

REVISED Decision Table M: Willamette River – Miscellaneous Code Amendments Part 3

This revised table contains a new standard that would allow temporary floating docks, such as a swimming platform, in the Willamette River during the summer months. This revised proposal replaces the proposed exemption that was sent to the Planning and Sustainability Commission in late March.

Contents of Decision Packet M:

- Decision Table M
- Figure 475-1

Items Marked for Discussion:

M31

Ref #	Topic	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
M31	33.475.040.B.2	The Proposed Draft exempts repair, maintenance and replacement of existing floating structures. It also exempts development on existing floating structures like docks and piers. But new floating structures would be required to go through River Review.	Allow temporary floating structures to be placed in the Willamette during the summer months to support water recreation.	<p>33.475.440 Development Standards Unless exempted by 33.475.040.B.2., the standards in this Section apply to development and exterior alterations in the River Environmental overlay zone. All of the applicable standards must be met. Modification of any of these standards requires approval through River Review.</p> <p>N. Standards for placement of temporary floating structures. The following standards apply to temporary floating structures:</p> <ol style="list-style-type: none"> 1. The structure and all work necessary to install and remove the structure is allowed in the river only between July 1 and October 31; 2. The structure must be located within the OS zone; 3. There are no more than 4 structures in the Central Reach at one time; 4. The structure is free-floating or is attached to an existing dock, pier or piling. Free-floating means that the structure is anchored to the river bottom and is not accessible from the riverbank via anything other than the water; 5. The dimensions of the entire temporary floating structure must not be greater than 12 feet by 100 feet; 6. The structure has no walls and no roof; 7. The structure is at least 50 feet away from the riverbank. The 50 feet is measured horizontally from the ordinary low water mark (Figure 475-1); and 8. The hours of operation are between 6 am and 10 pm. 	<p>The Willamette River provides opportunities for many kinds of recreation including swimming, boating and fishing. During the summer months, swimming and non-motorized boating have become increasingly popular. Demand has grown for facilities that support water recreation.</p> <p>At the same time, locations where people like to get in the water, in particular beaches, are also important habitat areas for fish and wildlife.</p> <p>The temporary floating structure, including installation and removal, may only be in the river during the in-water work period. This avoids impacts on shallow water habitat during peak salmon migration seasons. All portions of the structure, including the gangway, must be more than 50 feet from the ordinary low water mark, which will minimize impacts on shallow water habitat. And the size of the structure is limited to reduce the area of over-water structure, which has a negative impact on fish habitat.</p> <p>Larger structures, structures with a gangway attached to the shore or structures that will be in place outside of the July 1 – October 31 timeframe will need to go through River Review.</p> <p>Notes:</p> <ul style="list-style-type: none"> • City Zoning Code Title 28 requires floating homes, which are inclusive of <i>barge-homes</i>, to be built to the State’s residential building codes. • In the Open Space zone, residential uses including floating homes are not allowed. • In the Willamette River, new floating homes are only allowed in an existing moorage. New moorages, expansion of existing moorages or relocation of moorages for floating homes are prohibited without a Greenway Goal Exception. (33.236.015) • The City Zoning Code does not regulate boats and boating. Per Title 28, a <i>houseboat</i> is considered a category of boat and is defined as a watercraft, with a hull, capable of travel under its own power and which contains a dwelling. DSL and US Coast Guard regulate boating and camping in the river. 	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Figure 475-1

