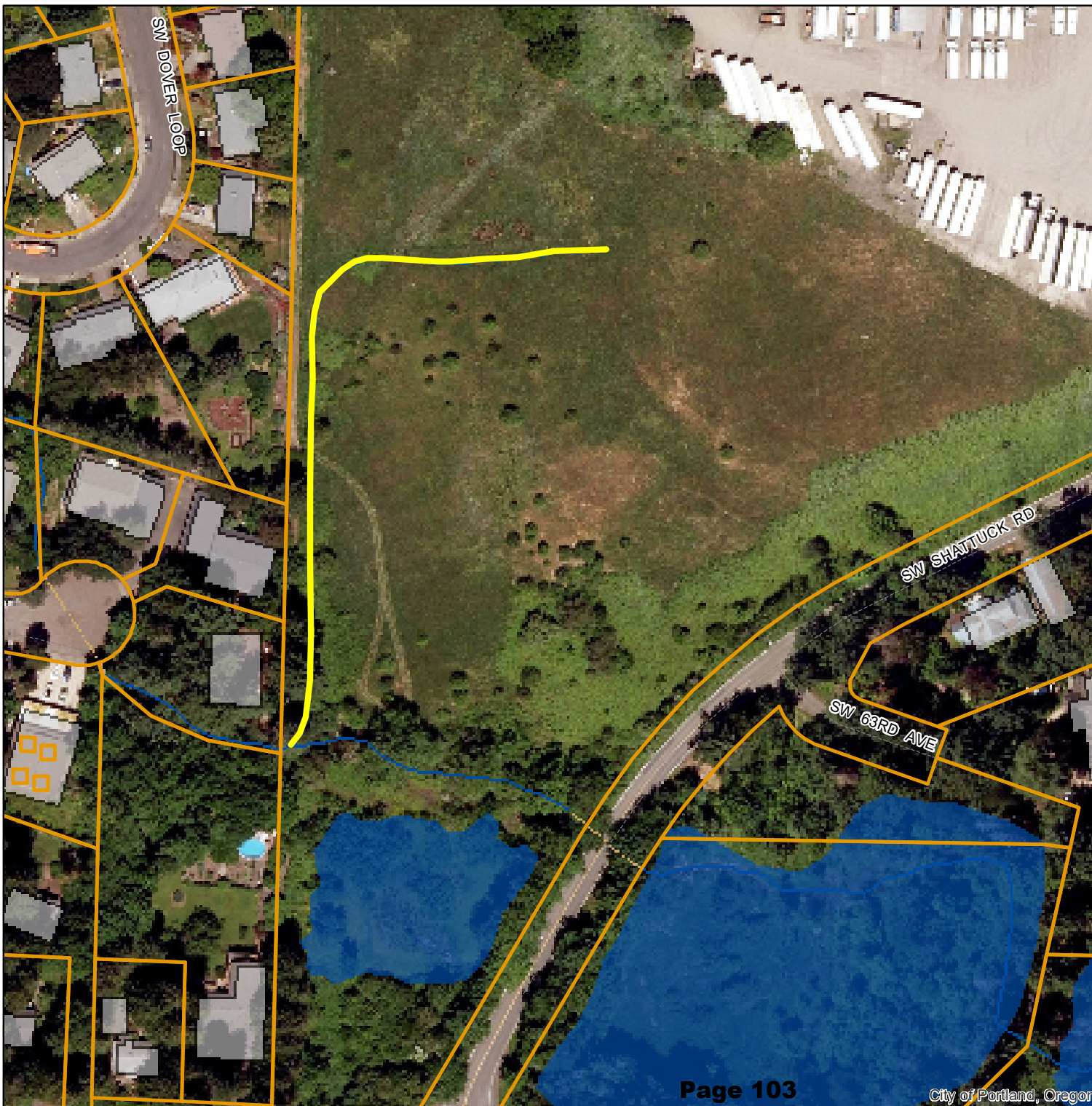
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**Environmental Overlay Zone
Map Correction Project**

**Water Features - After Site Visit
Alpenrose Site**

**Explanation: The feature does not appear to be a stream.
Remove from natural resource inventory.**



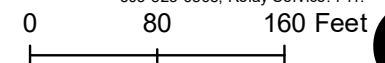
Legend

-  StreamEdit_Alpenrose
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 25, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Natural Resources Before Site Visit
8645 NW Whitney St**



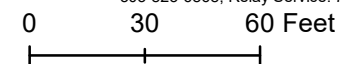
Legend

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

DRAFT

March 30, 2022

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




Environmental Overlay Zone Map Correction Project

Natural Resources After Site Visit
8645 NW Whitney St

Explanation: No stream could be found on the site. There is a stream uphill and downhill. delete the stream segment from the site. Adjust vegetation mapping to exclude isolated trees.

Legend

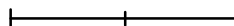
-  StreamEdit_8645NWWhitney
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

March 30, 2022

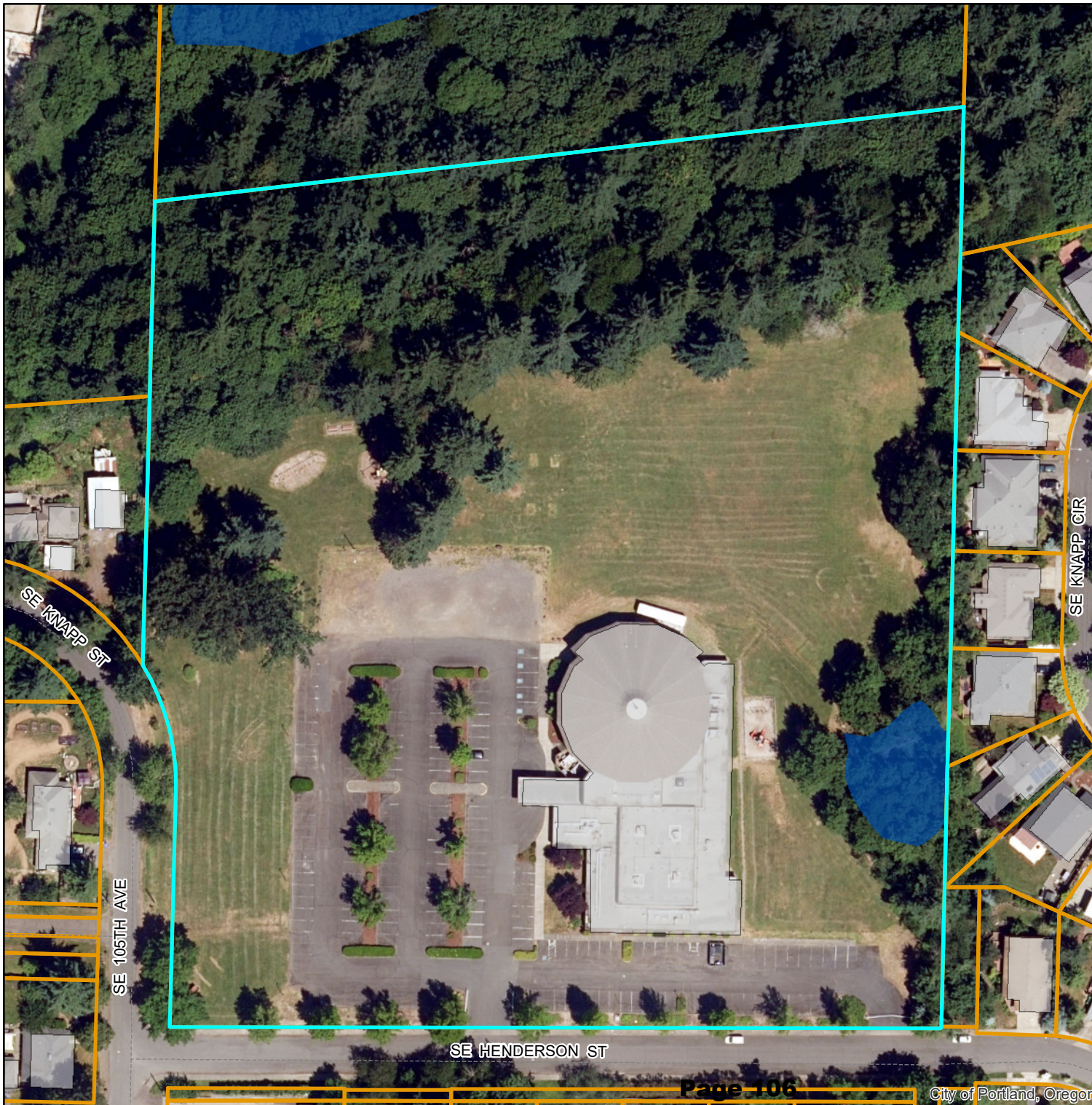
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0 30 60 Feet








**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before
10603 SE Henderson St



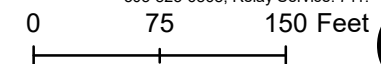
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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Environmental Overlay Zone Map Correction Project

Natural Resources - After 10603 SE Henderson St

Explanation: Property owners submitted a DSL-concurred wetland delineation report that demonstrates that the feature is a constructed stormwater facility. It is not a jurisdictional wetland and ezones should not apply to the feature or the area around it.

Legend

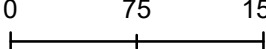
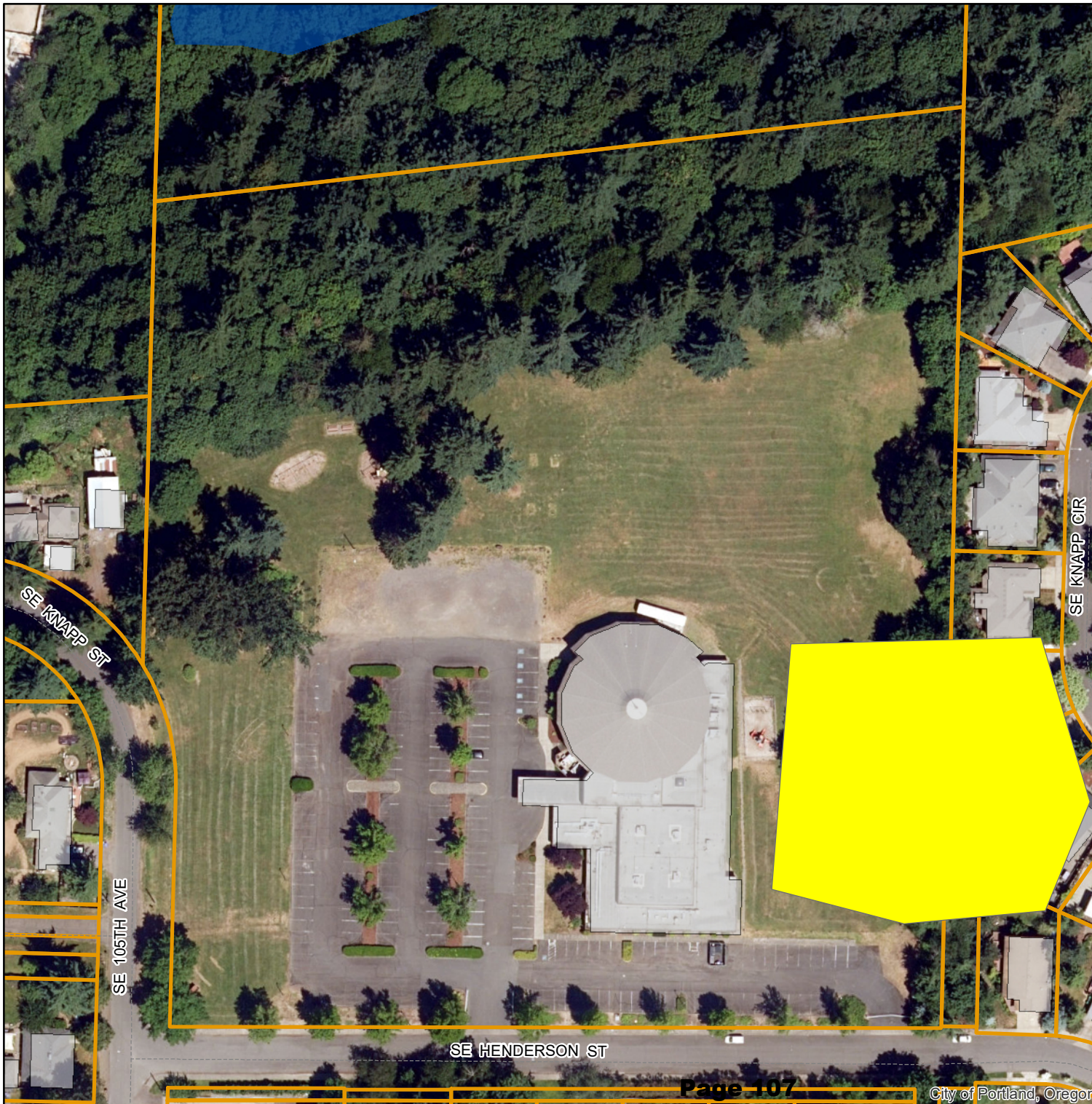
-  WetlandEdit_10603SEHenderson
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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0 75 150 Feet



**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
5335 SW Patton Rd**



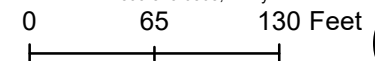
Legend

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

DRAFT

March 30, 2022

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Environmental Overlay Zone Map Correction Project

Natural Resources - After
5335 SW Patton Rd

Explanation: Tree to the west of the garage is separate and not interleaved with the larger forest patch. Remap forest vegetation to exclude isolated tree.

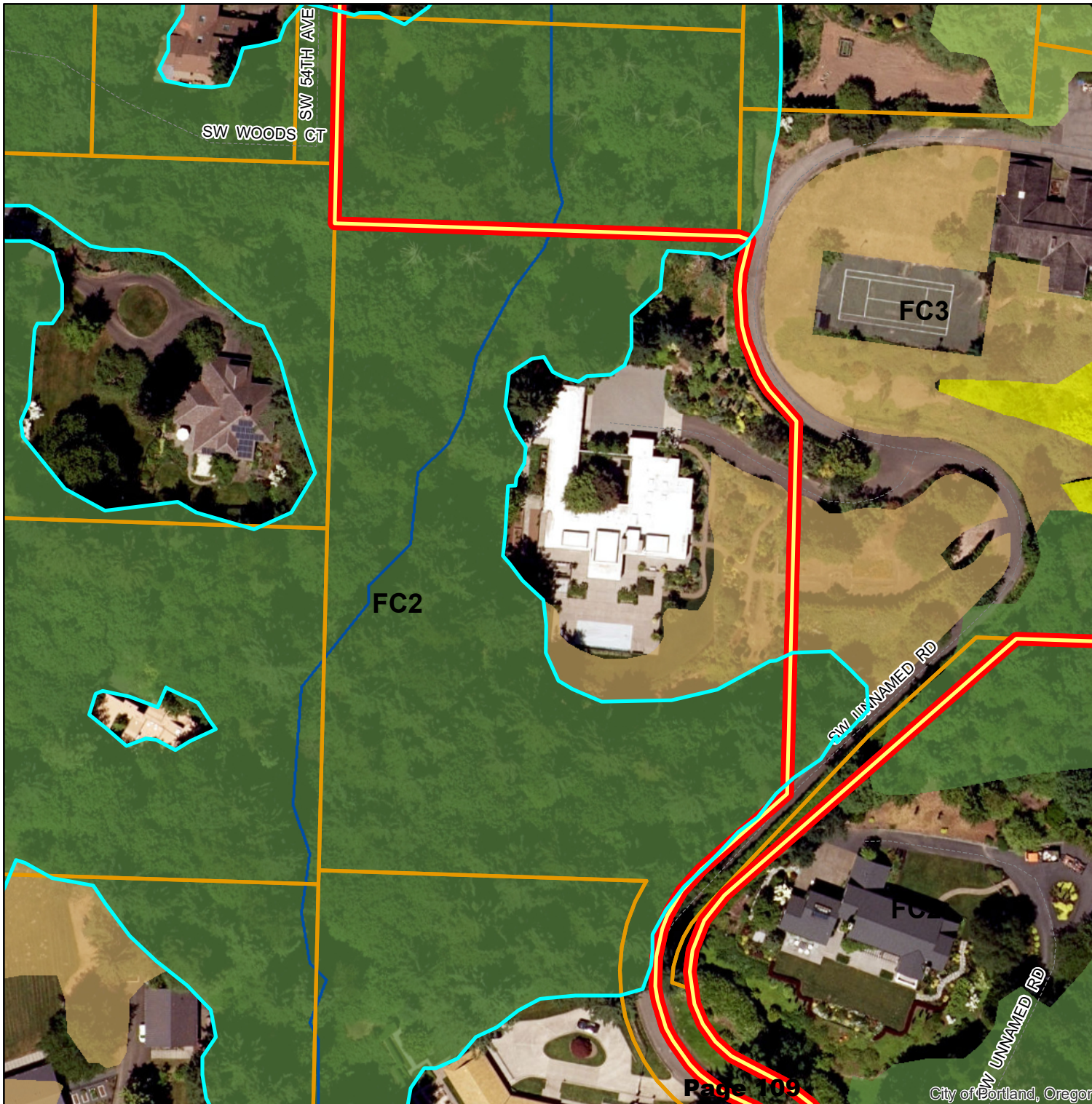
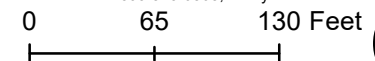
Legend

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

DRAFT

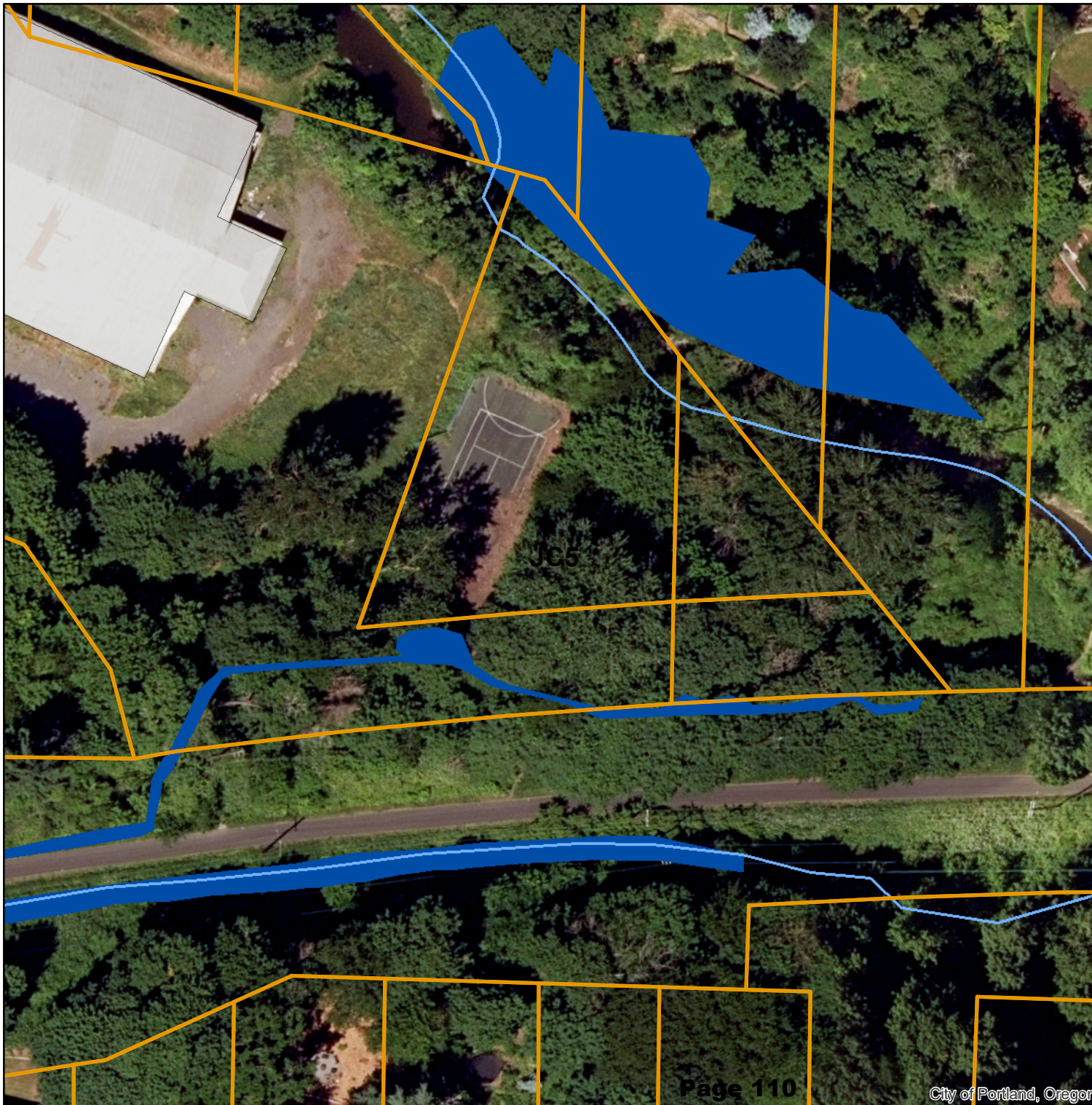
March 30, 2022

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


**Environmental Overlay Zone
Map Correction Project**

**Wetland Mapping - Before
Eastmoreland Racquet Club**



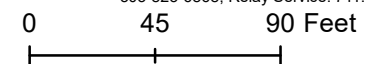
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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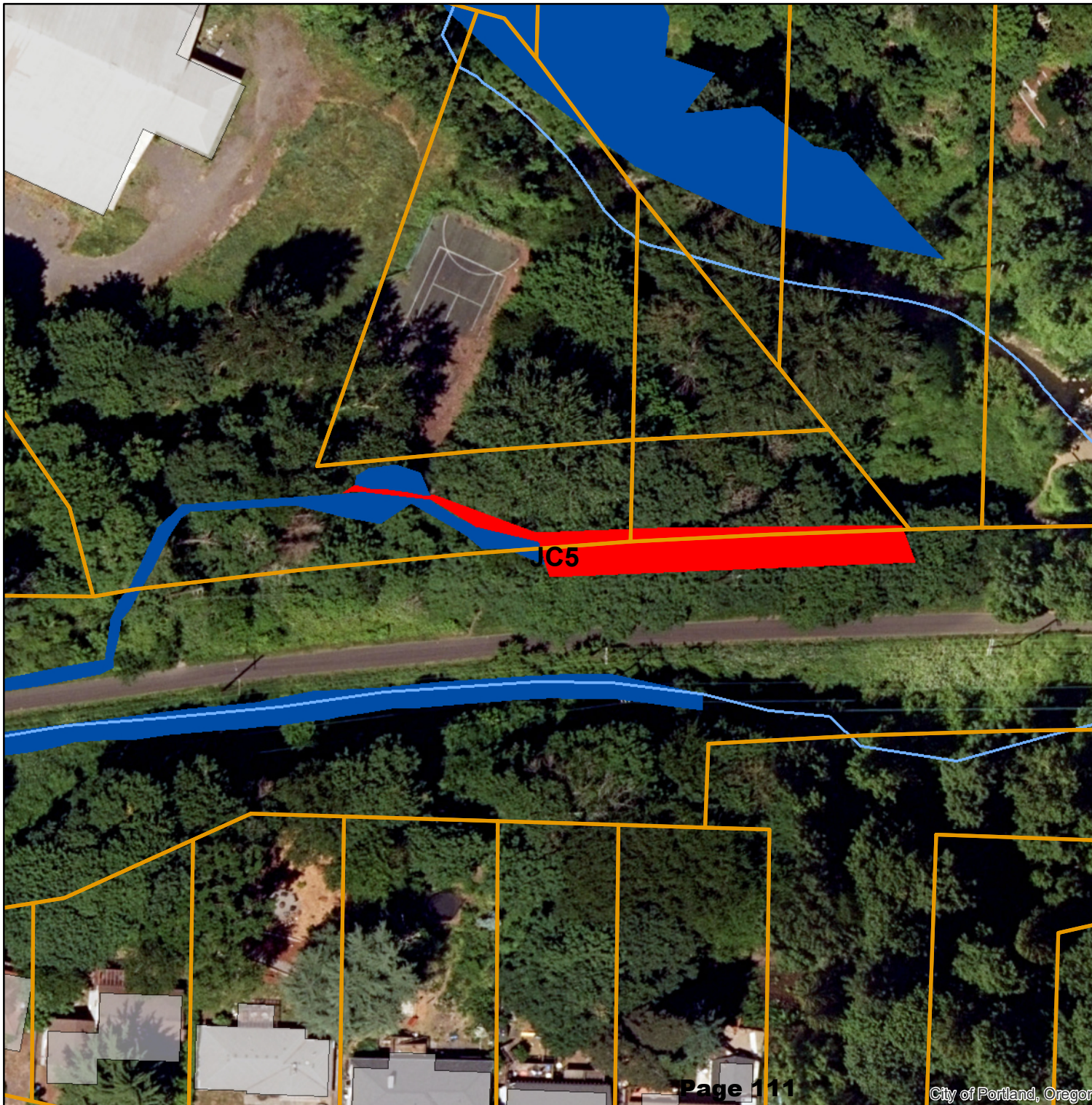


Environmental Overlay Zone Map Correction Project







Wetland Mapping - After

Eastmoreland Racquet Club

Explanation: A previous wetland determination was conducted by SWCA Environmental on this site in 2021. BES Wetland Inventory Project staff returned in spring of 2022 to refine the wetland mapping. Edits were made to the mapped wetlands to the south of the tennis court in the image.



Legend

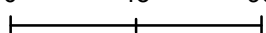
-  taxlots
-  piped stream segment
-  open stream channel
-  Updated Wetland Mapping
-  Deleted Wetland
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

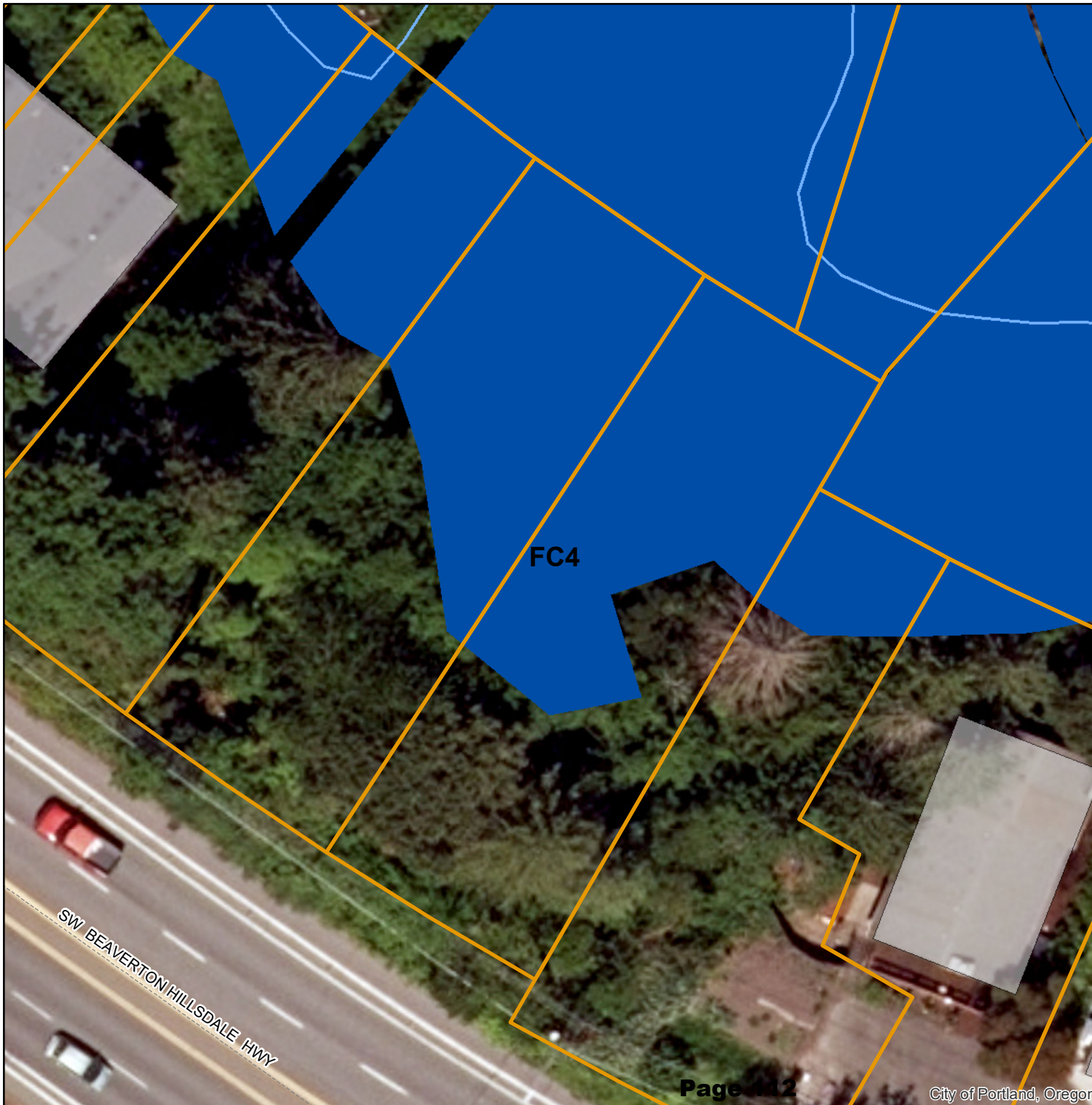
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0 45 90 Feet









**Environmental Overlay Zone
Map Correction Project**

**Wetland Mapping - Before
Lots Near 4815 SW
Beaverton Hillsdale Hwy**



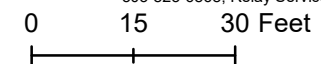
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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**Environmental Overlay Zone
Map Correction Project**

**Wetland Mapping - After
Lots Near 4815 SW
Beaverton Hillsdale Hwy**

**Explanation: BES
Wetland Inventory Project**
staff visited the site in spring of 2022. The result of the field verification is that the area that is a reduction in the area that is mapped as wetland on the site. Delete wetlands from the area covered by the red polygon.

Legend

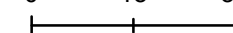
-  taxlots
-  piped stream segment
-  open stream channel
-  Updated Wetland Mapping
-  Deleted Wetland
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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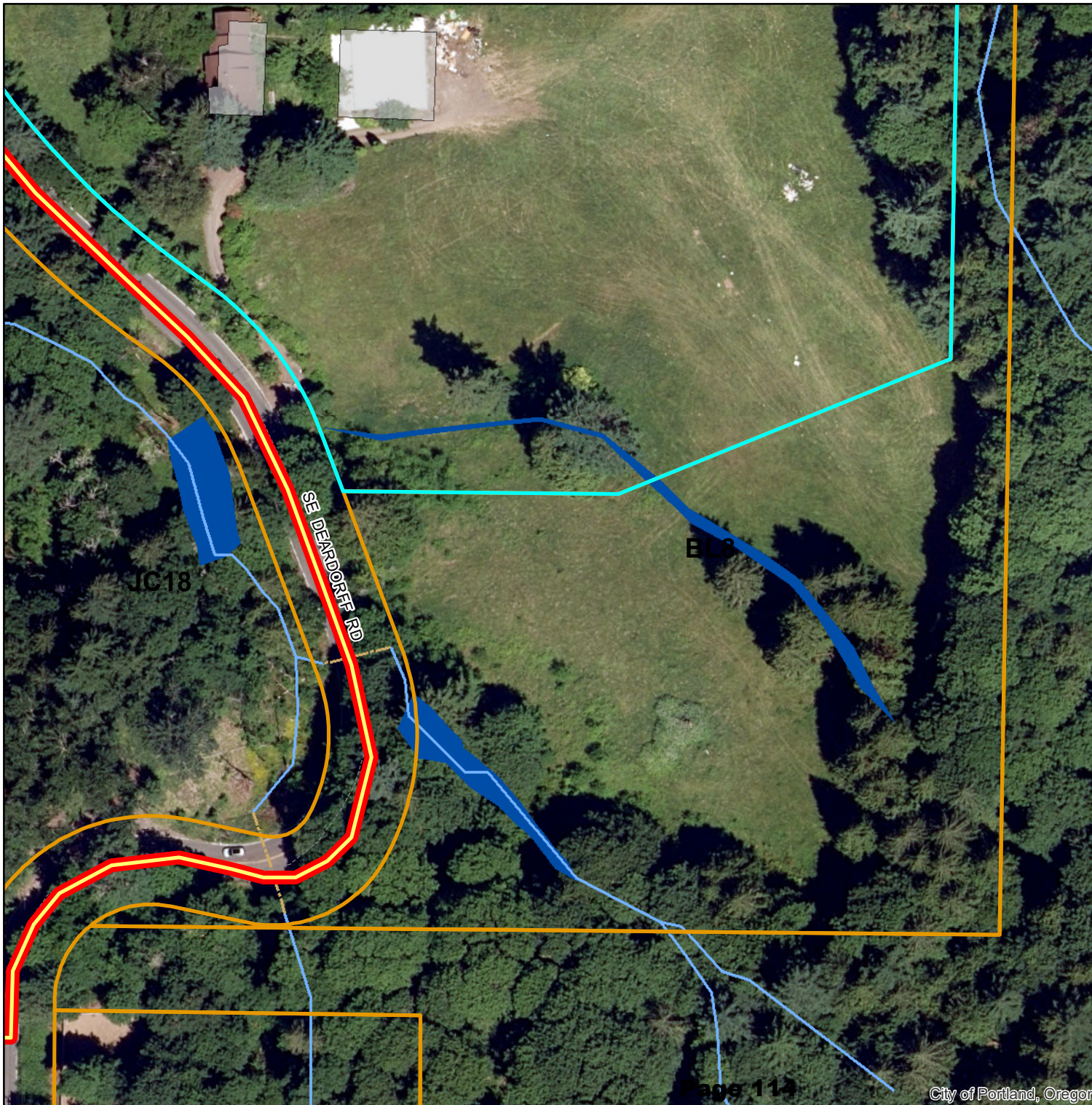
0 15 30 Feet









**Environmental Overlay Zone
Map Correction Project**

Wetland Mapping - Before

7144 SE Deardorff Rd



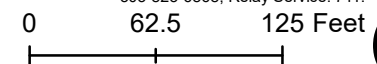
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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Environmental Overlay Zone Map Correction Project

Wetland Mapping - After
7144 SE Deardorff Rd

Explanation: BES
Wetland Inventory Project staff visited the site in spring of 2022. They confirmed the mapping of the wetland on the eastern portion of the site, but the area covered by the red polygon was found not to be a wetland.

Legend


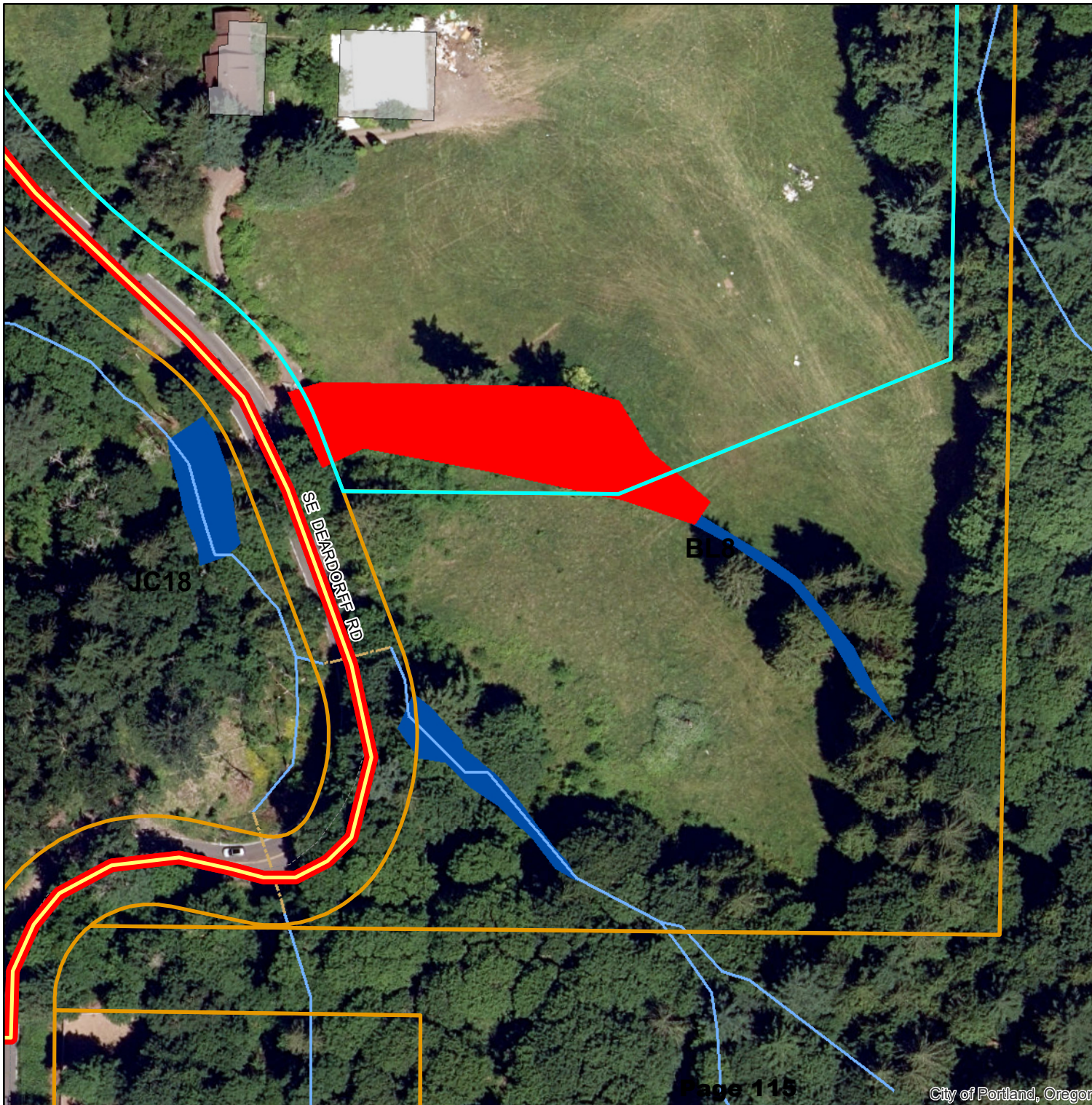
-  taxlots
-  piped stream segment
-  open stream channel
-  Updated Wetland Mapping
-  Deleted Wetland
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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0 62.5 125 Feet









**Environmental Overlay Zone
Map Correction Project**

Wetland Mapping - Before
4919 SW Texas St



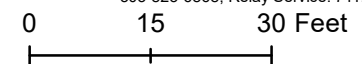
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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Environmental Overlay Zone Map Correction Project

Wetland Mapping - After
4919 SW Texas St

Explanation: SWCA
Environmental did a field verification on portions of this wetland complex to the north of this site in 2021. BES Wetland Inventory Project staff returned in the spring of 2022 to further refine the wetland mapping. The wetland that was mapped on the grassy area to the north of the house could be deleted from the inventory. But a smaller wetland to the east of the house should be added.

Legend

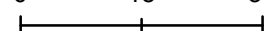
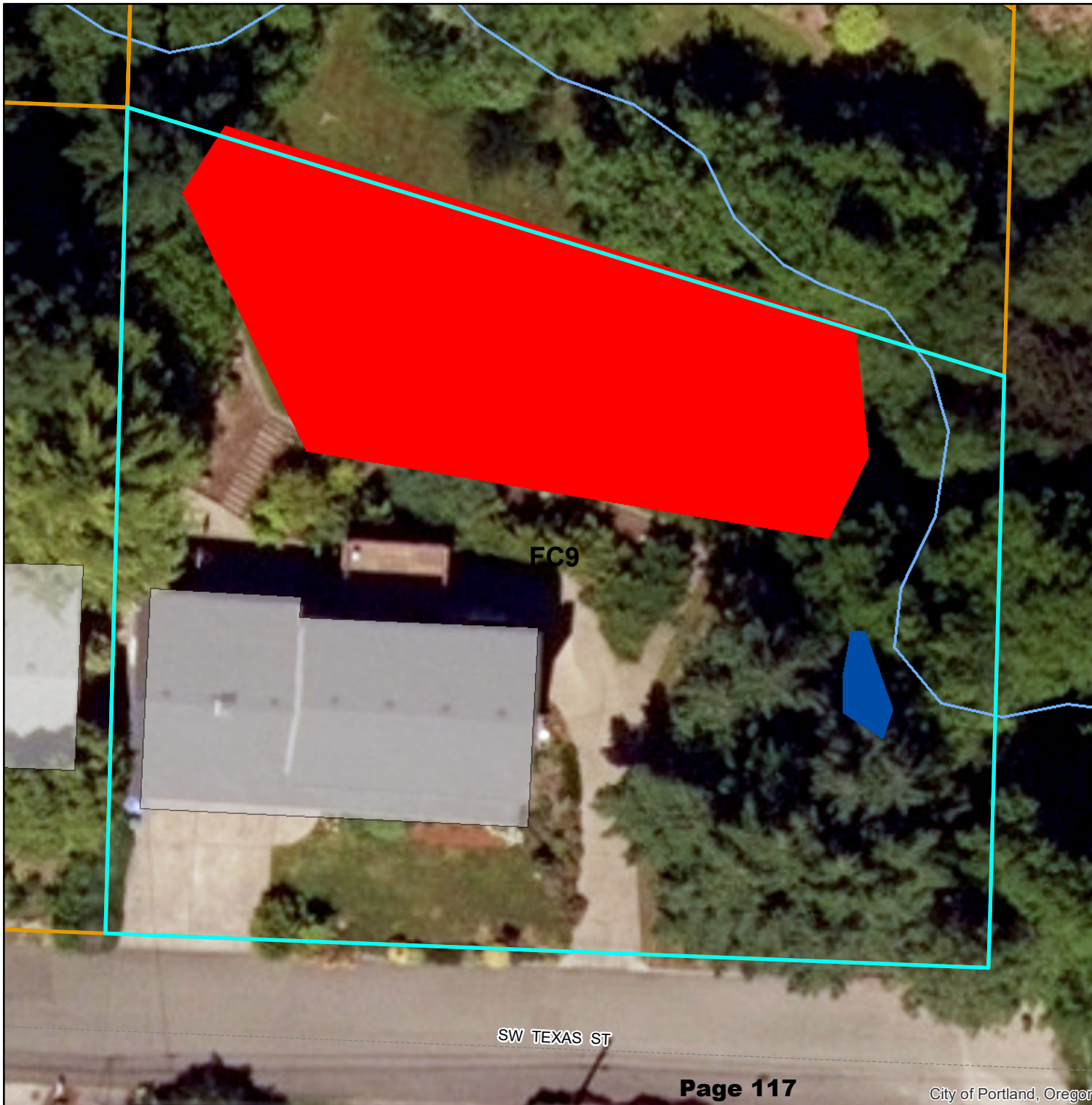
-  taxlots
-  piped stream segment
-  open stream channel
-  Updated Wetland Mapping
-  Deleted Wetland
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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0 15 30 Feet








**Environmental Overlay Zone
Map Correction Project**

Wetland Mapping - Before

4810 SW 60th PI



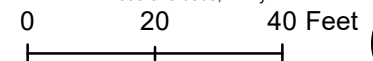
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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**Environmental Overlay Zone
Map Correction Project**

Wetland Mapping - After
4810 SW 60th PI

Explanation: BES Wetland Inventory Project staff visited the site in spring of 2022. They confirmed the presence of wetlands, but they modified and reduced the area that is mapped as wetlands as a result of their field verification work.

Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Updated Wetland Mapping
-  Deleted Wetland
-  Wetlands
-  building footprints

DRAFT

March 30, 2022

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0 20 40 Feet

