



# ENVIRONMENTAL OVERLAY ZONE MAP CORRECTION PROJECT

Planning and Sustainability Commission  
May 4, 2021 Work Session

**Mindy Brooks**  
City Planner, Project Manager

**Daniel Soebbing**  
City Planner



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Agenda

## Introduction

1. Review agenda
2. Project Purpose
3. Examples from Testimony

## Discussion Topic 1 – Feature Map Amendments

## Discussion Topic 2 – Zoning Code Amendments

## Next Steps



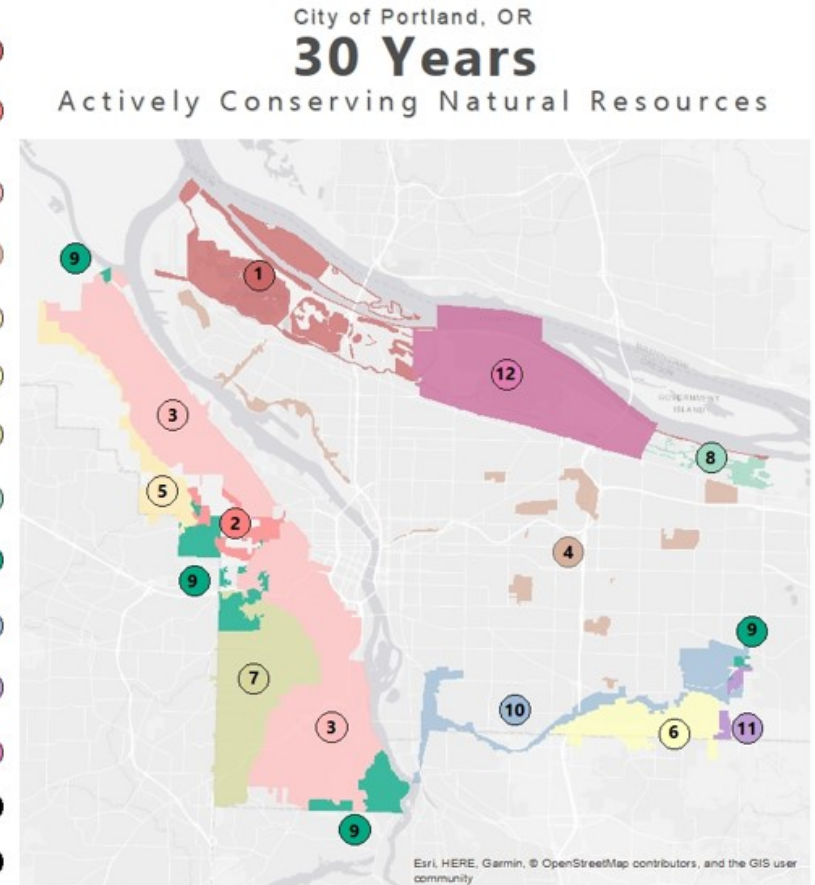
# Project Purpose Reminders Adopted Policies

Adopted Resource Protection Plans from 1989-2004 set the policies about which natural resources to protect.

Staff are not proposing to change those policies.

Staff propose to keep the adopted policies about which resources to protect.  
Exception – wetlands.

- 1989**  
Columbia Corridor Industrial Area 1
- 1991**  
Balch Creek Watershed Protection Plan 2
- 1992**  
Northwest Hills Natural Areas  
Southwest Hills Natural Areas 3
- 1993**  
East Buttes, Terraces and Wetlands 4
- 1994**  
Skyline West Conservation Plan 5
- 1997**  
Boring Lava Domes / Johnson Creek 6
- 1999**  
Fanno Creek and Tributaries 7
- 2000**  
Columbia South Shore 8
- 2002**  
Multnomah County Unincorporated 9
- 1991, '97, '01, '03**  
Johnson Creek Basin 10
- 2004**  
Pleasant Valley District Plan 11
- 2010**  
Middle Columbia Corridor 12
- 2012**  
Natural Resource Inventory Adoption ●
- 2018 - 2020**  
E-Zone Map Correction Project ●

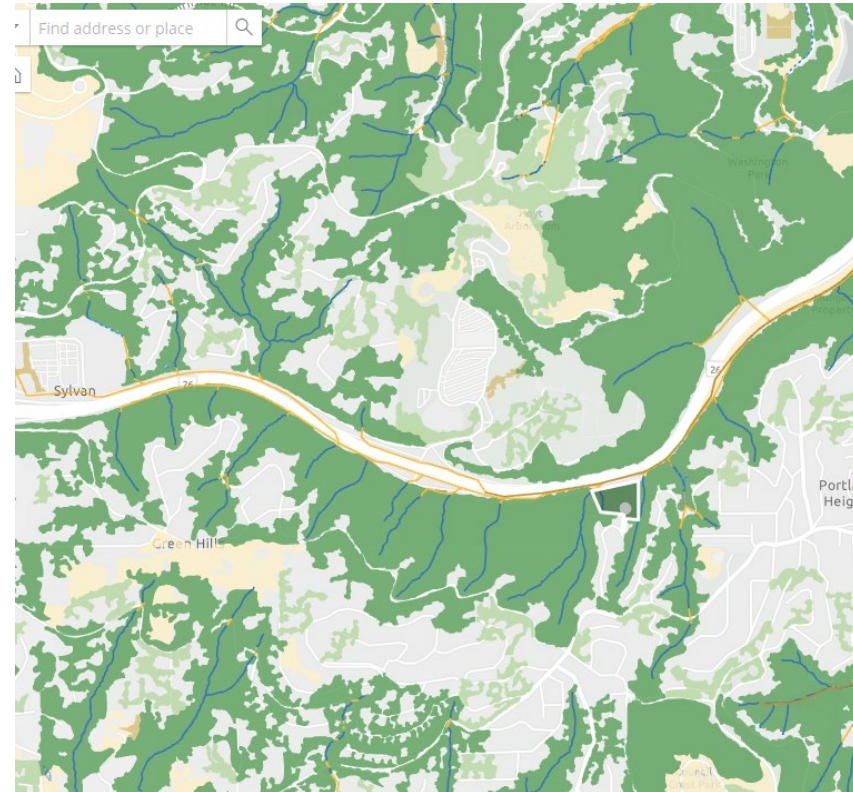
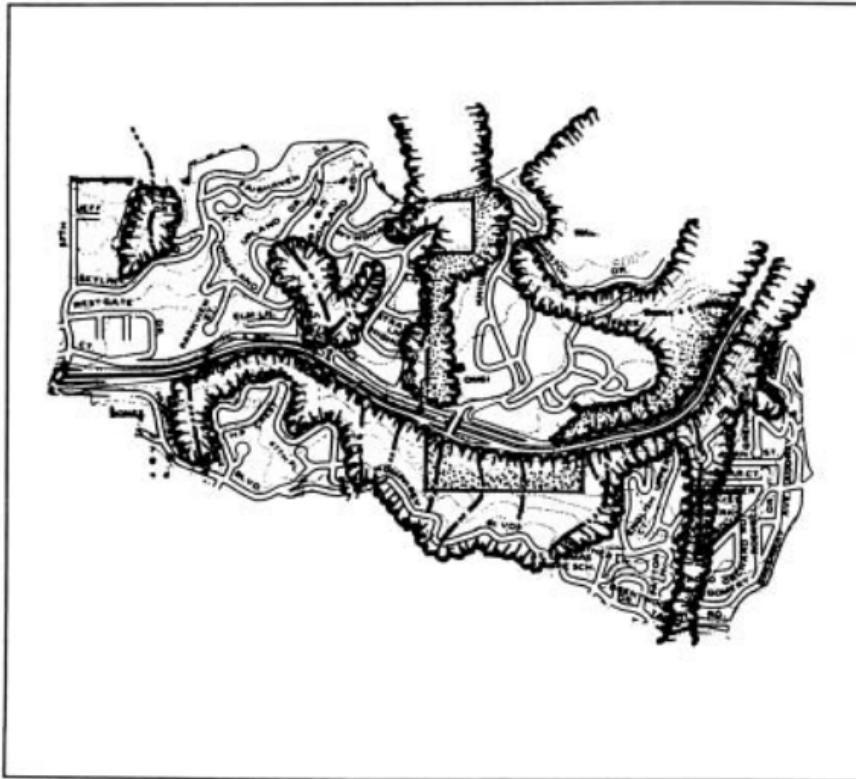




# Project Purpose Reminders

## Outdated Data

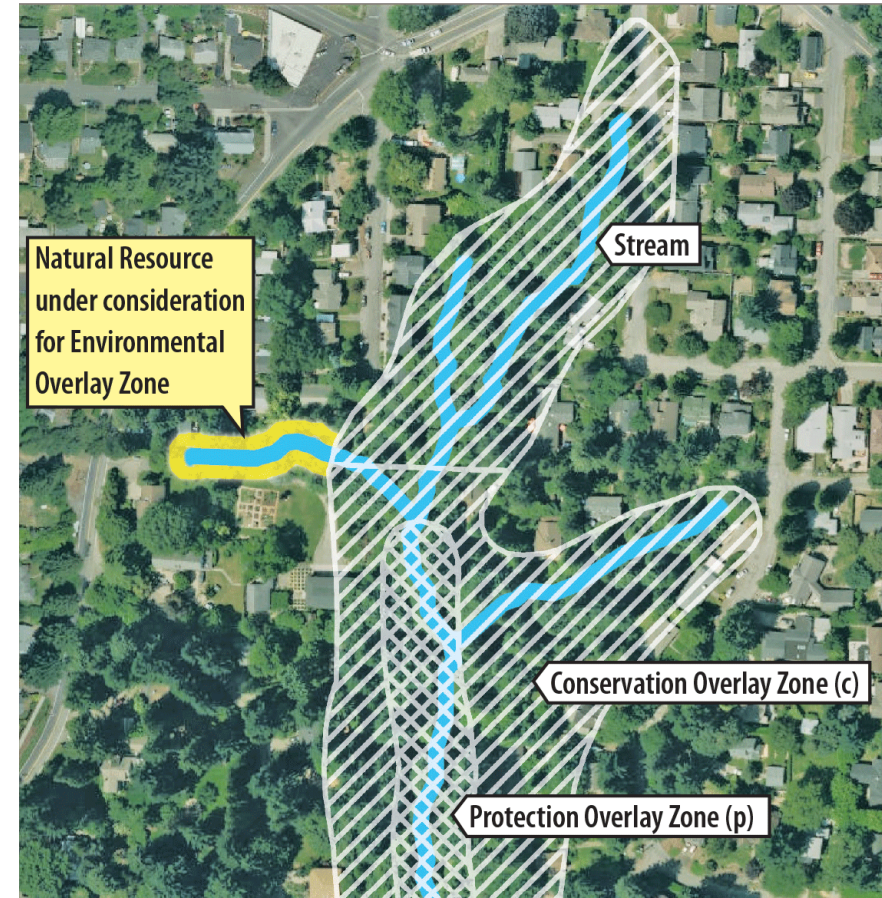
The data about where the features are located is out of date.



# Project Purpose Reminders

## Outdated Data

The original plan's protection policies do not align with where the existing features are located and this project is correcting that.

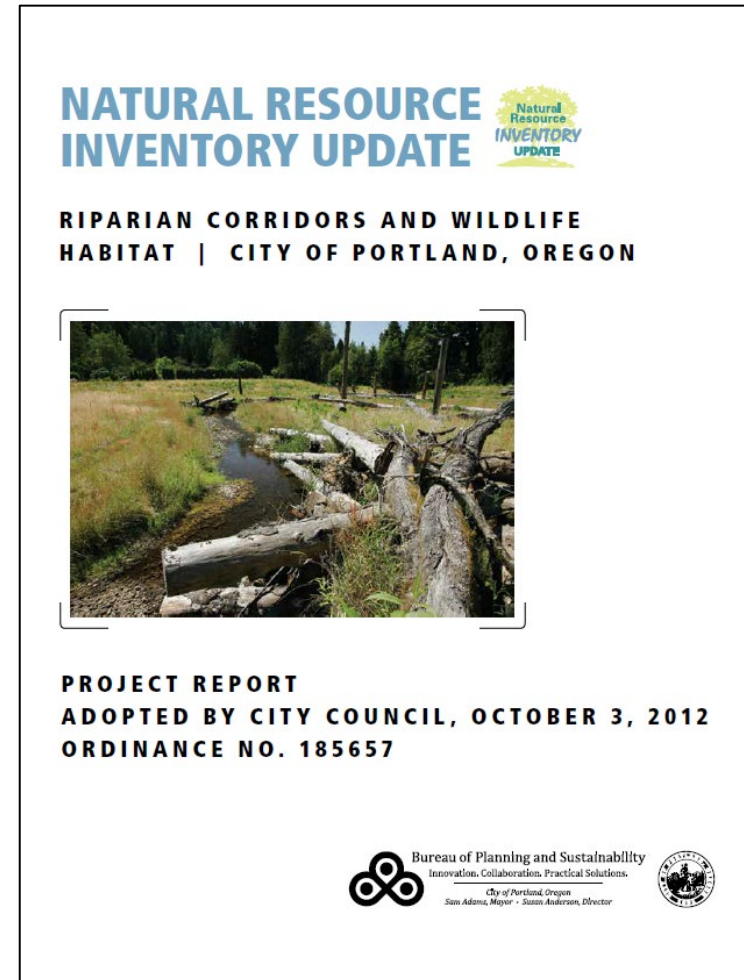


# Project Purpose Reminders Adopted Feature Definitions

Adopted Natural Resources Inventory (NRI) 2012 set the feature definitions and mapping protocols.

Staff are not proposing to change those definitions or protocols.

Staff use the definitions and protocols to update the feature maps.



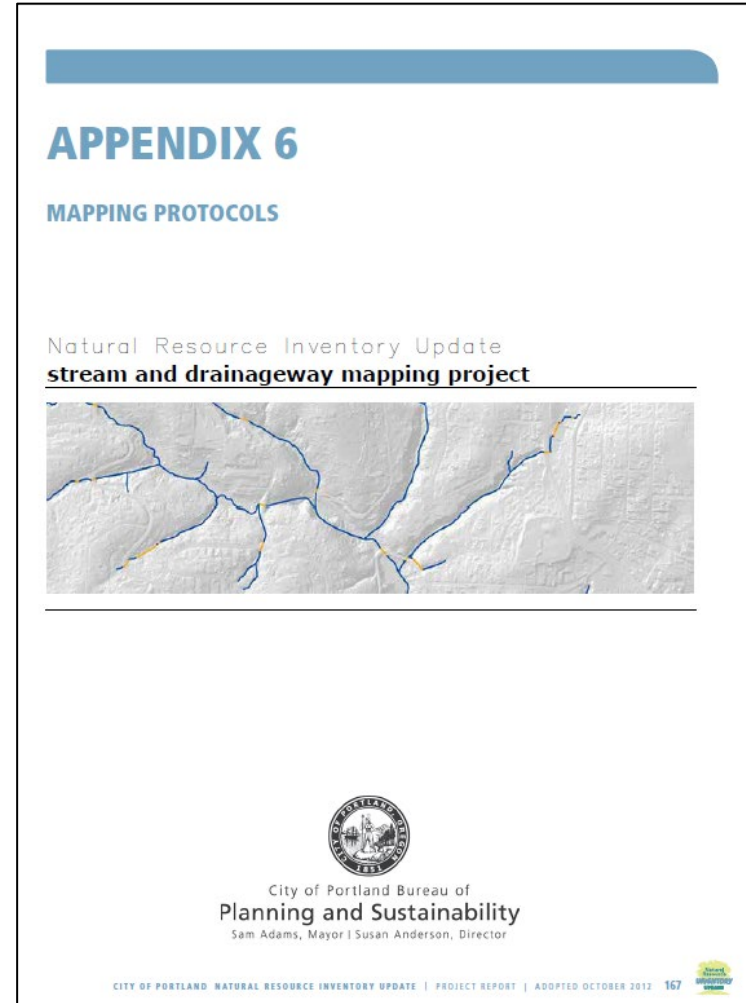


# Project Purpose Reminders Adopted Feature Definitions

Natural Resource Inventory definitions:

**Stream** – a channel with a defined bed and bank and carries water continuously for a week or more during at least the wet season (October through April).

**Forest** – a ½ acre or larger patch of trees forming at least 60% closed canopy.



# Summary of Testimony and Site Visits

Map Page #	Property Owner Last Name	Property Owner First Name	Property Address	Testified	Testimony ID	Testimony Summary	Site ID	Land Use Base Zoning	Proposed Draft Mapped Features	Proposed Draft ESEE Decision	Site Visit Requested	Site Visit Date	Site Visit Results Feature Map Changes	Resolved	Notes
180-181	A	B	9324 SW 55th Ave	N	N/A	N/A	FC11	neighborhood R7	stream riparian area	Apply the highest level of protection (p zone) to streams and land within 50 feet of streams.	X	6/22/2020	Confirmed intermittent stream; updated stream alignment	+	Requested a site visit. Did not testify. Assumed resolved
101-103	C	D	2840 SW Fairmount Blvd	Y	185055	Disagreed with the feature mapping on the second, vacant lot owned.	SW9	neighborhood R7	stream forest canopy	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 greater than 50 feet from streams.	X	7/9/2020	Updated stream alignment - deleted segment of stream. Confirmed vegetation mapping	+	Testified in July that the Ezone Map App had not been changed based on the site visit. The Ezone Map App was updated in December. Did not testify again in February.
214-216	E	F	6611 SW Parkhill Dr	Y	174979	Disagreed with mapping the tree canopy because they are non-native and overhang the house and could impact property value.	SW11	neighborhood R7	stream riparian area forest canopy	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 greater than 50 feet from streams.	X	7/16/2020	Updated tree canopy mapping	o	Following site visit and follow up email detailing changes to resource mapping, property owner expressed an objection to resource mapping and draft Ezones on site. He did not testify at the February hearing.

Available May 5 at [www.portland.gov/bps/ezones/project-documents](http://www.portland.gov/bps/ezones/project-documents)

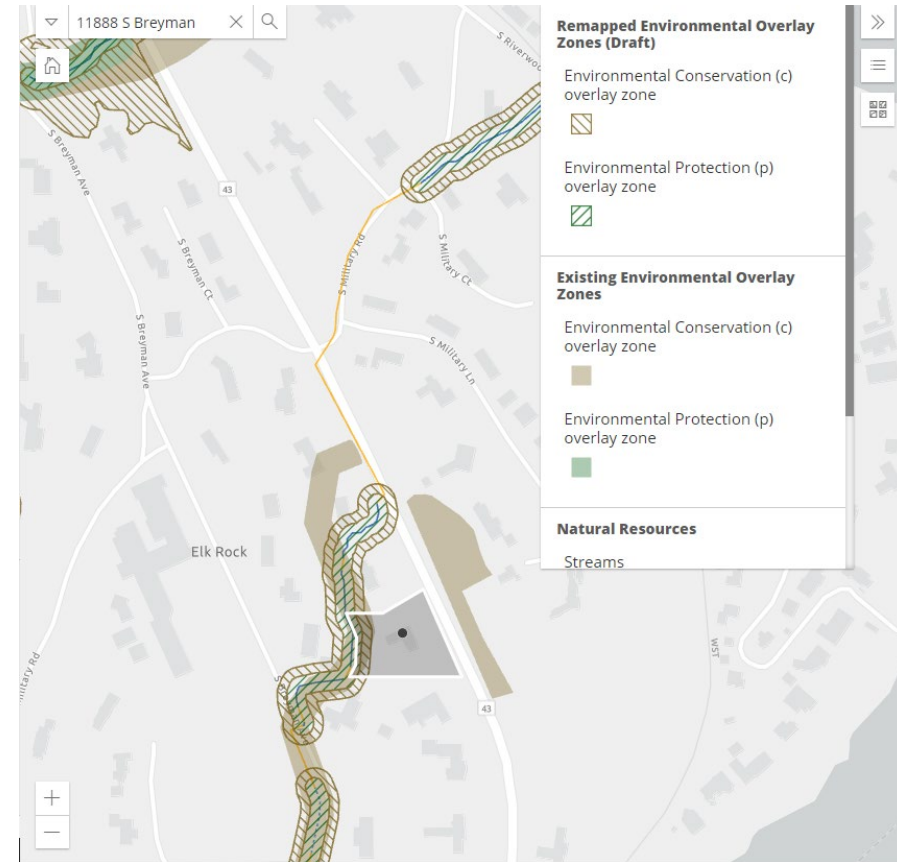
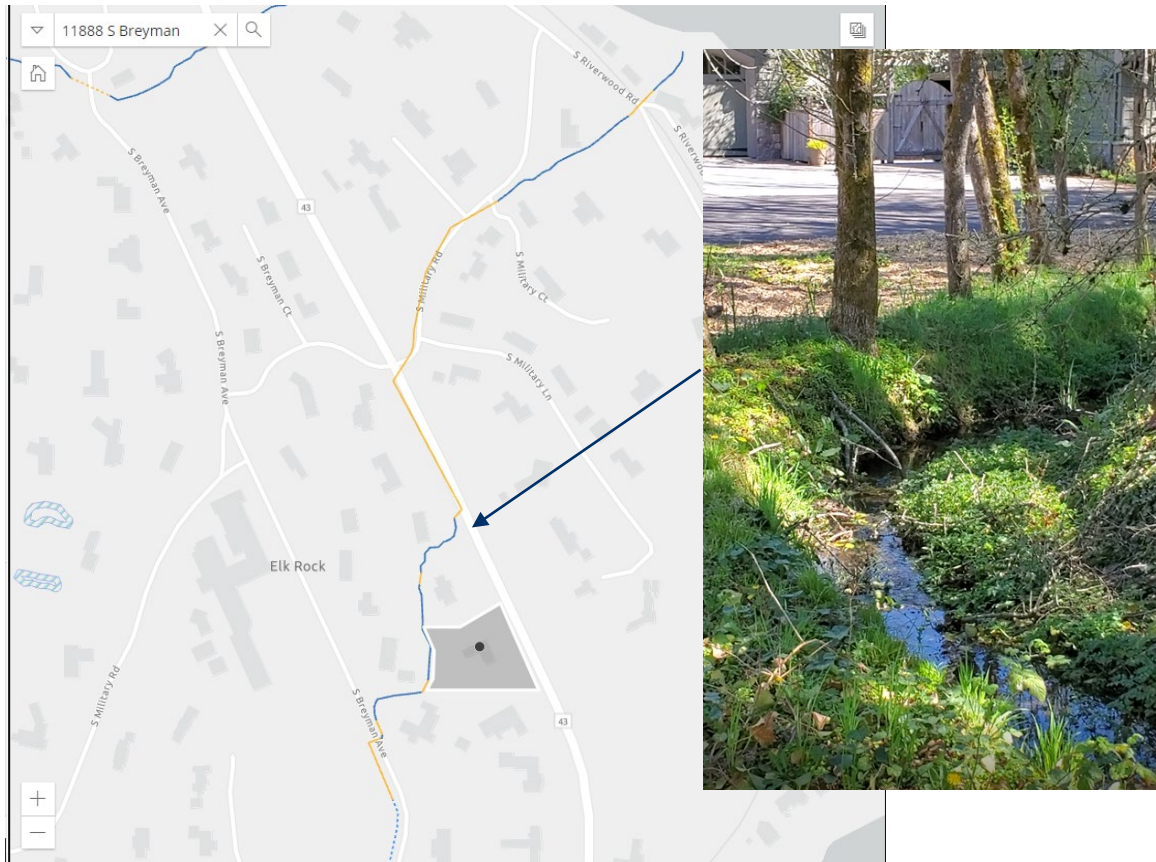




# Examples from Testimony

## Example 1: Feature Map Dispute

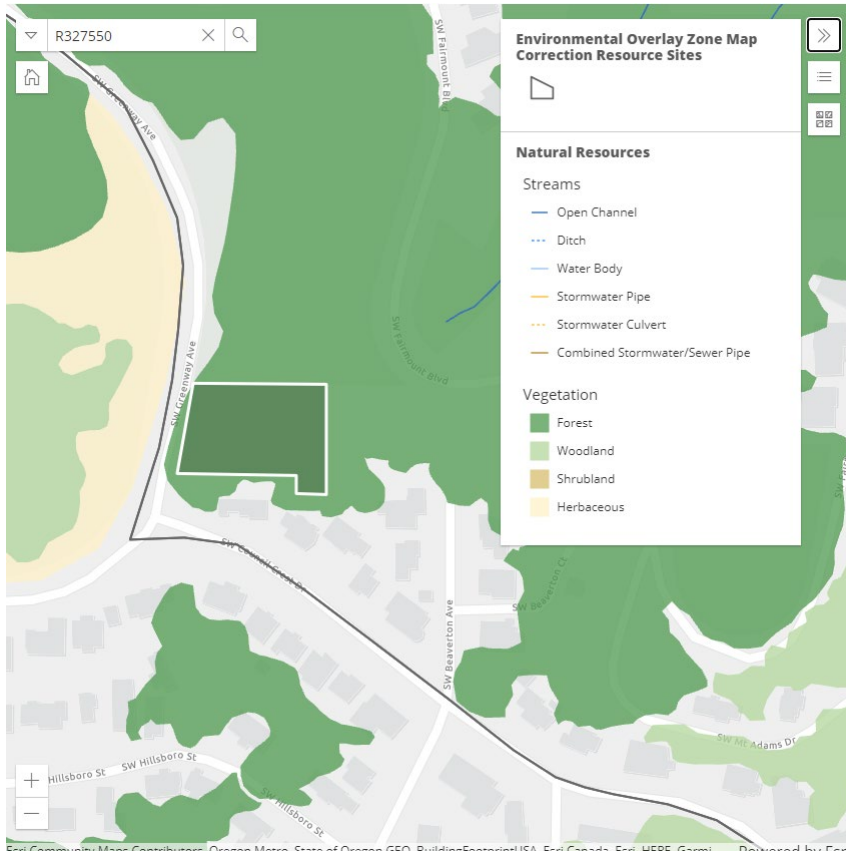
Testimony reference: 185359, 256905, 256995, 257003



# Examples from Testimony

## Example 2: Objection to Ezone Application

Testimony reference: 164941, 246837

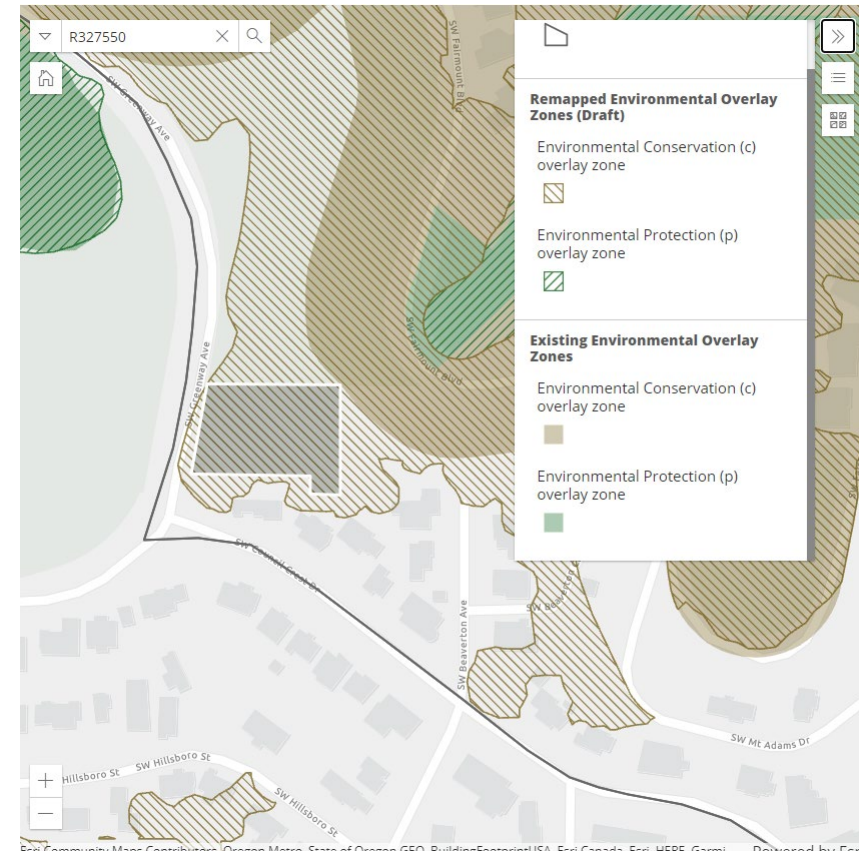
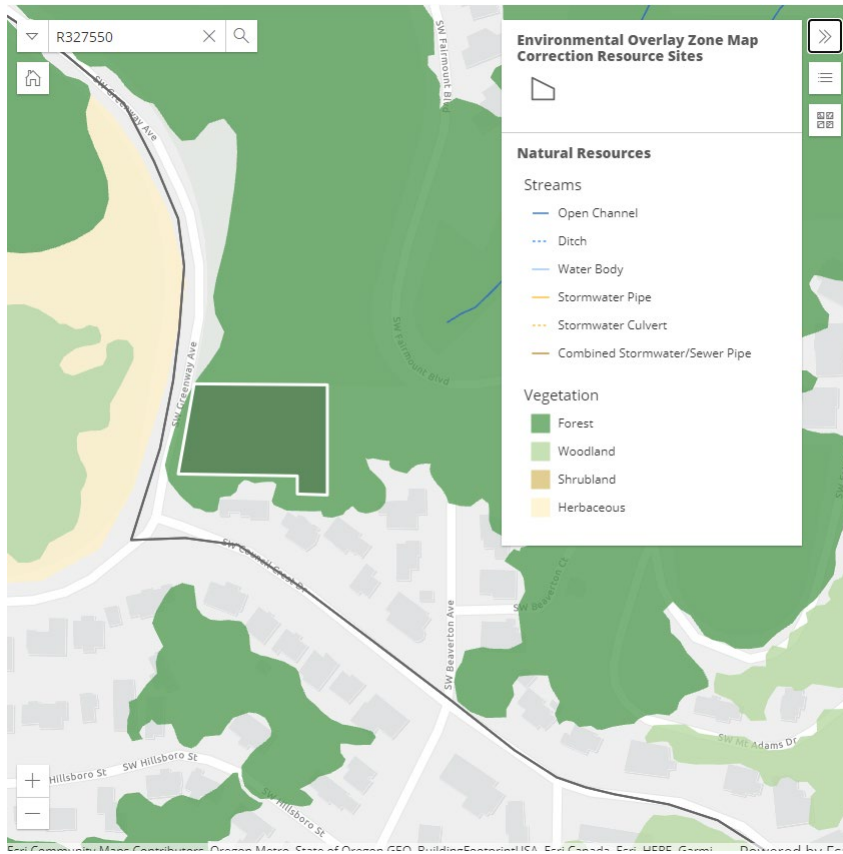




# Examples from Testimony

## Example 2: Objection to Ezone Application

Testimony reference: 164941, 246837



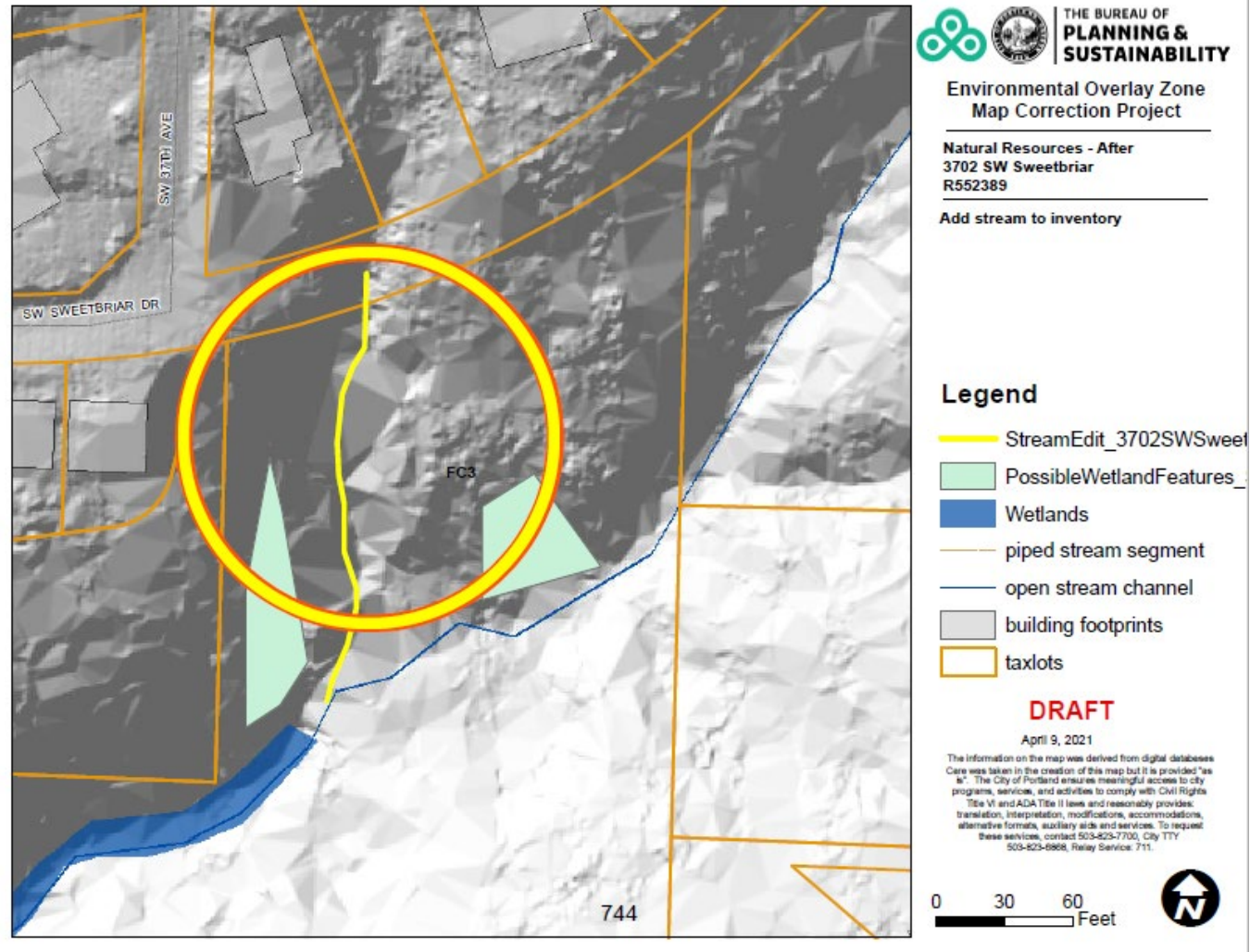
# Topic 1: Feature Map updates

**Amendment:** Update the Natural Resources Inventory in Volume 3 to incorporate the results of the site visit feature map corrections show in Attachment B.





# Topic 1: Feature Map updates



# Topic 1: Feature Map updates

**Motion:** Update the Natural Resources Inventory in Volume 3 to incorporate the results of the site visit feature map corrections show in Attachment B.



# Topic 2: Wildfire and Vegetation Management

**Amendment A.** Amend exemption 33.430.040.D.9, as shown in Attachment C, to allow the exemption to apply to creating fire breaks between vegetation. Also amend 33.430.040.D.9 to increase the allowed trail width from 30 inches to 36 inches.

**Amendment B.** Amend exemption 33.475.405.V, as shown in Attachment C, to increase the allowed trail width from 30 inches to 36 inches.

*The exact code amendments are in Attachment C*



# Topic 2: Wildfire and Vegetation Management Amendment A

## 33.430.080. Items Exempt From These Regulations

D. The following new development and improvements:

10. Trails and fire breaks meeting all of the following:
  - a. The ~~T~~trails or fire breaks must be confined to a single ownership or be within a public trail easement;
  - b. Trail wWidths must not exceed 3036 inches. For trails, stair width must not exceed 50 inches, and trail grade must not exceed 20 percent except for the portion of the trail containing stairs;
  - c. Plant trimming must not exceed a height of 8 feet and a width of 6 feet as shown in Figure 430-2;
  - d. No native trees 6 or more inches in diameter and no native shrubs larger than 5 feet tall may be removed;
  - e. The ~~T~~trails or fire breaks must not be paved; and
  - f. The ~~T~~trails or fire breaks must be at least 15 feet from the top of bank of all water bodies.





# Topic 2: Wildfire and Vegetation Management Amendment B

## 33.475.405 Items Exempt From These Regulations

V. Trails meeting all of the following:

1. [No change]
2. Trail width does not exceed 3036 inches, stair or ramp width does not exceed 50 inches, and trail grade does not exceed 20 percent except for the portion of the trail containing stairs;
- 3.-6. [No change]



## Topic 2: Wildfire and Vegetation Management

**Motion A.** Amend exemption 33.430.040.D.9, as shown in Attachment C, to allow the exemption to apply to creating fire breaks between vegetation. Also amend 33.430.040.D.9 to increase the allowed trail width from 30 inches to 36 inches.

**Motion B.** Amend exemption 33.475.405.V, as shown in Attachment C, to increase the allowed trail width from 30 inches to 36 inches.



# Next Steps

## 1. July 27 Work Session

- Wetland Protection Policy
- Site Visit Corrections based on Wetland Inventory Project
- Other Commissioner Amendments
- Vote on Full Package

## 2. City Council

- Fall/Winter 2021





# THE BUREAU OF **PLANNING** & **SUSTAINABILITY**

**Mindy Brooks**

City Planner

**VISIT US ONLINE** [portland.gov/bps](https://portland.gov/bps)

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

Traducción e Interpretación | Biên Dịch và Thông Dịch | अनुवादन तथा व्याख्या | 口笔译服务 |  
Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад |  
Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການ  
ອະທິບາຍ | الترجمة التحريرية أو الشفهية | [Portland.gov/bps/accommodation](https://portland.gov/bps/accommodation)





# Slide intentionally left blank