

8

ENVIRONMENT

GOAL:

- 8 Maintain and improve the quality of Portland’s air, water and land resources and protect neighborhoods and business centers from detrimental noise pollution. ¹**

POLICIES & OBJECTIVES – AIR QUALITY:

8.1 Interagency Cooperation – Air Quality ²

Continue to cooperate with public agencies concerned with the improvement of air quality, and implement state and regional plans and programs to attain overall state and federal air quality standards. Cooperate and work with Metro and the State Department of Environmental Quality in efforts to maintain federal ambient air quality standards for ozone and carbon monoxide on a long-term basis.

8.2 Central City Transportation Management Plan ³

The Central City Transportation Management Plan will guide future city efforts in maintaining air quality standards in the central business district and allow for expanded employment and housing opportunities throughout the Central City.

8.3 Air Quality Maintenance Strategies ⁴

Implement the action elements of the Central City Transportation Management Plan and ozone maintenance plan that will provide for long-term maintenance of air quality standards.

8.4 Ride Sharing, Bicycling, Walking, and Transit ⁵

Promote the use of alternative modes of transportation such as ridesharing, bicycling, walking, and transit throughout the metropolitan area.

POLICIES & OBJECTIVES – WATER QUALITY:

8.5 Interagency Cooperation – Water Quality

Continue cooperation with federal, state and regional agencies involved with the management and quality of Portland’s water resources.

8.6 Wastewater Systems

Operate, plan and regulate wastewater systems as designated in Metro’s “Waste Treatment Management Component.”

¹ Amended by Ordinance No. 153326, June 1982

² Amended by Ordinance No. 169535, December 1995

³ Amended by Ordinance No. 169535, December 1995

⁴ Amended by Ordinance No. 169535, December 1995

⁵ Amended by Ordinance No. 169535, December 1995

8.7 Land Use and Capital Improvements Coordination

Maintain coordination of land use planning and capital improvement to insure the most efficient use of the city's sanitary and stormwater run-off facilities.

8.8 Groundwater Protection ⁶

Conserve domestic groundwater and surface water resources from potential pollution through a variety of regulatory measures relating to land use, transportation, and hazardous substances.

Objectives:**A. Hazardous substances**

Control the storage, manufacture, use, transportation, and disposal of hazardous substances, especially in groundwater sensitive areas used for water supplies.

B. Groundwater sensitive areas

Conserve groundwater sensitive areas, such as aquifer recharge areas and areas of influence.

POLICIES & OBJECTIVES—LAND RESOURCES:**8.9 Open Space**

Protect Portland Parks, cemeteries and golf courses through an Open Space designation on the Comprehensive Plan Map.

8.10 Drainageways ^{7 8}

Regulate development within identified drainageways for the following multiple objectives.

Objectives:**A. Stormwater runoff**

Conserve and enhance drainageways for the purpose of containing and regulating stormwater runoff.

B. Water quality and quantity ⁹

Protect, enhance, and extend vegetation along drainageways to maintain and improve the quality and quantity of water.

C. Wildlife

Conserve and enhance the use of drainageways where appropriate as wildlife corridors which allow the passage of wildlife between natural areas and throughout the city, as well as providing wildlife habitat characteristics including food, water, cover, breeding, nesting, resting, or wintering areas.

⁶ Added by Ordinance No. 160890, June 1988

⁷ Added by Ordinance No. 160890, June 1988

⁸ ;Amended by Ordinance No. 167293, January 1994

⁹ Added by Ordinance No. 167293, January 1994

8.11 Special Areas ^{10 11}

Recognize unique land qualities and adopt specific planning objectives for special areas.

Objectives:**A. Balch Creek Watershed**

Protect and preserve fishery, wildlife, flood control, and other natural resource values of the Balch Creek Watershed through the application of special development standards and approval criteria in the environmental overlay zones.

B. East Buttes, Terraces and Wetlands ¹²

Conserve wildlife, forest and water resource values and the unique geology of East Portland through implementation of the East Buttes, Terraces and Wetlands Conservation Plan.

C. Fanno Creek Watershed ¹³

Conserve fishery, wildlife, flood control, and water quantity and quality values of the Fanno Creek Watershed through implementation of the Fanno Creek and Tributaries Conservation Plan.

D. Johnson Creek Basin ¹⁴

Protect and preserve the scenic, recreation, fishery, wildlife, flood control, water quality, and other natural resource values of the Johnson Creek basin through application of environmental overlay zones and implementation of the Johnson Creek Basin Protection Plan.

E. Northwest Hills ¹⁵

Protect and preserve forest, wildlife and watershed resources through implementation of the Northwest Hills Natural Areas Protection Plan.

F. Skyline West ¹⁶

Conserve wildlife, forest and water resource values of the Skyline planning area through implementation of the Skyline West Conservation Plan.

G. Southwest Hills ¹⁷

Protect and preserve fish and wildlife, forest, and water resources through implementation of the Southwest Hills Resources Protection Plan.

H. The Willamette River Greenway.

Protect and preserve the natural and economic qualities of lands along the Willamette River through implementation of the city's Willamette River Greenway Plan.

I. Portland International Airport ¹⁸

Conserve, restore, and enhance natural resource values through environmental zoning, voluntary strategies, and the implementation of special development standards in the plan district and the Portland International Airport/Middle Columbia Slough Natural Resources Management Plan.

¹⁰ Amended by Ordinance No. 163770, January 1991

¹¹ Amended by Ordinance No. 184521, April 2011

¹² Added by Ordinance No. 166572, June 1993

¹³ Added by Ordinance No. 167293; January 1994

¹⁴ Added by Ordinance No. 164472, July 1991

¹⁵ Added by Ordinance No. 164517, July 1991

¹⁶ Added by Ordinance No. 168154, September 1994

¹⁷ Added by Ordinance No. 165002, January 1992

¹⁸ Added by Ordinance No. 184521, April 2011

8.12 National Flood Insurance Program

Retain qualification in the National Flood Insurance Program through implementation of a full range of floodplain management measures.

8.13 Natural Hazards

Control the density of development in areas of natural hazards consistent with the provisions of the City's Building Code, Chapter 70, the Floodplain Ordinance and the Subdivision Ordinance.

8.14 Natural Resources ¹⁹

Conserve significant natural and scenic resource sites and values through a combination of programs which involve zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. Balance the conservation of significant natural resources with the need for other urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.

Objectives:**A. Acquisition Program for Significant Resources ²⁰**

Prepare and maintain a long-range list of properties, in order of priority, desirable for public acquisition in order to insure long term natural resource conservation. Actively solicit donations of property or easements to protect and enhance identified resources.

B. Intergovernmental Coordination

Notify and coordinate programs with affected local, state, and federal regulatory agencies of development proposals within natural resource areas.

C. Impact Avoidance ²¹

Where practical, avoid adverse impacts to significant natural and scenic resources.

D. Mitigation

Where adverse impacts cannot be practicably avoided, require mitigation or other means of preservation of important natural resource values. The following order of locational and resource preference applies to mitigation:

- (1) On the site of the resource subject to impact, with the same kind of resource;
- (2) Off-site, with the same kind of resource;
- (3) On-site, with a different kind of resource;
- (4) Off-site, with a different kind of resource.

E. Soil Erosion Control

Protect natural resources where appropriate from sediment and other forms of pollution through the use of vegetation, erosion control measures during construction, settling ponds, and other structural and non-structural means.

F. Pruning to Maintain and Enhance Views ²²

Actively manage the pruning and cutting of trees and shrubs on public lands or on non-public areas with scenic designations to maintain and enhance scenic views which may be impacted by vegetation.

¹⁹ Policy 8.13 Sensitive Natural Areas deleted and Policies 8.14 through 8.18 added by Ordinance No. 160890, June 1988

²⁰ Amended by Ordinance No. 163957, March 1991

²¹ Amended by Ordinance No. 163957, March 1991

²² Added by Ordinance No. 163957, March 1991

G. Improving Turnouts along Scenic Routes and at Viewpoints ²³

Improve and maintain turnouts along scenic corridors and at identified viewpoints throughout Portland.

H. Bike and Pedestrian Routes ²⁴

Enhance the value and beauty of Portland's bicycle and pedestrian routes by locating them to take advantage of significant viewpoints, scenic sites, and scenic corridors.

I. Consideration of Scenic Resources in Street Vacations ²⁵

Require the preservation and maintenance of existing and potential view corridors and viewpoints when approving street vacations. Require view easements within or near street vacations where access to viewpoints or view corridors is desired.

J. Consideration of Scenic Resources in Planning Process ²⁶

Ensure that master plans and other planning efforts include preservation and enhancement of significant scenic resources.

K. Enhancing View Corridors ²⁷

Improve the appearance of views along designated view corridors by placing utility lines underground.

8.15 Wetlands/Riparian/Water Bodies Protection ²⁸

Conserve significant wetlands, riparian areas, and water bodies which have significant functions and values related to flood protection, sediment and erosion control, water quality, groundwater recharge and discharge, education, vegetation, and fish and wildlife habitat. Regulate development within significant water bodies, riparian areas, and wetlands to retain their important functions and values.

Objectives:**A. Wetland/water body Buffer**

Conserve significant riparian, wetland, and water body natural resources through the designation and protection of transition areas between the resource and other urban development and activities. Restrict non-water dependent or non-water related development within the riparian area.

B. Water Quality

Maintain and improve the water quality of significant wetlands and water bodies through design of stormwater drainage facilities.

C. Stormwater and Flood Control

Conserve stormwater conveyance and flood control functions and values of significant riparian areas within identified floodplains, water bodies, and wetlands.

D. Fish ²⁹

Balch Creek cutthroat trout will be maintained in a range at least as extensive as their range in 1987 and at a population of at least 2,000.

²³ Added by Ordinance No. 163957, March 1991

²⁴ Added by Ordinance No. 163957, March 1991

²⁵ Added by Ordinance No. 163957, March 1991

²⁶ Added by Ordinance No. 163957, March 1991

²⁷ Added by Ordinance No. 163957, March 1991

²⁸ Added by Ordinance No. 160890, June 1988

²⁹ Added by Ordinance No. 168698; April 1995

8.16 Uplands Protection ³⁰

Conserve significant upland areas and values related to wildlife, aesthetics and visual appearance, views and sites, slope protection, and groundwater recharge. Encourage increased vegetation, additional wildlife habitat areas, and expansion and enhancement of undeveloped spaces in a manner beneficial to the city and compatible with the character of surrounding urban development.

Objectives:**A. Wetland/water body Buffer**

Provide protection to significant wetland and water body natural resources through designation of significant upland areas as a buffer between the resource and other urban development and activities.

B. Slope Protection and Drainage

Protect slopes from erosion and landslides through the retention and use of vegetation, building code regulations, erosion control measures during construction, and other means.

C. Wildlife Corridors

Conserve and enhance drainageways and linear parkways which have value as wildlife corridors connecting parks, open spaces, and other large wildlife habitat areas, and to increase the variety and quantity of desirable wildlife throughout urban areas.

8.17 Wildlife ³¹

Conserve significant areas and encourage the creation of new areas which increase the variety and quantity of fish and wildlife throughout the urban area in a manner compatible with other urban development and activities.

Objectives:**A. Natural resource areas**

Regulate activities in natural resource areas which are deemed to be detrimental to the provision of food, water, and cover for fish and wildlife.

B. City-wide

Encourage the creation or enhancement of fish and wildlife habitat throughout the city.

C. City Parks

Protect existing habitat and, where appropriate, incorporate new fish and wildlife habitat elements into park plans and landscaping.

8.18 Natural Resources Management Plans ^{32 33}

The development of natural resource management plans for large parcels or areas is encouraged. Overlapping plan and permit requirements for natural resource management plans and developments therein will be minimized. Plans approved through the regulations of the Environmental zones are deemed to be in compliance with Policies 8.9 through 8.17.

³⁰ Added by Ordinance No. 160890, June 1988

³¹ Added by Ordinance No. 160890, June 1988

³² Added by Ordinance No. 160890, June 1988

³³ Amended by Ordinance No. 163608, November 1990

POLICIES & OBJECTIVES – NOISE:**8.19 Noise Abatement Construction Requirements**

Reduce and prevent excessive noise and vibration in attached residential dwelling through construction requirements.

8.20 Noise Abatement Strategies ³⁴

Partner with the Port of Portland to reduce and prevent excessive noise levels from one use which may impact another use through on-going noise monitoring and enforcement procedures. Explore creative new ways to address noise impacts.

8.21 Portland International Airport Noise Impact Area ^{35 36}

Ensure compatible land use designations and development within the noise impacted area of the Portland International Airport while providing public notice of the level of aircraft noise and mitigating the potential impact of that noise within the area.

Objectives:

- A.** Promote land use compatibility within the noise impact area by prohibiting new residential development in areas within the 1977 68 DNL or higher noise contour and by limiting the maximum residential zoning and Comprehensive Plan Map designations to R10 in R-designated areas and R1 in C-zoned areas located between the 1983 65 DNL and the 1977 68 DNL noise contours.
- B.** Minimize the potential impact of aircraft noise on those living and working within the 1983 65 DNL and the 1977 DNL 68 noise contours by requiring sound insulation to achieve a day/night average interior noise level of 45 dBA for most structures.
- C.** Provide documentation of the level of aircraft noise to developers of residential property within the 1983 65 DNL and the 1977 DNL 68 noise contours and require their acknowledgment and acceptance of that level of aircraft noise through the completion of a noise disclosure statement and the dedication of a noise easement to the Port of Portland prior to construction.
- D.** Provide documentation of the level of aircraft noise to developers of residential property within the 2035 55 DNL noise contour and require their acknowledgment and acceptance of that level of aircraft noise through the completion of a noise disclosure statement.

POLICIES & OBJECTIVES – AGGREGATE RESOURCES: ³⁷**8.22 Aggregate Resources**

Protect aggregate resources sites for current and future use, where there are no major conflicts with urban needs, or these conflicts may be resolved.

8.23 Aggregate Mining Impacts

Ensure that the development of aggregate resources limits adverse environmental impacts and impacts on adjacent land uses as practically as possible.

³⁴ Amended by Ordinance No. 184521, April 2011

³⁵ Added by Ordinance No. 158055, December 1985

³⁶ Amended by Ordinance No. 184521, April 2011

³⁷ Policies 8.22 through 8.24 added by Ordinance No. 153326, June 1982

8.24 Reclamation of Aggregate Sites

Ensure the reclamation of mining sites in a manner compatible with the surrounding land uses, natural conditions and public safety.

POLICIES & OBJECTIVES – RF EMISSIONS: ³⁸

8.25 Visual Impacts

Reduce the visual impact of radio and television broadcast facilities in close proximity to residential areas.

8.26 Health and Safety

Protect the health and safety of the citizens from the adverse impacts of radio and television broadcast emissions.

³⁸ Policies 8.25 and 8.26 added by Ordinance No. 160049, August 1987