

# Environmental Overlay Zone Map Correction Project



## Planning and Sustainability Commission Project Briefing February 9, 2021



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# Agenda

1. Introduction
2. Wetland Mapping
3. Wildfire and Vegetation Management
4. Multnomah County Drainage District
5. Update on Site Visits
6. Next Steps



# Introduction

## 1. Purpose of environmental overlay zones

- To protect streams, wetlands, flood areas, steep slopes, forests and wildlife habitat.
- To reduce the risk to people, homes and businesses from landslides, floods and heat island impacts.
- To support healthy neighborhoods.

## 2. Purpose of this project

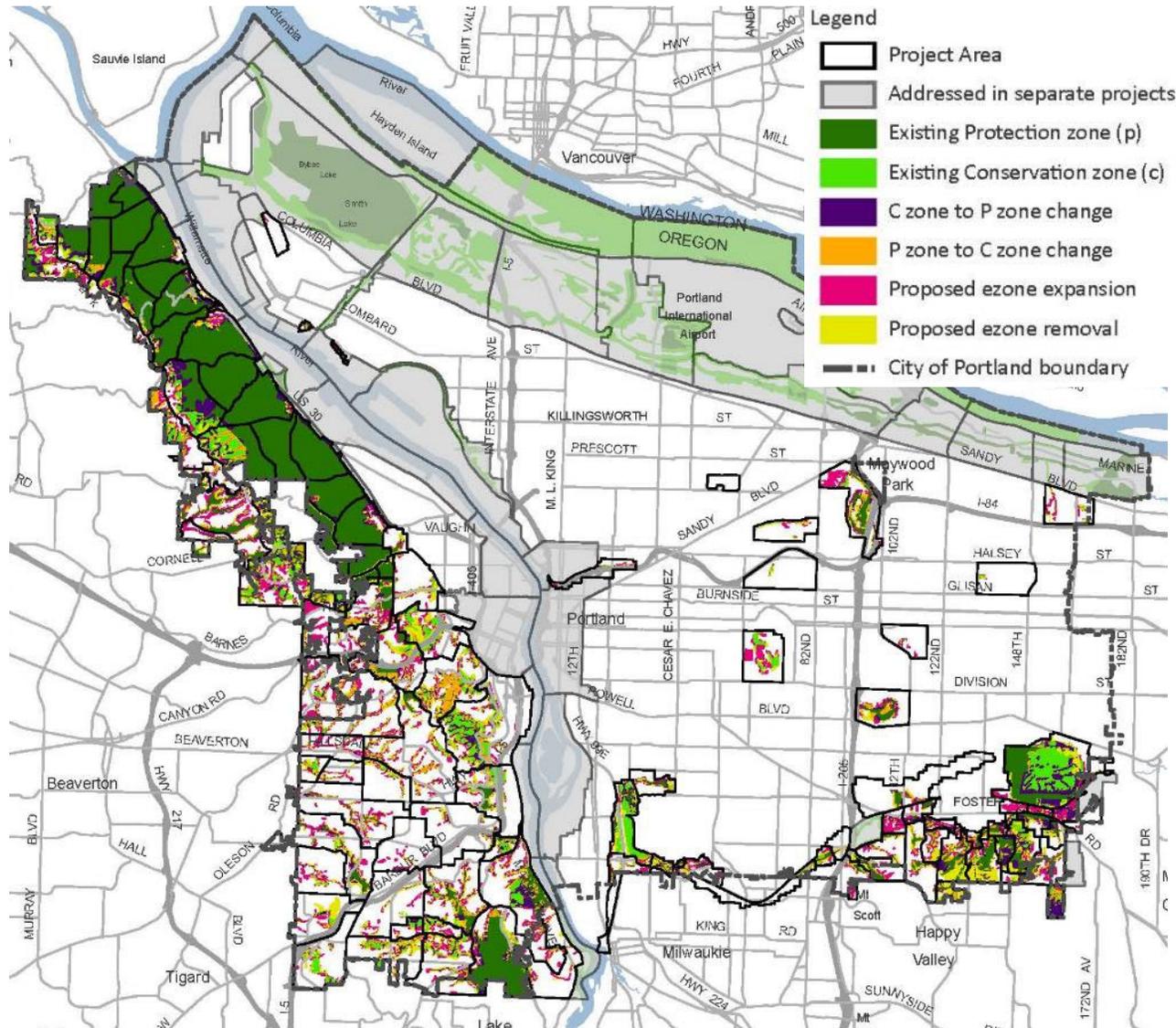
- To correct the boundaries of the environmental overlay zones to better align with existing natural resources.

## 3. Why is the project needed

- The overlay zones were applied 20-30 years ago, and the technology has improved greatly revealing that the resources we intended to protect are not always protected. This project is fixing that.



# Overview of Mapping Changes



	Existing	Proposed January 2021
'p' zone	7,904	9,045
'c' zone	5,180	4,461
<b>TOTAL</b>	<b>13,084</b>	<b>13,506</b>

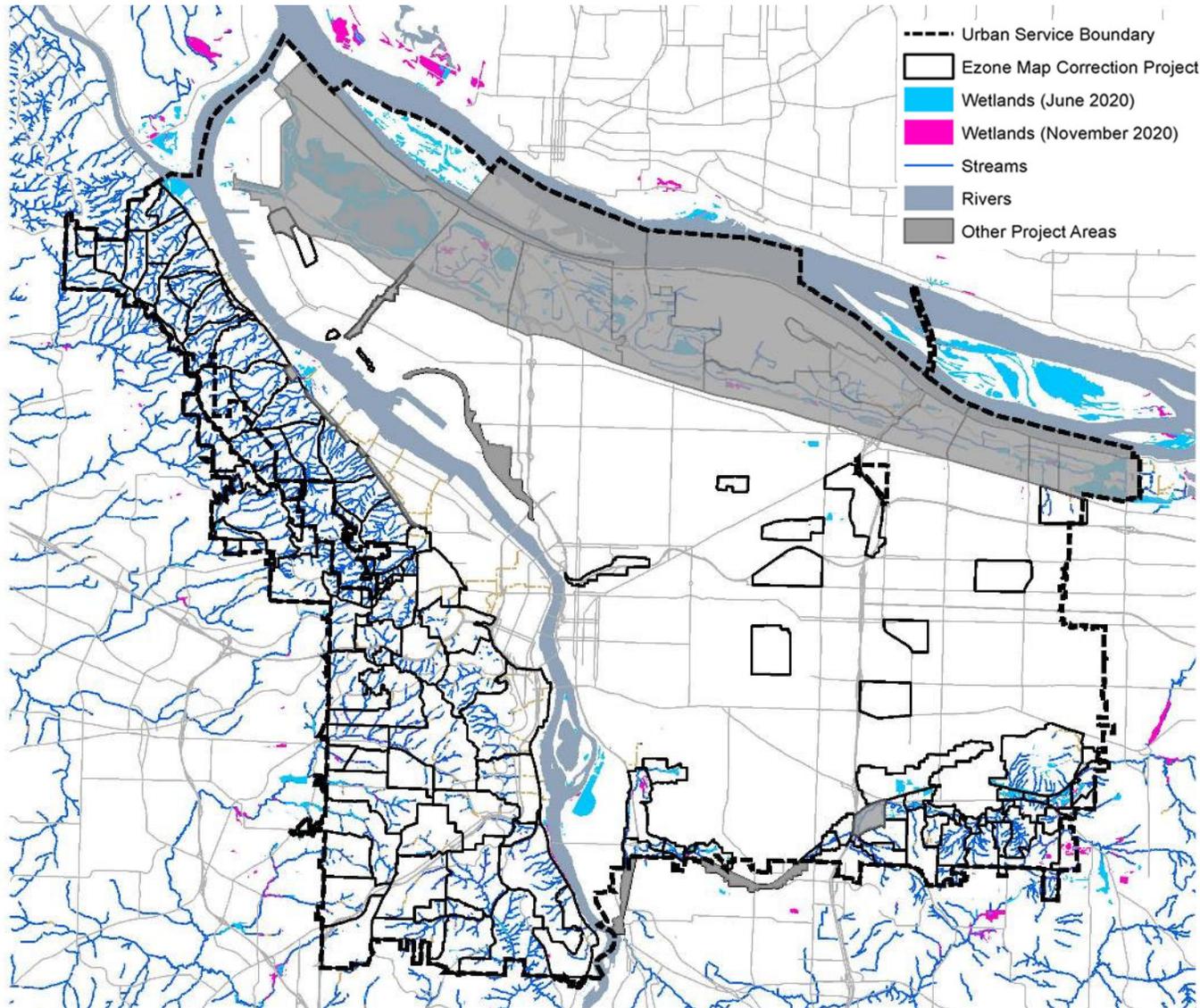
# 33.430 Exemptions

1. Maintenance, repair, and replacement of existing structures including houses, decks, driveways, fences, etc. as long as the development footprint is not increased
2. Maintenance of existing gardens, pastures, lawns, and other planted areas, including the installation of new irrigation and drainage facilities
3. Change of crop type or farming technique on land currently in agricultural use
4. Pruning trees and shrubs within 10 feet of buildings and structures
5. Removal of trees within 10 feet of buildings and structures; or removal of trees that are dead, dying and dangerous (tree replacement is required)
6. Changes to existing disturbance areas to accommodate outdoor activities such as gardens and play areas (no trees >6 inches diameter can be removed)
7. Removal of invasive plants and planting of native plants

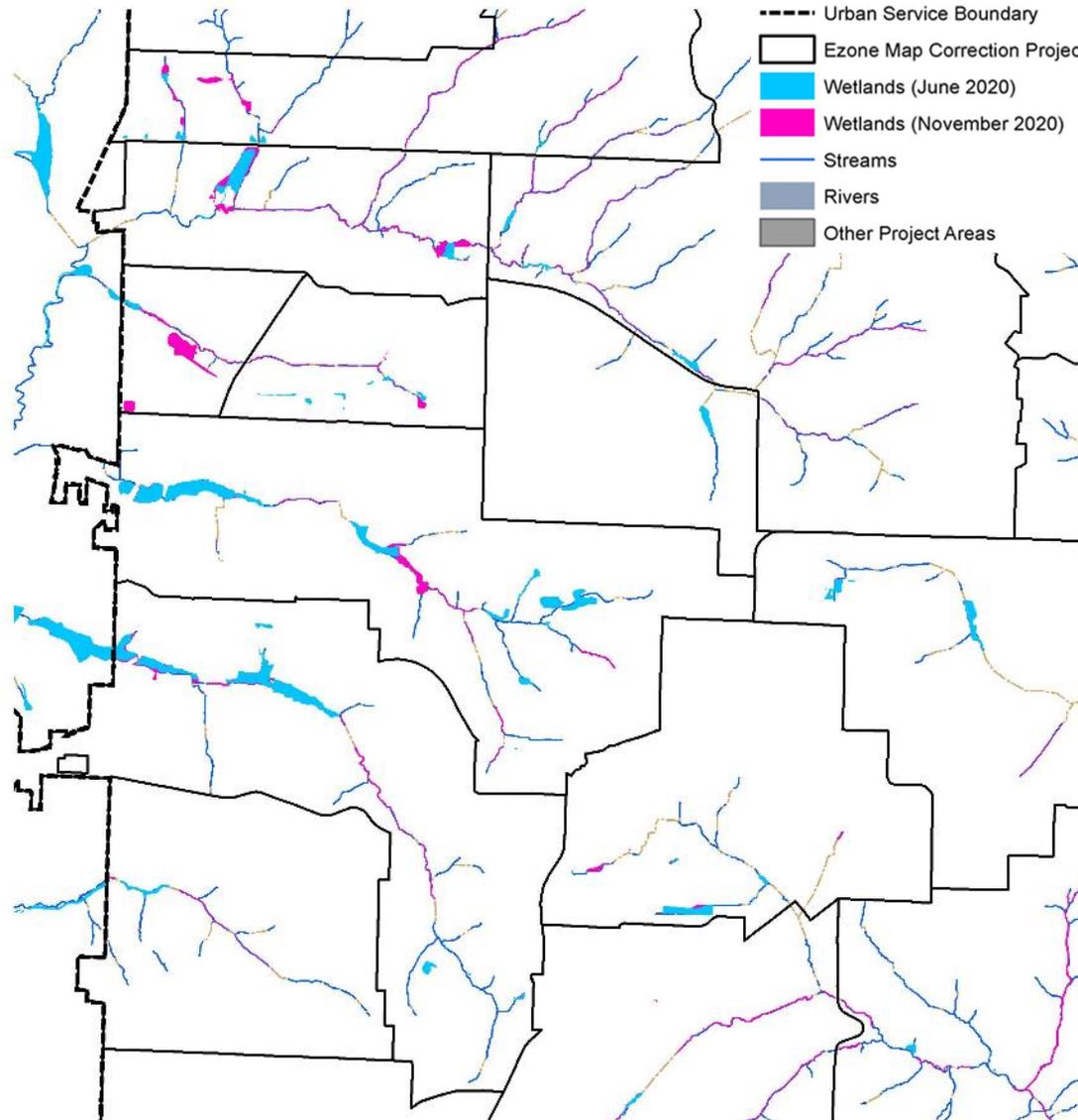
Reference: [33.430.140](#)



# Topic A: Wetland Mapping



# Topic A: Wetland Mapping



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# Topic A: Wetland Mapping

## Wetland criteria:

- Wetland plants
- Hydric soils
- Wetland hydrology

## Methodologies

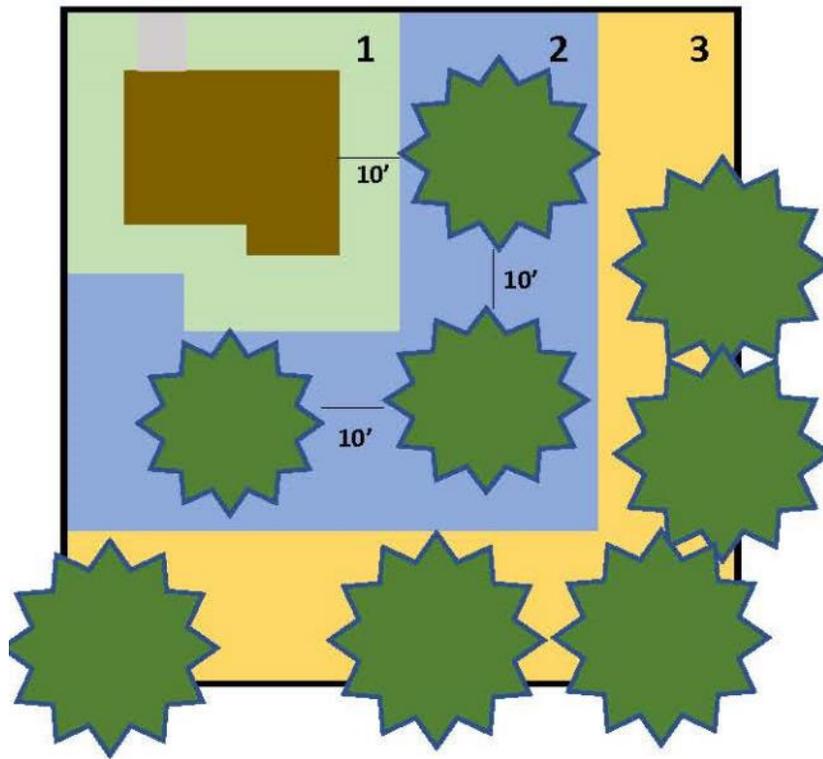
1987 USACE Wetland Delineation Manual

2010 USACE Supplement to Wetland Delineation Manual

[www.oregon.gov/dsl/WW/Documents/DSL\\_wetlands\\_fact\\_march\\_2015\\_web.pdf](http://www.oregon.gov/dsl/WW/Documents/DSL_wetlands_fact_march_2015_web.pdf)



# Topic B: Wildfire and Vegetation Management



- 1: Defensible Space (light green):** 0-10 ft from existing structures
- 2: Intermediate Zone (blue):** 10 - 30 ft from existing structures
- 3: Management Area (yellow):** More than 30 ft from existing structures



# Topic B: Wildfire and Vegetation Management

## 33.430.080.C.7 and 8 exemptions:

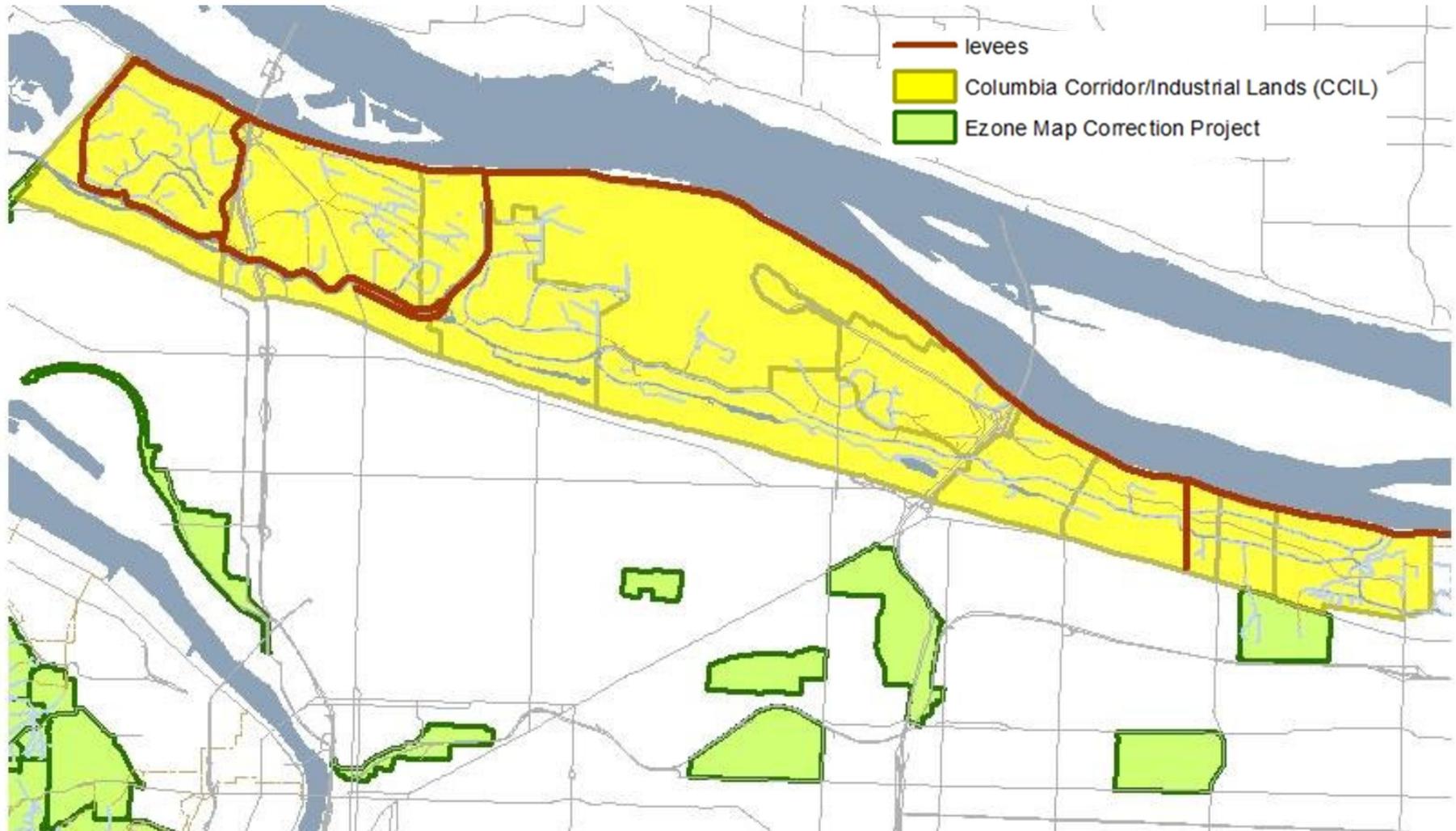
- Removal of any trees within 10 feet of buildings and structures; or removal of any trees that are certified by an arborist as dead, dying and dangerous
- Pruning of any trees and shrubs within 10 feet of buildings and structures
- Pruning in accordance with Title 11
  - Pruning coniferous trees within 30 feet of structures if within a wildfire hazard zone
  - Pruning to abate an immediate danger
- Removal of invasive plants and planting of native plants anywhere in the overlay zones

Tree replacement is required, and areas of bare soil must be replanted

A Tree Permit is required



# Topic C: Multnomah County Drainage District

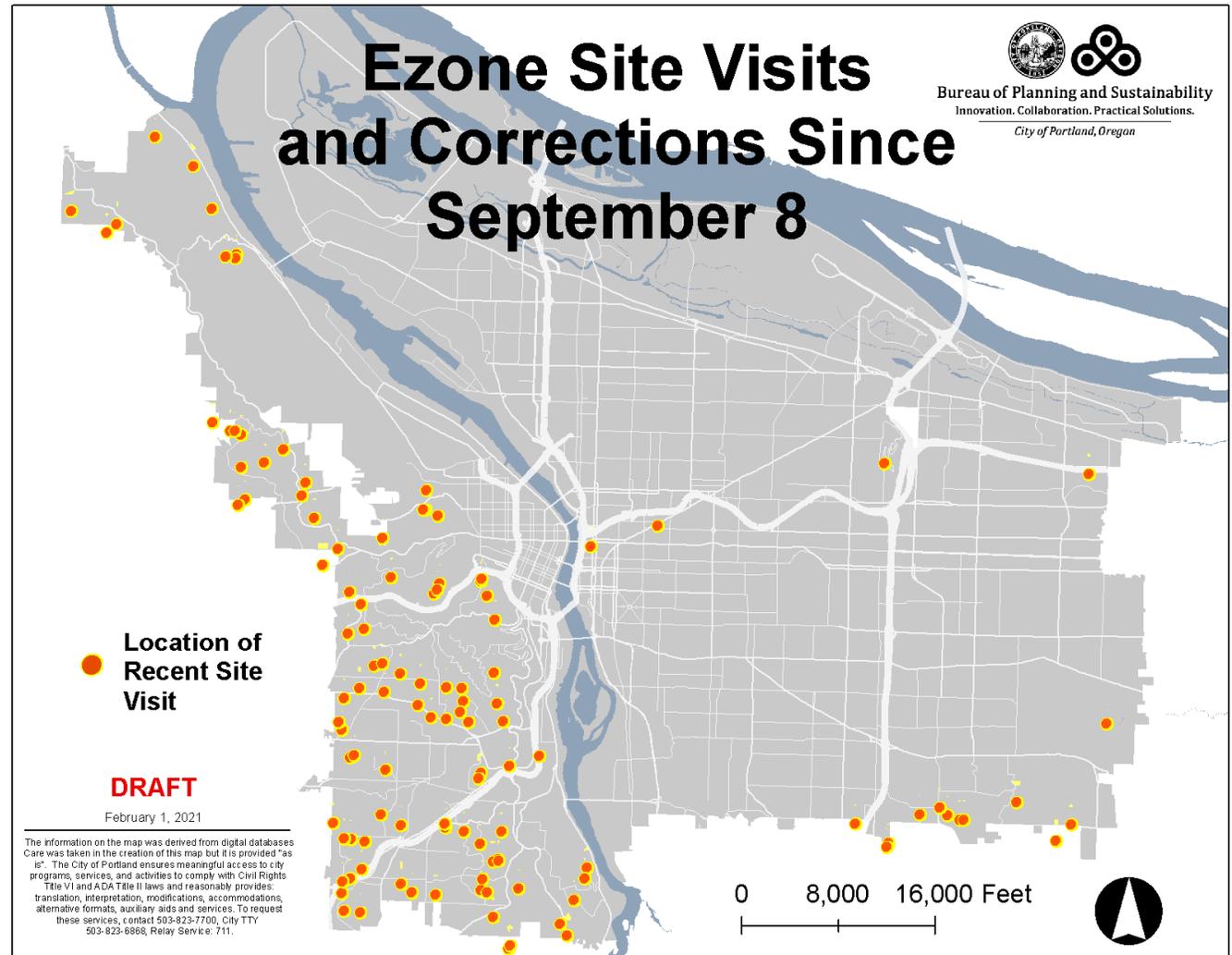


# Topic D: Update on Site Visits

Staff have conducted over 100 site visits since the last Ezone briefing at the PSC.

Huge number of site visit requests came in around the first hearing last July.

Demand for site visits has greatly decreased in recent weeks.



# Topic D: Update on Site Visits: Existing Ezones

Fall site visit in SW  
Portland.

Under existing zoning,  
the protection zone  
covers >40% of the lot.

There is a stream that  
runs along the rear lot  
line, riparian wetlands  
around the stream,  
and forest vegetation  
contiguous to the  
stream.



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## Existing Ezones SW Shattuck Rd

### Legend

- taxlots
- Transition Area
- Existing C Zone
- Existing P Zone
- pipd stream segment
- open stream channel
- Wetlands

**DRAFT**  
February 1, 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 503-823-8668, Relay Service: 711.



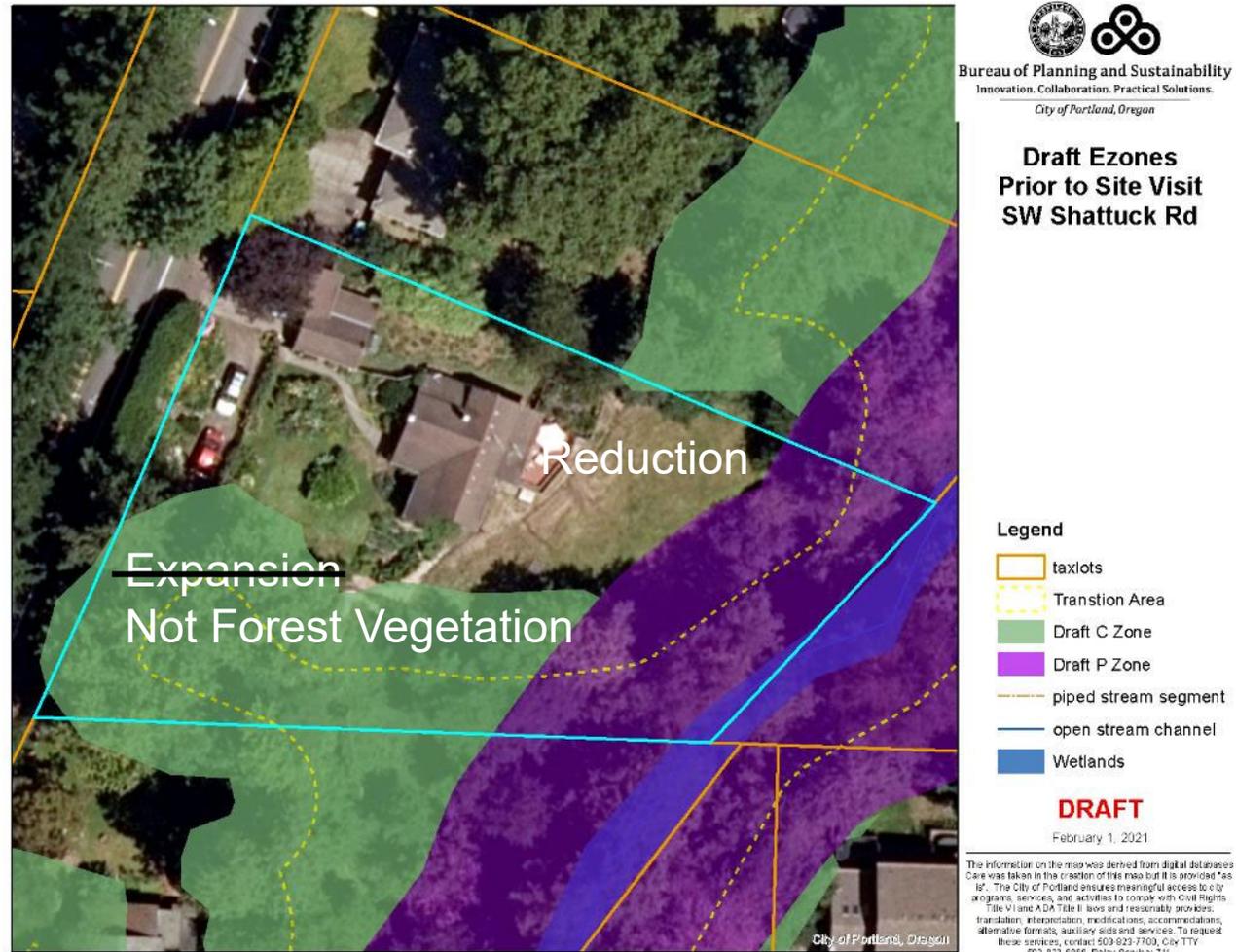
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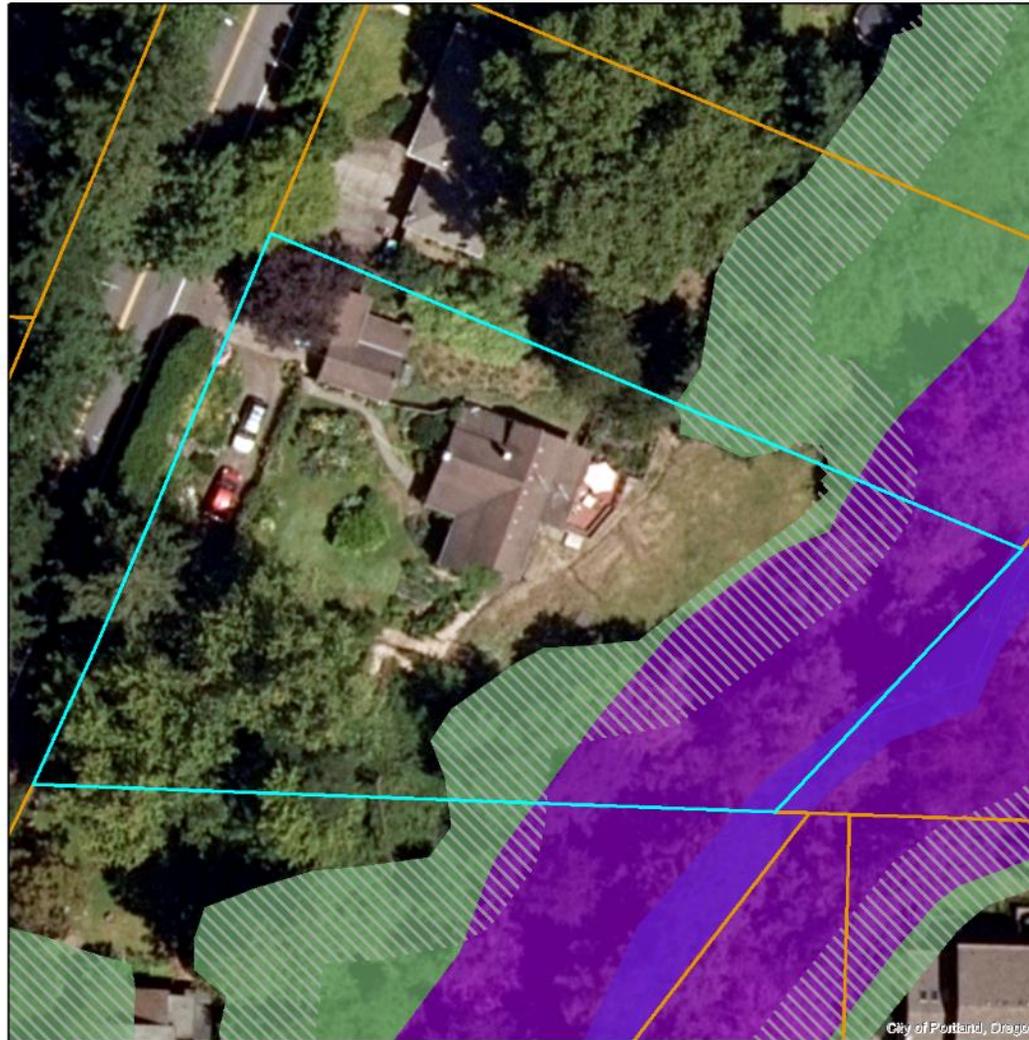
# Topic D: Update on Site Visits: Draft Ezones Prior to Site Visit



# Topic D: Update on Site Visits: Site Visit Notes



# Topic D: Update on Site Visits: Draft Ezones After Site Visit



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## Draft Ezones After Site Visit SW Shattuck Rd

### Legend

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

**DRAFT**

February 1, 2021

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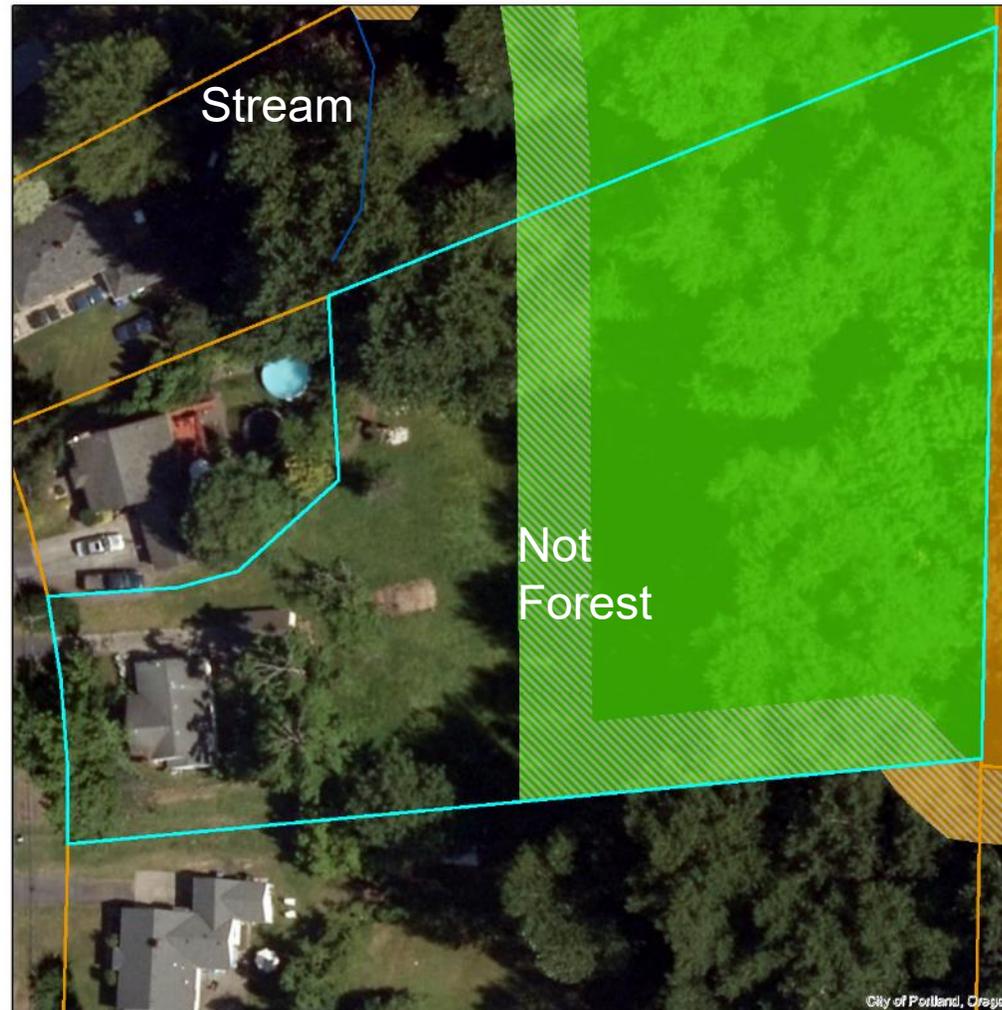


# Topic D: Update on Site Visits: Existing Ezones

The existing ezones do not follow the resources.

The line cuts right through the middle of the forest patch, and it encompasses area that is clearly outside the forest.

There is also a headwater stream that is totally outside of the ezones.



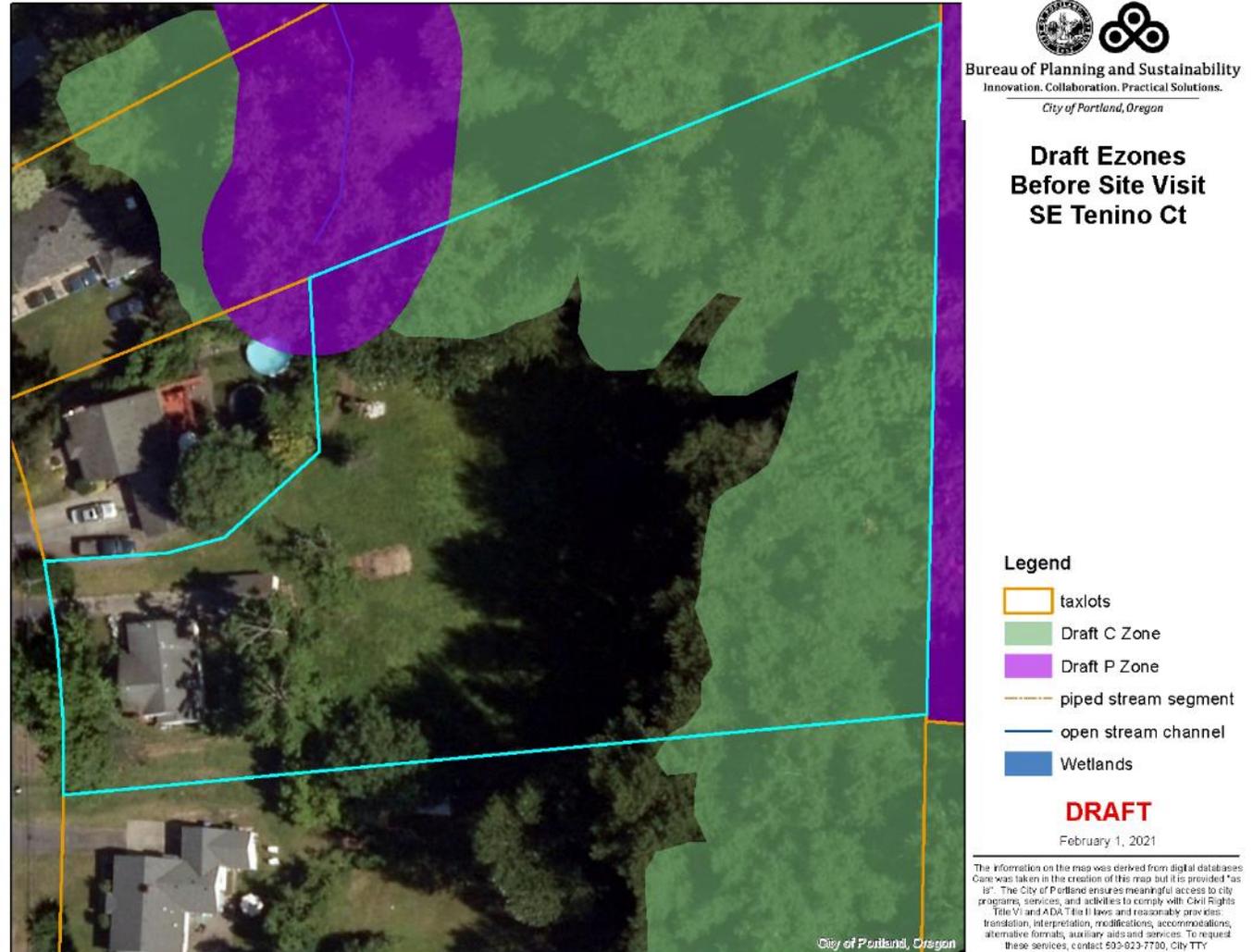
  
  
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**Existing Ezones  
SE Tenino Ct**

# Topic D: Update on Site Visits: Draft Ezones Prior to Site Visit

These are the draft ezones that were mapped prior to the site visit.

Staff didn't find any major errors, but they did redraw the edge of the forest to follow the dripline of the tree canopy.



## Topic D: Update on Site Visits: Draft Ezones After Site Visit

The proposed ezones on the lot are a net reduction from the existing ezones.

There is less conservation zone on the lawn to the east of the house.

While there is an addition of protection zone and conservation zone along the north lot line, this is mostly transition area, which is fully developable.



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### Draft Ezones SE Tenino Ct

#### Legend

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

**DRAFT**

February 1, 2021

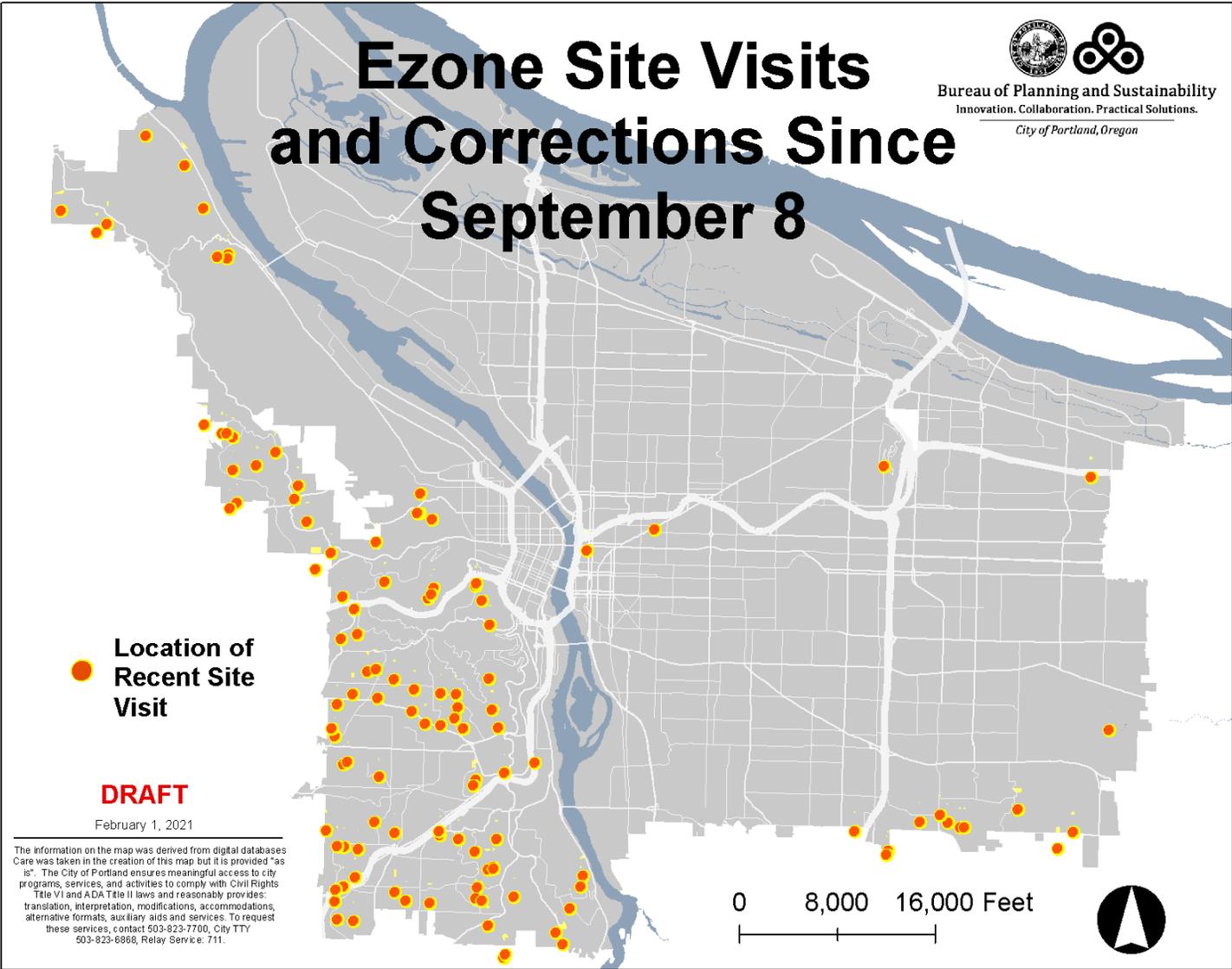
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# Topic D: Update on Site Visits



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# Next Steps

1. PSC Hearing February 23
2. PSC Work Session April 13 (*tentative*)
  - Code Amendments
3. PSC Work Session July 27 (*tentative*)
  - Wetland determinations completed
  - Zoning Map Amendments
4. PSC Recommendation August 10 (*tentative*)
  - Updated Document



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# Public Hearing – February 23

## How to testify

### In writing through Feb 23

Through the map app

[www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp)

choose "Ezone Project"

### At the hearing

Sign up by February 22 5 p.m.

[www.portland.gov/bps/ezone](http://www.portland.gov/bps/ezone)



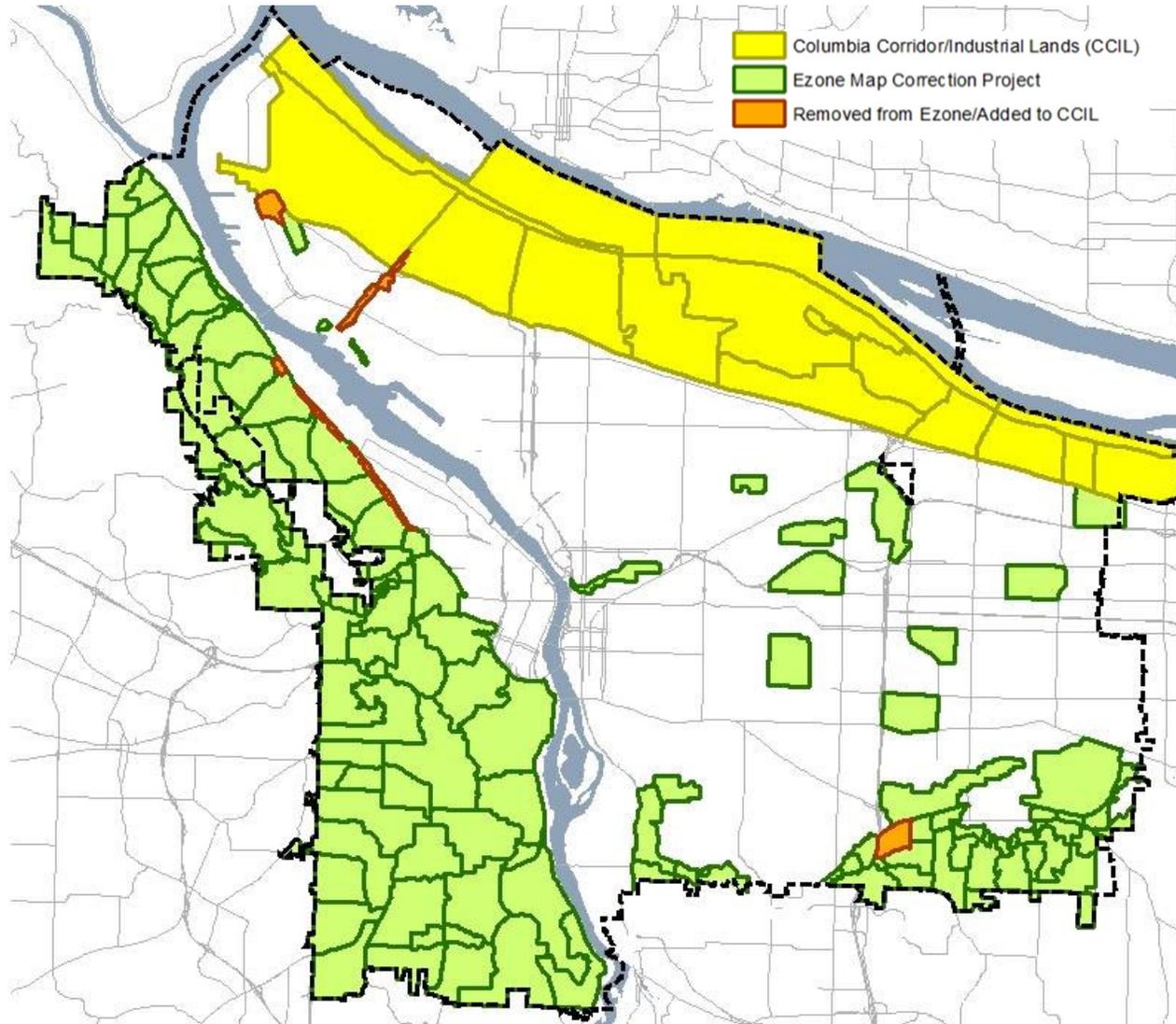
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# Intentionally left blank

Following slides are in case a topic from the memo is pulled for discussion



# Topic E: Industrial and Employment Lands



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# Topic F: Housing Capacity

What impact do the corrected ezones have on housing capacity?

Evaluated BLI vacant or underutilized lots and dividable lots

Consider what could be built under standards



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# Topic F: Housing Capacity

2018 BLI

forecasted need 123,000 units

capacity 201,000 units

RIP – could add 25,000 potential units

Ezone – could remove 366 single-dwelling and  
185 multi-dwelling units



# Example of House – Single Residence



**2 story, 3 bedroom, 2.5 bathroom, 1 car**

Footprint = 25 X 45 ft = **1,125 sq ft**

Remaining disturbance area per Table 430-1:

R5 = 1,375 sq ft

R7 = 2,375 sq ft

R10 = 3,875 sq ft



What can the remaining disturbance be used for:

- driveway
- back deck
- yard, play area, garden
- ADU



# Example of House – Single Residence



**2 story, 3 bedroom, 1.5 bathroom, 1 car**

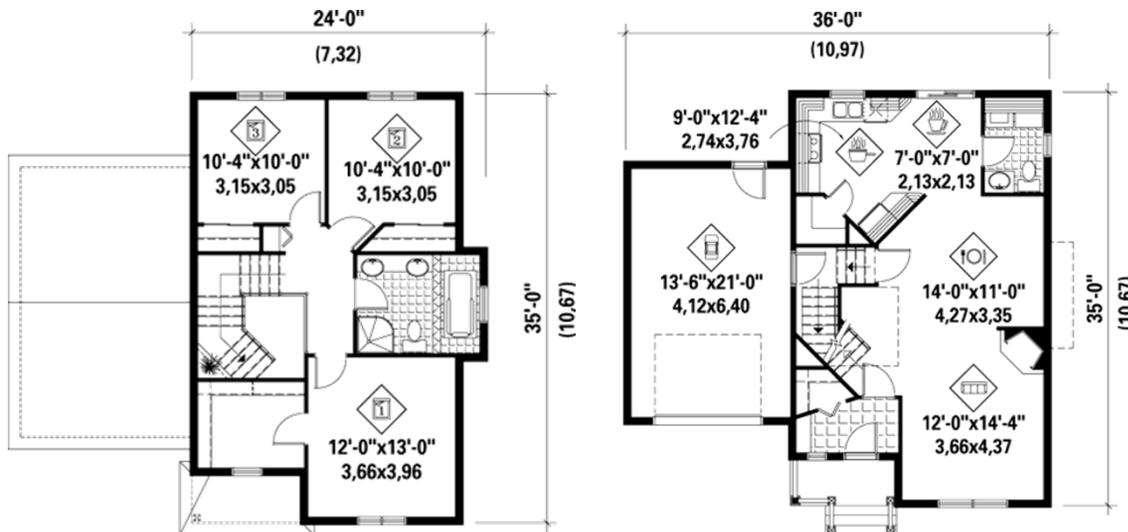
Footprint = 36 X 35 ft = **1,260 sq ft**

Remaining disturbance area per Table 430-1:

R5 = 1,240 sq ft

R7 = 2,240 sq ft

R10 = 3,740 sq ft



What can the remaining disturbance be used for:

- driveway
- back deck
- yard, play area, garden
- ADU

# Example of House – Single Residence



1 story, 3 bedroom, 2 bathroom, 1 car

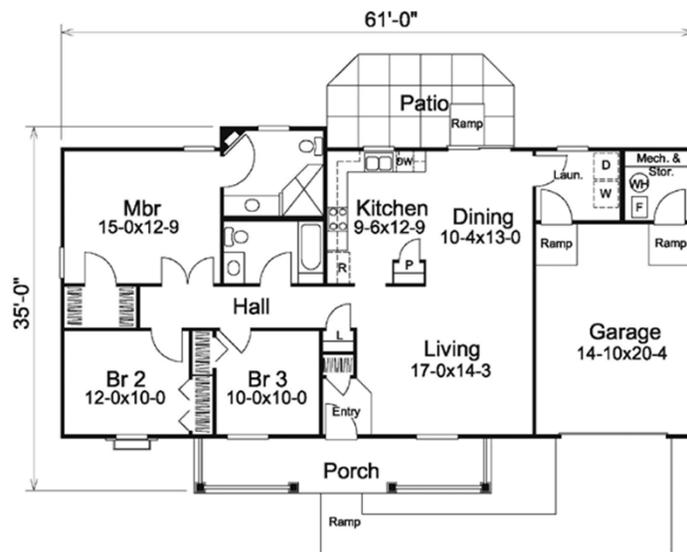
Footprint = 61 X 35 ft = **2,135 sq ft**

Remaining disturbance area per Table 430-1:

R5 = 365 sq ft\*

R7 = 1,365 sq ft

R10 = 2,865 sq ft



What can the remaining disturbance be used for:

- driveway
- back deck
- yard, play area, garden
- ADU

\*R5 – with a driveway and yard, this size house would likely not meet the standards for R5 base zone.

Choices: build a house with a smaller footprint or go through Environmental Review.

# Example of House – Duplex



**2 story, 3 bedroom, 2 bathroom (each)**

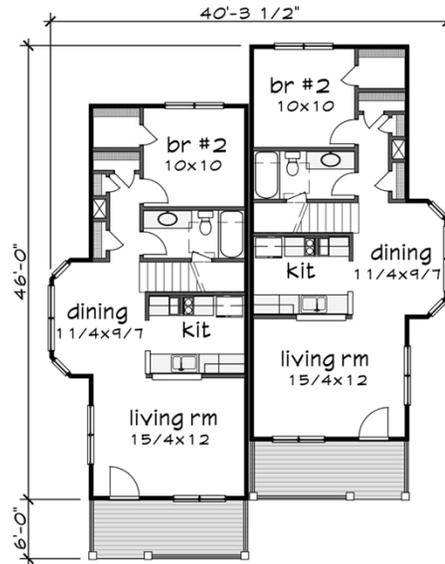
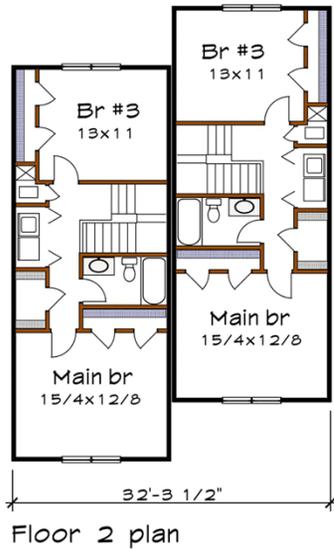
Footprint = 46 X 40 ft = **1,840 sq ft**

Remaining disturbance area per Table 430-1:

R5 = 660 sq ft\*

R7 = 1,660 sq ft

R10 = 3,160 sq ft



What can the remaining disturbance be used for:

- garage
- back deck
- yard, play area, garden

\*R5 – with a driveway and yard, this size house would likely not meet the standards for R5 base zone. Choices: build a house with a smaller footprint or go through Environmental Review.



# Topic G: Land Divisions in Ezones



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## Environmental Overlay Zone Map Correction Project

Draft Ezones

Land Division Site

### Legend

- taxlots
  - Transition Area
  - Draft C zone
  - Draft P Zone
- DRAFT**

January 12, 2021

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0 20 40 Feet



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# Topic J: Audubon's Request

