



MEMO

DATE: July 16, 2021

TO: Planning and Sustainability Commission

FROM: Mindy Brooks, City Planner, Project Manager
Daniel Soebbing, City Planner

CC: Andrea Durbin, Joe Zehnder, Sallie Edmunds

SUBJECT: June 27, 2021 PSC Work Session on Ezone Map Correction project

City staff are pleased to be coming back to you for a briefing on July 27, 2021 to discuss the Ezone Map Correction Project. The work session will focus on the Wetland Inventory Project and the proposed wetland protection policy.

As you will recall, last month staff presented an updated schedule that added a new public hearing on August 24 and a final work session and vote on September 28. The hearing will be on the 'as amended' Proposed Draft that incorporates all of the amendments that PSC has approved over the last year, including any amendments approved on July 27. The intent is to have a complete and updated package for PSC and the public to review.

The 'as amended' Proposed Draft will be available for review in early August. Notice will be sent to properties owners with information about how to testify. Staff recommend keeping the written record open through September 10 so staff can complete any site visits requested by our August 27 deadline and so that property owners who receive site visits have an opportunity to provide you with any final testimony.



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portland.gov/bps1900
SW 4th Avenue, Suite 7100, Portland Oregon, 97201 | phone: 503-823-7700 | tty: 503-823-6868

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 ການອະທິບາຍ | الترجمة التحريرية أو الشفهية | Portland.gov/bps/accommodation

Agenda for July 27, 2021

1. Introduction/Review Agenda/Review Procedure

2. Non-Discussion Topics (vote as a group) – Attachment 1

- A. Site visit feature map changes to streams and forest canopy
- B. Document updates to incorporate ODFW stream survey information (no impact on ezones, purely informational)
- C. Scenic setback exemption within ezones

3. Discussion Topics – Attachment 2

- D.1. Wetland Determinations
- D.2. Wetland Protection Policy

4. Next Steps

5. Conclude



Attachment 1: Decision Table

This table includes staff proposed amendments to the Proposed Draft Ezone Map Correction Project. The table starts with the topics and recommended amendments that staff would like to discuss with PSC at the July 17 PSC Work Session. The first four items are recommended non-discussion (consent) items. At the beginning of the work session, staff will ask the PSC if there are any of these items that they would like to discuss individually. Staff recommend that PSC to vote on the discussion items individually and on the non-discussion items as a group.

Staff recommend the following topics (A-C) will receive a vote as a group, not individually, unless a topic is pulled by the PSC.						
ID	Discuss	Topic	Explanation	Staff recommendation	Staff rationale	PSC Vote
A	<input type="checkbox"/>	Site Visit Corrections	The following pages 3-34 are maps that show updates the feature mapping of tree canopy and/or streams based on site visits conducted between May 4, 2021 and July 9, 2021.	Amendment. Update the Natural Resources Inventory to incorporate the results of site visits.	Site visits have been conducted to verify the location of streams, tree canopy and steep slopes. The mapping methodology is found in the 2012 Natural Resources Inventory, adopted as factual basis for the 2035 Comprehensive Plan. A summary of the methodology is provided in the Ezone Project Proposed Draft Volume 3 . After the feature mapping is updated, the existing stream and forest canopy protection policies will be used to adjust the ezone boundaries to match.	<input type="checkbox"/> Yes <input type="checkbox"/> No
B	<input type="checkbox"/>	ODFW Stream Surveys	The Oregon Department of Fish and Wildlife recently completed surveys of in-stream fish habitat quality for larger perennial streams in Portland, such as Johnson Creek. This information will be added to the resource site descriptions.	Amendment. Add a description of the survey methodology and outcomes to the Proposed Draft Volumes 2A – 2G.	Based on existing city and regional policy all perennial streams (meaning streams that have flow year-round) are significant and are protected with ezones. Additional information about the relative quality of the streams for fish habitat will not change the level of ezone protection, which is based not only on habitat for fish but also hydrology, flood capacity, water quality, microclimate and habitat for other species such as amphibians. However, the information can be used to assess potential future development impacts and determine appropriate mitigation.	<input type="checkbox"/> Yes <input type="checkbox"/> No
C	<input type="checkbox"/>	Scenic Corridor Setback	Where protected streams or wetlands overlap with protected scenic corridors, there are both setbacks from the waterbody and from the street. This amendment prioritizes protection of the waterbody by allowing development closer to the street.	Amendment. 33.480.040.B.2.a Scenic corridor setback. A scenic corridor setback per Table 480-1 applies along street lot lines that abut the Scenic Corridor identified in the Scenic Resources Protection Plan. <u>Development within an environmental overlay zone is exempt from this setback standard.</u>	In 1991, the ‘s’ overlay was applied to designated scenic drives to maintain the aesthetic qualities. The purpose of scenic corridor setback is to limit the amount of development that can be seen while driving, biking or walking on a protected scenic drive. However, in some places environmental overlay zones overlap or cross the scenic corridor, which can create a conflict between the development standards of the environmental overlay zone and the scenic corridor setback. In general, the environmental overlay zone standards push development toward the right-of-way whereas the scenic corridor setback pushes development away from the right-of-way. By requiring development within an environmental zone to meet the scenic corridor setback, it may cause the development to trigger an environmental review. In order to avoid this possibility, the amendment will exempt development in the environmental overlay zones from the scenic corridor setback.	<input type="checkbox"/> Yes <input type="checkbox"/> No

ID	Discuss	Topic	Explanation	Staff recommendation	Staff rationale	PSC Vote
D.1	X	Wetland Feature Mapping	Wetland mapping has been updated based on wetland determinations completed by SWCA Environmental and following state-approved mapping methodology.	Amendment. Update the Natural Resources Inventory to incorporate the results of wetland determinations.	Wetland determinations are made using a state-approved mapping methodology to map the location and extent of wetlands. The wetland determinations were completed by wetland scientists from SWCA Environmental and were reviewed by Bureau of Environmental Services. This factual data should be added to the citywide Natural Resources Inventory for use in this and other projects.	<input type="checkbox"/> Yes <input type="checkbox"/> No
D.2	X	Wetland Protection Policy	Apply a consistent policy to wetlands across the project area to ensure consistent protection of wetland functions including flood storage, water quality and habitat.	Amendment. In resources site with no existing wetland protection policy, apply a protection 'p' zone to wetlands and land within 25 feet; and a conservation 'c' zone to land between 25 and 50 feet of wetlands.	The original ezones were adopted for subareas of the city over a 13 year period between 1989 and 2002. If there were no wetlands map in a subarea, then no protection policy was applied. In 2010, when wetland mapping was updated and now with the Wetland Inventory Project (WIP), the advanced technology has allowed mapping of many more wetlands than previously mapped. The outcome is that we now know that hundreds of small wetlands are not protected and there is no existing wetland policy to use to correct the ezones to protect the wetlands. These wetlands are part of the natural stormwater system of the city and provide water storage and a place for flood waters to go, improve water quality and provide habitat. By adopting a new wetland protection policy, which would apply in subareas of the city that do not already have wetland protections adopted, there will be a consistent approach and the functions provided by the wetlands will be maintained. The policy will be applied to the updated Natural Resources Inventory (see A.1).	<input type="checkbox"/> Yes <input type="checkbox"/> No

Page Number	Property Owner Last Name	Property Owner First Name	Property Address	State ID	Testified	Testimony ID	Testimony Summary	Site ID	Land Use	Proposed Draft Mapped Features	Proposed Draft ESEE Decision	Site Visit Requested	Site Visit Date	Research	Site Visit Results Feature Map Changes	Resolved	Notes
No Change	Steiner	Andrew	3242 SW Upper dr	R271372	N	N/A	N/A	SW7	neighborhood R10	forest canopy and stream riparian area	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.	x	5/6/2021		No change	+	No response from property owner after site visit. Assumed that concerns have been resolved.
6-7	Feiertag	Kate	3665 NW Gordon St	R172147	N	N/A	N/A	FP28	neighborhood R5	forest canopy	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.	x	5/17/2021		Remap forest vegetation to exclude a single line of maple trees that are not contiguous to the larger forest patch.	+	
No Maps. Information was relayed by staff to BES.	Koon	Craig	1445 SW Broadway Dr	R174537	N	N/A	N/A	SW9	neighborhood R5	possible wetland	Apply the highest level of protection (p zone) to wetlands and land within 50 feet of wetlands.	x	5/17/2021		Staff referred possible wetland mapping to BES Wetland Inventory Project.	+	Site visit was requested by a neighbor who knew of a wetland seep feature that was not previously mapped in the natural resource inventory. Project staff conducted a site visit by making observations from the right of way without entering the subject property.
8-9	O'Connell	Kara	5845 SW Thomas Ct	R306247	N	N/A	N/A	FC2	neighborhood R10	forest canopy, stream riparian area	Apply the highest level of protection (p zone) to streams, land within 50 feet of streams and forest vegetation between 50 and 100 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and more than 100 feet from streams.	X	6/3/2021		Staff remapped forest vegetation to create gap between trees that were not connected to the larger forest patch.	+	
10-11	Robisch	Chris	11240 SW 35th Ave	R237669	N	N/A	N/a	SW20	neighborhood R10	forest canopy, stream riparian area	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.	x	6/3/2021		Staff remapped forest vegetation to exclude low structure vegetation.	+	
12-13	Ettlin	Hans	4334 SW Fairvale Dr	R328819	N	N/A	N/a	FC8	multidwelling RM1	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to the undeveloped right of way of SW Fairvale.	x	6/3/2021		Staff remapped forest vegetation to follow dripline of tree canopy.	+	
No Change	Smith	Robin	172 N Tomahawk Is Dr	R245793	N	N/A	N/A	CC	Industrial IG2	Columbia River	N/A - Site is in Columbia Corridor. Ezone remapping will be addressed with EOA project	X	6/17/2021		No change to resource mapping	+	Property owners were concerned about the placement of dredging spoils on neighboring site and the impacts of development.

No Change	Abadia	Robin	708 NW Skyline Crest Rd	R324622	N	256894, 256893	Property owners are requesting higher level of protections for natural resources.	SK10	neighborhood R10	forest canopy and stream	Apply highest level of protection (p zone) to streams and land within 50 feet of streams and forest canopy between 50 and 100 feet of streams and apply a lower level of protection (c zone) to forest canopy that is contiguous to and greater than 100 feet of streams.	x	6/17/2021	No change to resource mapping	o	Property owners believe that a protection zone should be applied to the entire forested area that runs behind their lot and through neighboring lots because it provides a vital migratory corridor between forested upland areas and parks along the crest of the west hills.
14-15	Rahul	Pendyala	14581 NW Ash St	R211083	N	N/A	N/A	SK11	neighborhood RF	Forest canopy	Apply lower level of protection (c zone) to forest canopy that is contiguous to streams.	x	6/24/2021	Remap forest canopy to exclude trees that were removed to facilitate site development.	+	
No Change	Wall	Andrea	2307 SW Nebraska	R115806	N	N/A	N/A	FC5	multidwelling RM1	stream and forest canopy	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 vegetation that is contiguous and greater than 50 feet from streams. Manual conversion of area that is greater than 25 feet of stream from p to c zone to preserve development capacity on site.	x	6/24/2021	No change to resource mapping	+	Neighbors were concerned that lot could be developed despite environmental overlays and vehicle access concerns.
No change	Ettinger	Roy	6035 SW Multnomah Blvd	R329763	N	N/A	N/A	FC10	neighborhood R10	stream and forest canopy	Apply the highest level of protection (p zone) to streams, land within 50 feet of streams, and forest vegetation between 50 and 100 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and greater than 100 feet from streams. Apply scenic overlay (s zone) to land that is outside the p zone that is within 100 feet of Multnomah Blvd	x	6/24/2021	No change to resource mapping	+	Property owner want to know how Ezones would impact development plans.
16-17	Cory	Zachrisson	15705 SE Clatsop St	R337115	N	N/A	N/A	BL13	neighborhood RF (comp R10)	woodland and wetland riparian area	Apply the highest level of protection (p zone) to wetlands and land within 50 feet of wetlands. Apply a lower level of protection (c zone) to forest and woodland vegetation that is contiguous to streams and wetlands.	X	7/8/2021	Create break in woodland canopy	+	

18-19	Lloyd	Robert	2640 Alexandra Ave	R117663	N	N/A	N/A	FP28	neighborhood R10	stream and forest canopy	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 25-50 feet of streams and to contiguous forest vegetation.	X	7/8/2021		Remap forest to exclude isolated trees	+	
No Change	Sauvageau	Paula	2896 NW 53rd Dr	R223208	N	N/A	N/A	FP23	neighborhood RF	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to streams	x	7/8/2021		No change	+	
Page Number	Property Owner Last Name	Property Owner First Name	Property Address	State ID	Testified	Testimony ID	Testimony Summary	Site ID	Land Use	Proposed Draft Mapped Features	Proposed Draft ESEE Decision	Site Visit Requested	Site Visit Date	Research	Site Visit Results Feature Map Changes	Resolved	Notes
20-21	Staff	Initiated		R324027	N	N/A	N/A	SK1	neighborhood RF	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to streams	X	7/12/2021	Aerial	Convert portion of woodland patch to forest patch	+	Correction was initiated by staff. Property owner did not request a site visit or map correction.
22-23	Staff	Initiated	OHSU and Veterans	R327747	N	N/A	N/A	SW10	Institutional Campus EX	forest canopy	Apply the highest level of protection (p zone) to manually selected portions of forest on steep slopes that are contiguous to Terwilliger Blvd. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to streams and to specific patches of forest vegetation.		7/12/2021	Aerial	Adjust manual add/remove map layer	+	PSC voted to amend portions of ezones on OHSU property.
24-25	Staff	Initiated	5838 SE 111th Avenue	R167692				JC14	Industrial IG2	Wetland riparian area	Apply a lower level of protection (c zone) to land within 75 feet of wetlands		7/12/2021	Aerial	Remove 25 foot strip of Ezone from west lot line	-	On the west edge of the lot, the conservation zone extends across the street from a mapped wetland. Even though the mapping protocol is to apply c zone to area within 75 feet of wetlands, it is not appropriate to apply c zone to this edge of the lot. Staff manually removed a 25 foot strip of c zone from the lot.
26-27	Staff	Initiated	4921 SW HEWETT BLVD	R327247	N	N/A	N/A	FC3	neighborhood R20	forest canopy and stream riparian area	Apply the highest level of protection (p zone) to land within 50 feet of streams and forest vegetation between 50 and 100 feet of streams. Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and between 100 and 200 feet of streams.		7/13/2021	Aerial	Manually remove c zone designation from parts of forest patch that are not contiguous to streams.	+	

28-29	Staff	Initiated	5322 SW HEWETT BLVD	R327219	N	N/A	N/A	FC3	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and between 100 and 200 feet of streams.		7/13/2021	Aerial	Manually remove c zone designation from parts of forest patch that are not contiguous to streams.	+	
30-31	Staff	Initiated	4004 SW GREENLEAF DR	172805	N	N/A	N/A	FC3	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and between 100 and 200 feet of streams.		7/13/2021	Aerial	Manually remove c zone designation from parts of forest patch that are not contiguous to streams.	+	
32-33	Staff	Initiated	2620 SW SCHOLLS FERRY RD	R327362	N	N/A	N/A	FC2	neighborhood R20	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to but greater than 50 feet from streams.		7/13/2021	Aerial	Remap forest vegetation to create gap between portions of forest that are contiguous to the stream and those that are not.	+	
34-35	Staff	Initiated	3601 SW 44TH AVE	R220847	N	N/A	N/A	FC3	neighborhood R10	forest canopy	Apply a lower level of protection (c zone) to forest vegetation that is contiguous to and between 100 and 200 feet of streams.		7/13/2021	Aerial	Forest patch is not contiguous to the stream. Manually remove c zone from patch.	+	



**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

**3665 NW Gordon St
R172147**



Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

May 17, 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.

0 25 50 Feet





**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

**3665 NW Gordon St
R172147**

**Explanation: Remap forest vegetation
to exclude narrow lines of maple trees
between houses that are not
contiguous to larger forest patch.**



Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

May 17, 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.

0 25 50 Feet





**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
5845 SW Thomas Ct**



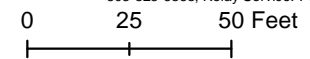
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 4, 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
5845 SW Thomas Ct**

**Explanation: Remap forest vegetation.
There is a gap between larger forest
patch and trees on the sides of the house.**



Legend

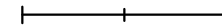
-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 4, 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.

0 25 50 Feet














**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
11240 SW 35th Ave**



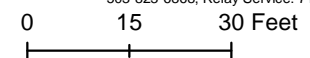
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  1996 Flood Area
-  FEMA 100-year floodplain
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 7, 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
11240 SW 35th Ave**

**Explanation: Remap forest vegetation
to follow dripline of canopy and exclude
low structure vegetation.**



Legend

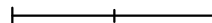
-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 7, 2021

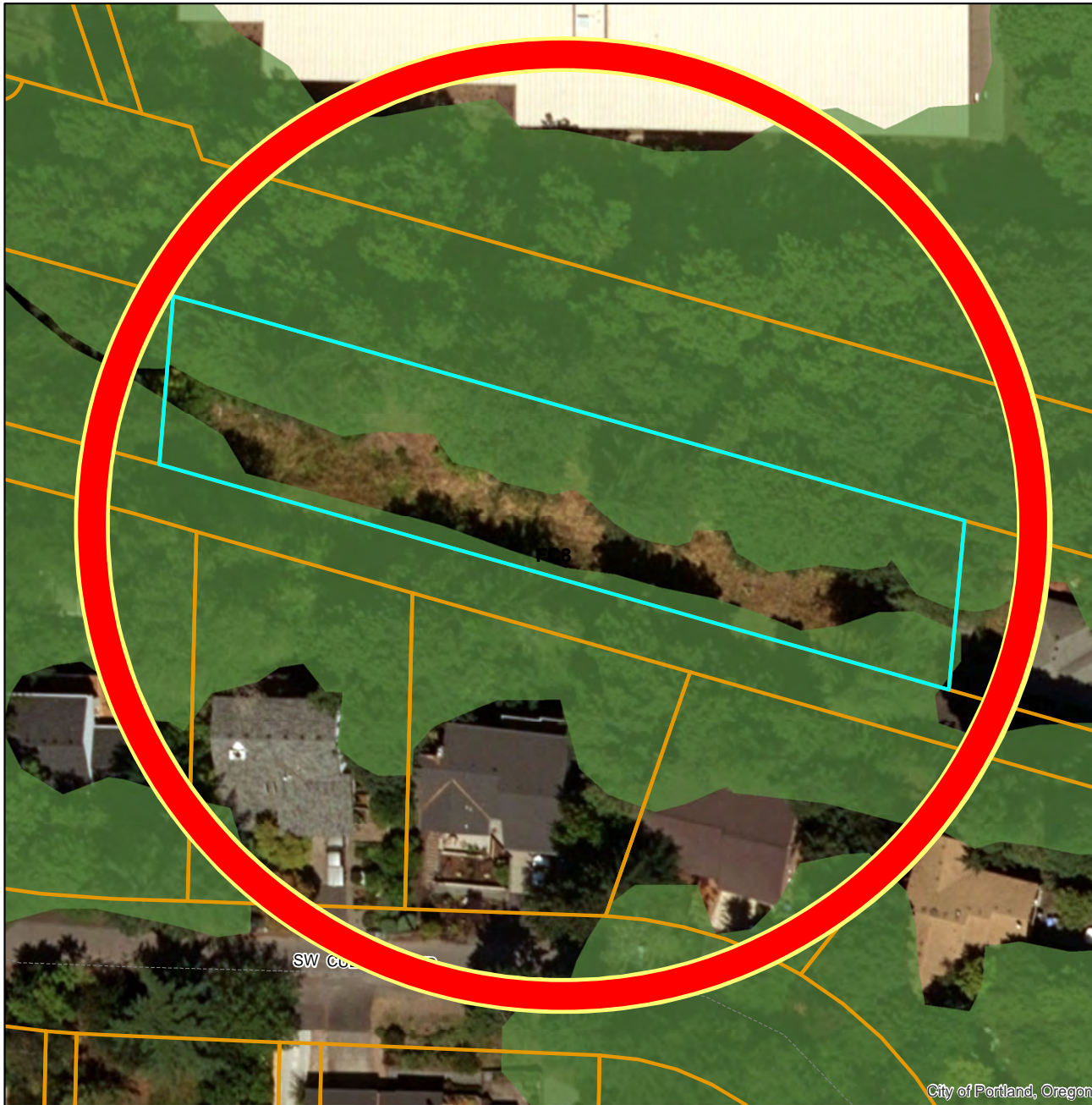
The information on the map was derived from digital databases Care was taken in the creation of this map but it is provided "as is". The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: 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.

0 15 30 Feet




**Environmental Overlay Zone
Map Correction Project**

**Natural Resources - Before
4334 SW Fairvale**



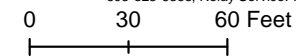
Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 7, 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
4334 SW Fairvale**

**Explanation: Remap forest vegetation
to follow dripline of canopy and delete
areas of shadow.**



Legend

-  taxlots
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 7, 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.

0 30 60 Feet







**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

14851 NW Ash St



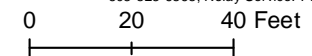
Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 28, 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.



City of Portland, Oregon











**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

14851 NW Ash St

**Explanation: Remap forest vegetation
to exclude portions of canopy that
were removed to facilitate site
development.**

Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

June 28, 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.

0 20 40 Feet



City of Portland, Oregon



**THE BUREAU OF
PLANNING &
SUSTAINABILITY**

**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

15705 SE Clatsop St

Legend

- taxlots
- piped stream segment
- open stream channel
- Wetlands
- building footprints
- steep slopes (25% or more)
- forest
- woodland
- shrubland
- herbaceous

DRAFT

July 6, 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.

0 45 90 Feet















**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

15705 SE Clatsop St

**Explanation: Remap woodland
vegetation to create gap between
trees that are disconnected from
the larger woodland patch.**

Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 6, 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.

0 45 90 Feet













**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

2640 NW Alexandria Ave



Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 9, 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.

0 65 130 Feet



City of Portland, Oregon



**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

2640 NW Alexandria Ave

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

Legend

-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  steep slopes (25% or more)
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 9, 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.

0 65 130 Feet



City of Portland, Oregon



**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

Remap vegetation - convert area from woodland to forest vegetation. Central portion of vegetation patch has denser tree canopy.



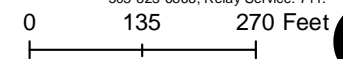
Legend

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

DRAFT

July 12, 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 - Before



Legend

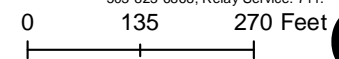
NVCS Class

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

DRAFT

July 12, 2021

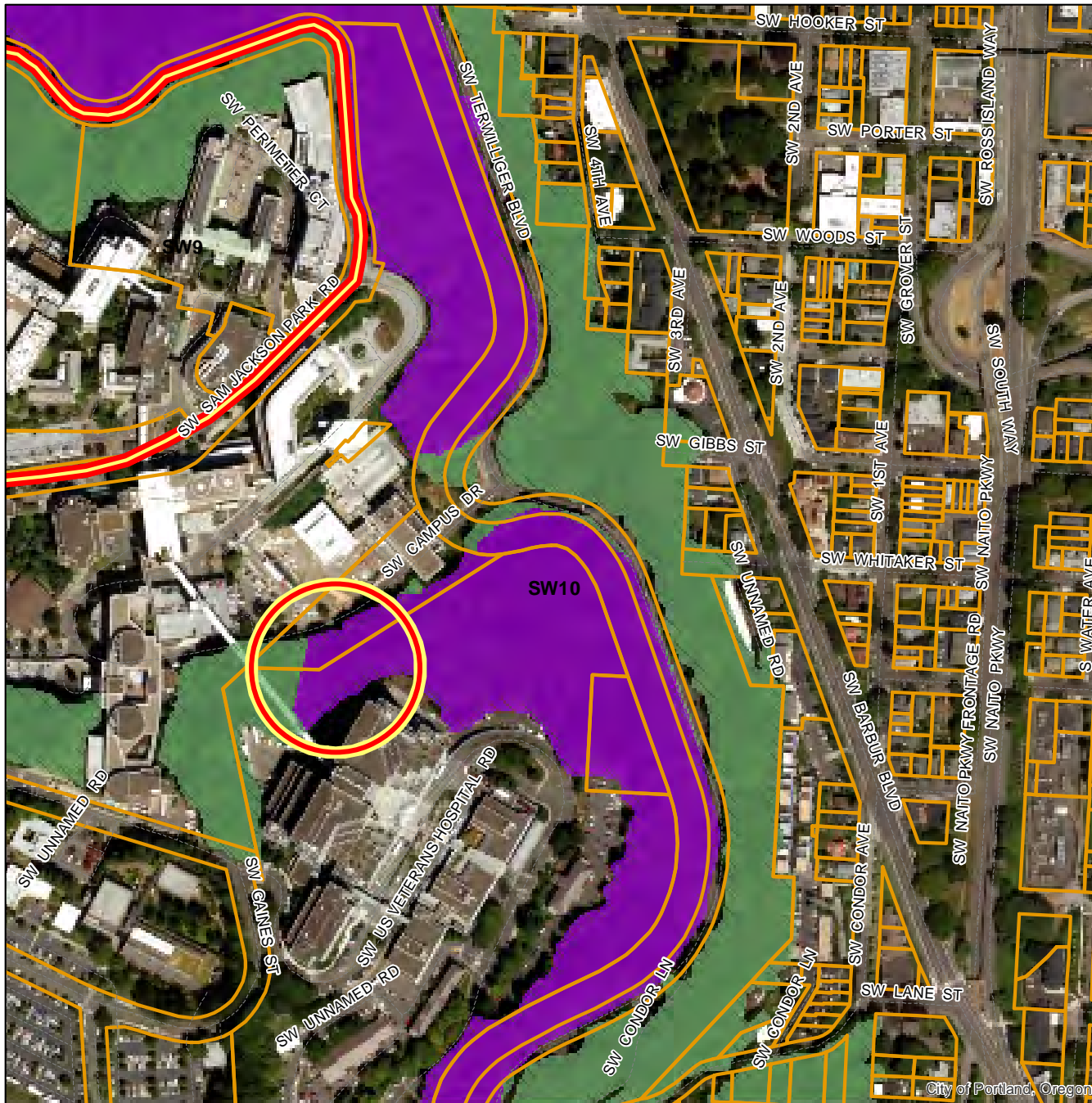
The information on the map was derived from digital databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: 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**

Draft Ezones - Before



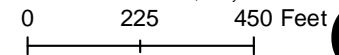
Legend

-  taxlots
-  Transition Area
-  Draft C Zone
-  Draft P Zone

DRAFT

July 12, 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

Explanation: The protection zone is applied here through a manual process that applies p zone to specific areas of forest on steep slopes. Adjust the edge of the manually applied p zone to reduce the coverage and to follow the PSC amendment that applies to this site.



Legend

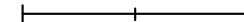
taxlots

DRAFT

July 12, 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.

0 225 450 Feet









**Environmental Overlay Zone
Map Correction Project**

Draft Ezones - Before

Legend

-  taxlots
-  Transition Area
-  Draft C Zone
-  Draft P Zone

DRAFT

July 12, 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.

0 65 130 Feet









**Environmental Overlay Zone
Map Correction Project**

Maual Edit - After

Explanation: Narrow strip of c zone transition area will likely have little impact on property and would serve little purpose. Manually remove strip of c zone.

Legend

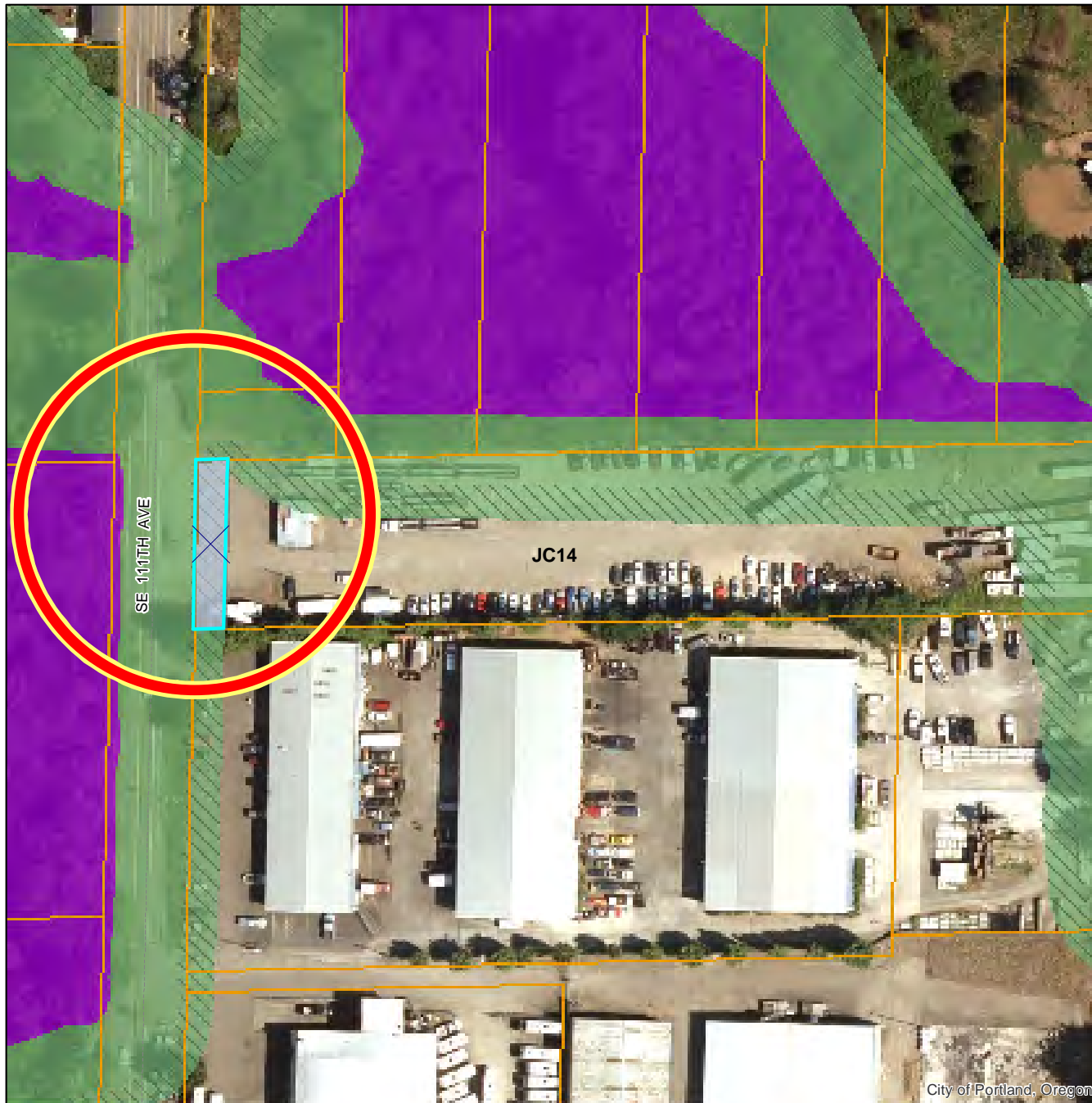
-  taxlots
-  Transition Area
-  Draft C Zone
-  Draft P Zone

DRAFT

July 12, 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.

0 65 130 Feet



City of Portland, Oregon












**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

Resource Site FC3

Legend

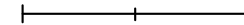
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 12, 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.

0 135 270 Feet














**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

Resource Site FC3

Explanation: Manually remove c zone from portions of forest patches that are not contiguous to stream riparian area.

Legend

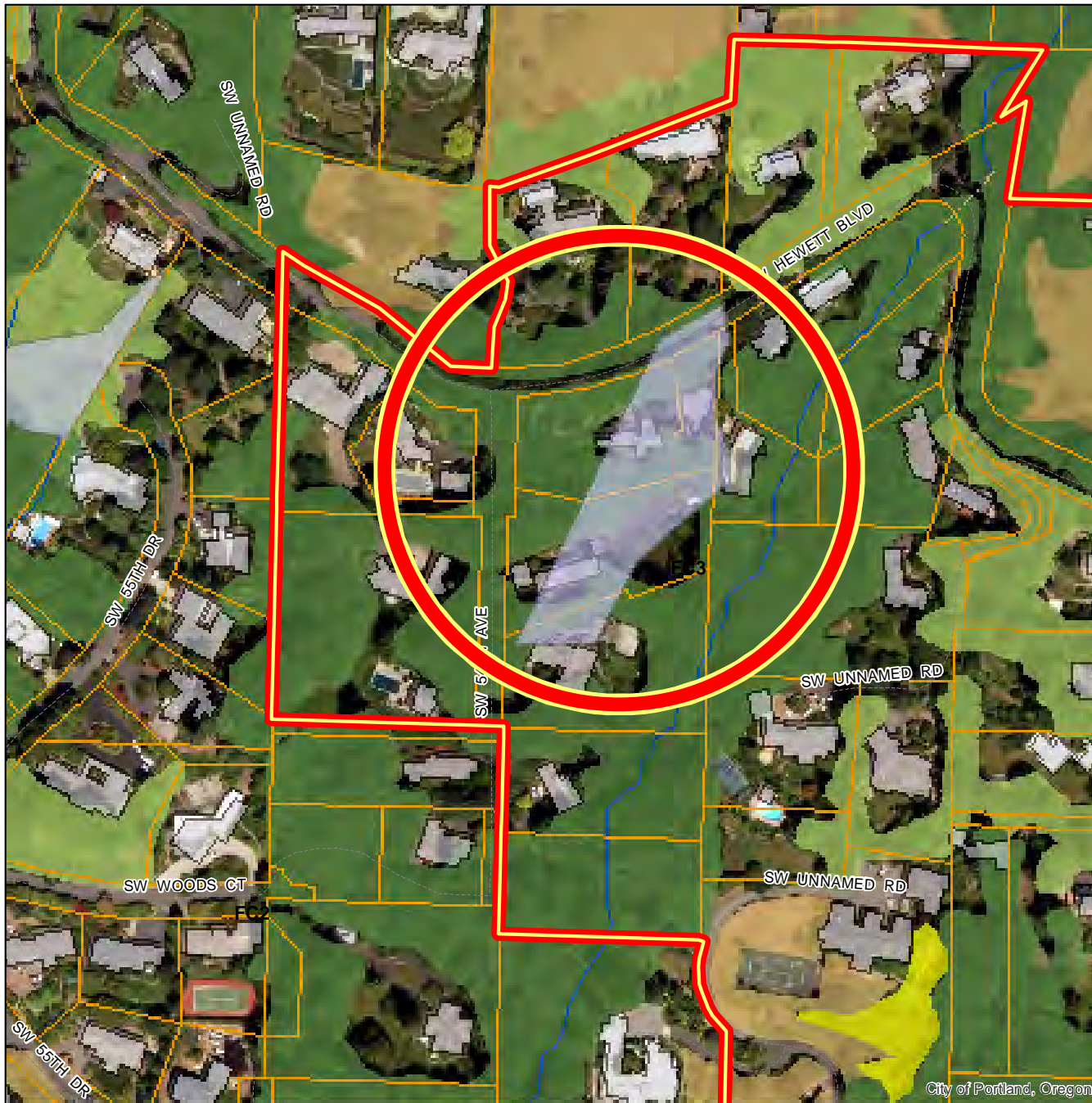
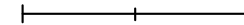
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 12, 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.

0 135 270 Feet














**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

Resource Site FC3 and FC2

Legend

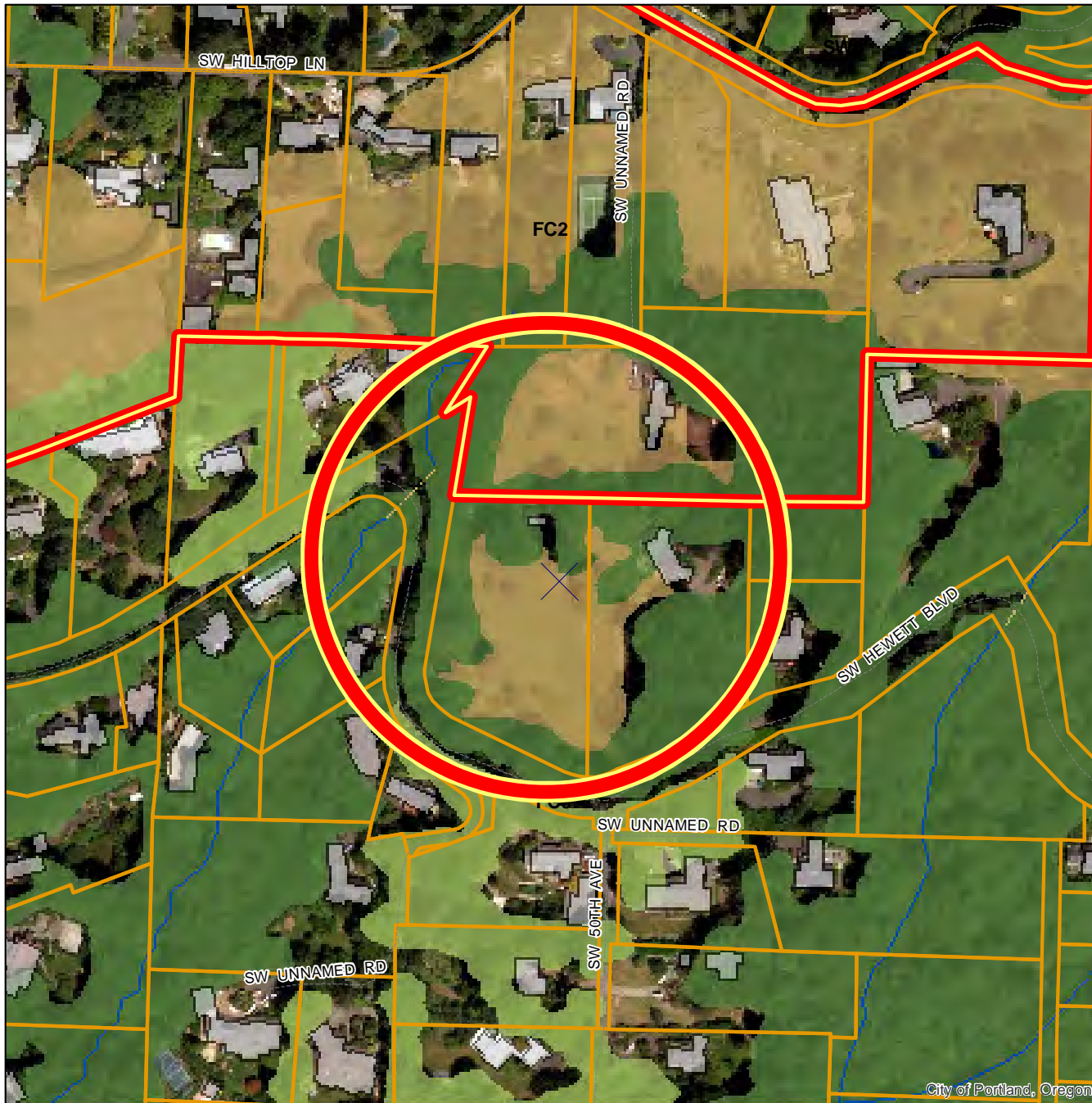
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 12, 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.

0 135 270 Feet



City of Portland, Oregon












**Environmental Overlay Zone
Map Correction Project**

Natural Resources - After

Resource Site FC3 and FC2

Explanation: Manually remove c zone from portions of forest patches that are not contiguous to stream riparian area.

Legend

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

DRAFT

July 12, 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.

0 135 270 Feet

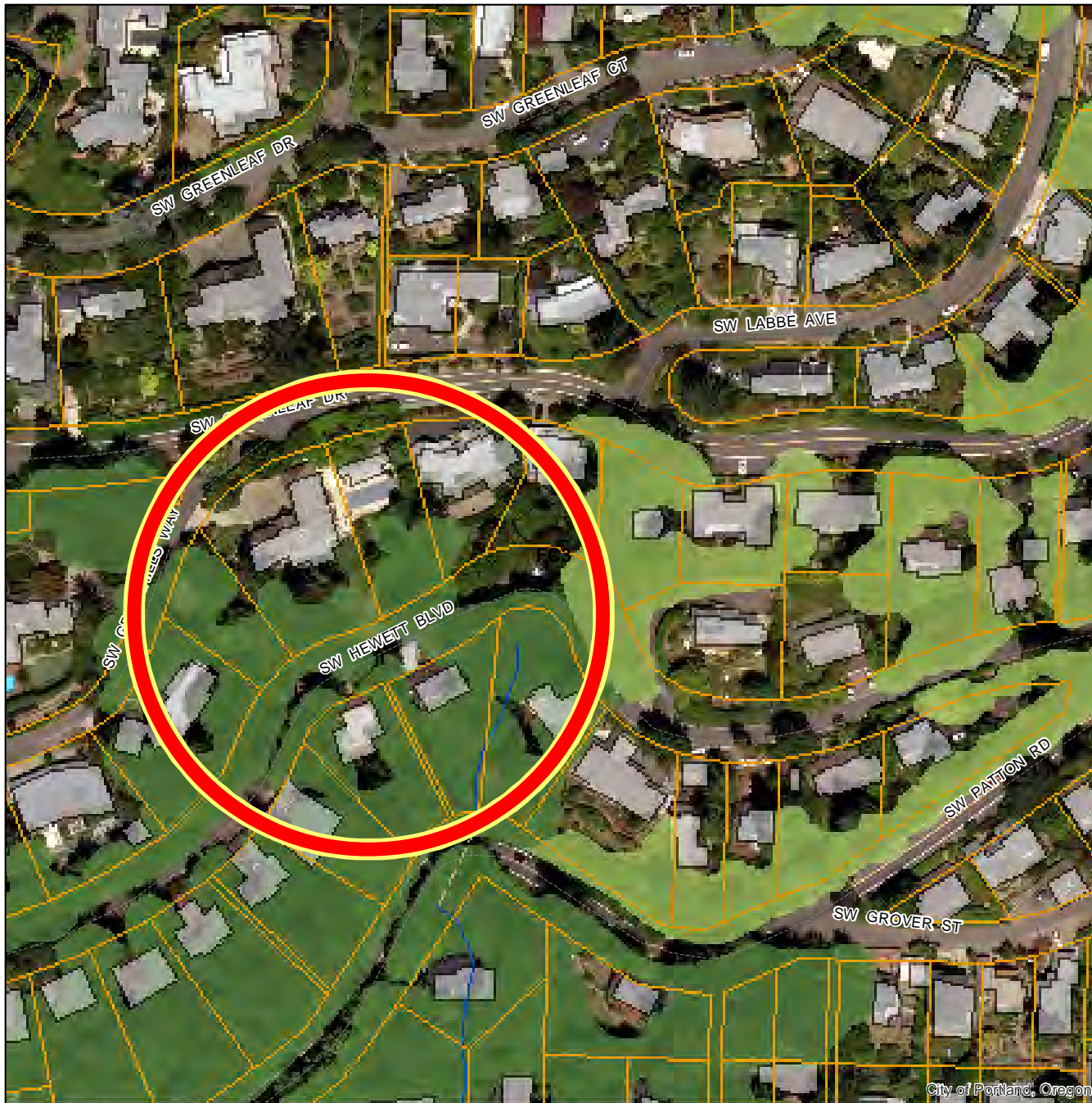













**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

Taxlot R172805



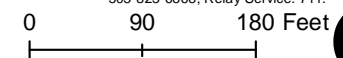
Legend

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

DRAFT

July 12, 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

Taxlot R172805

**Explanation: Manually remove c zone
from portions of forest patches that
are not contiguous to stream riparian
area.**

Legend

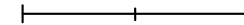
-  taxlots
-  piped stream segment
-  open stream channel
-  Wetlands
-  building footprints
-  forest
-  woodland
-  shrubland
-  herbaceous

DRAFT

July 12, 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.

0 90 180 Feet














**Environmental Overlay Zone
Map Correction Project**

Natural Resources - Before

Taxlot R327362



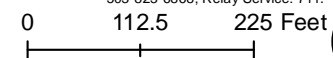
Legend

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

DRAFT

July 12, 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.



City of Portland, Oregon



**Environmental Overlay Zone
Map Correction Project**






Natural Resources - After

Taxlot R327362

Explanation: Remap vegetation to create gap between forest patch that is contiguous to the stream and forest patch that is not contiguous to the stream.



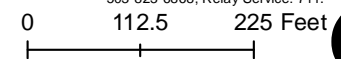
Legend

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

DRAFT

July 12, 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 - Before

Taxlot R220847



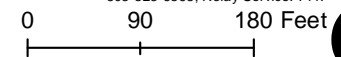
Legend

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

DRAFT

July 12, 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

Taxlot R220847

**Explanation: Forest patch is not
contiguous to the stream. Manually
remove c zone from patch.**



Legend

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

DRAFT

July 12, 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.

0 90 180 Feet



Attachment 3: Wetland Inventory Protection and Protection Policy

Background

The original natural resources inventories were completed through area-specific natural resource protection and conservation plans, conducted between 1989-2002 (see Figure 1). Those plans used the technology and information available at that time to map rivers, streams, slopes, forests, habitat and wetlands. The wetland data was primarily from the National Wetland Inventory (NWI), which is derived from remote data, and from on-site wetland delineations done as part of development permits. Where the NWI identified wetlands, the plans typically included a policy to protect them. But if no wetlands were identified in the inventory, the plans and the ESEE decisions contained therein were typically silent on wetland protection.

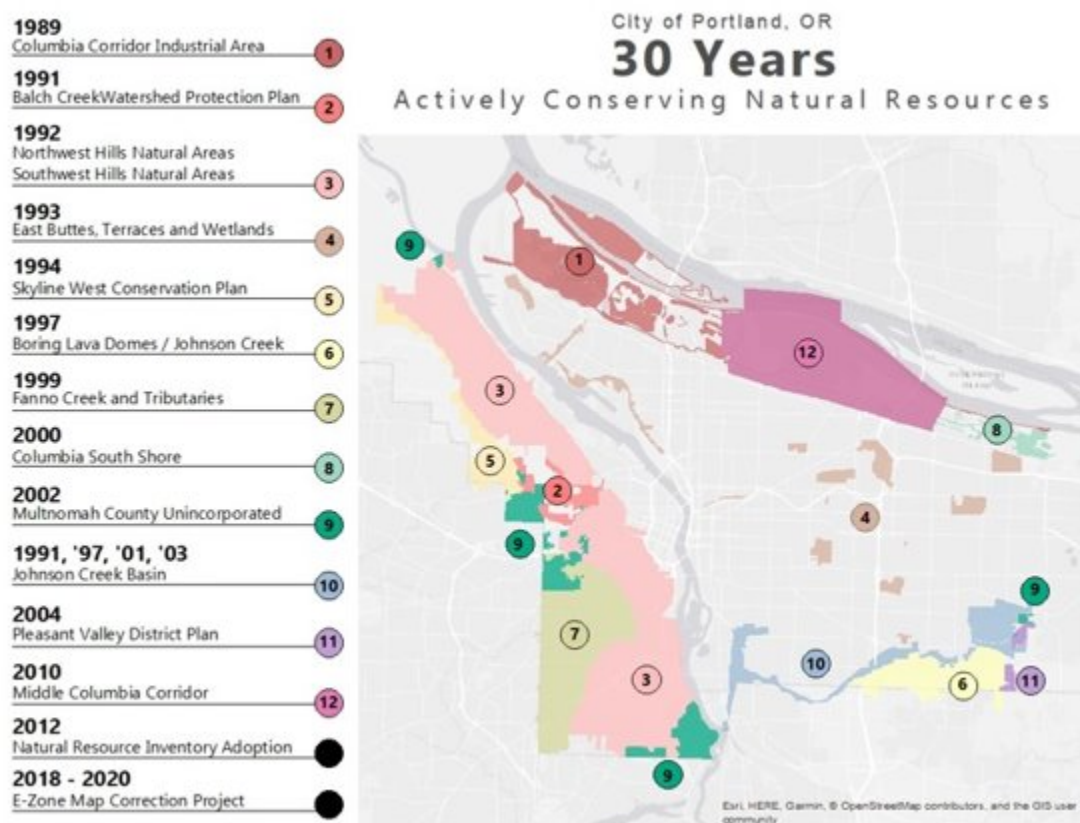


Figure 1: Adopted Natural Resource Protection Plans

In 2010, after Metro adopted the Title 13 Regional Inventory of Riparian Corridors and Wildlife Habitat, Portland undertook an update to the wetland data. The methodology for that update is available online in the adopted Natural Resources Project Report (2012)

https://www.portland.gov/sites/default/files/2020-02/oct2012_adopted_nriu_projectreport.pdf.

The steps of the wetland data refinement project were:

1. Develop a wetland mapping protocol
2. Review existing DSL and City land use and development permits
3. Review existing information including hydric soils and topography mapping

4. Limited field visits to verify the mapping methodology

The results of the wetland data refinement project were: 37 wetlands being added to the inventory, totaling 48 acres of newly mapped wetlands; the boundaries of 16 wetlands were updated, adding 24 acres of wetlands; and 11 wetlands were confirmed as mapped correctly. In addition, 13 sites were identified as having potential wetlands and flagged for follow up research.

The 2012 adopted Natural Resources Inventory (NRI), which included the wetland data refinement, was the starting point for the Ezone Map Correction Project and the Wetland Inventory Project.

Wetland Inventory Project

The Bureau of Environmental Services (BES) began the Wetland Inventory Project (WIP) concurrent with the Ezone Map Correction Project in 2018. The methodology for WIP is documented in the Proposed Draft Volume 5 report available online https://www.portland.gov/sites/default/files/2020-07/proposeddraft_v5_appendices.pdf. Two of the major steps in WIP are:

1. Produce a “potential wetlands” map and send a request to all property owners for access to perform an on-site wetland determination; and
2. Conduct on-site (when requested by a property owner) or off-site wetland determinations following the state-approved methodology.

While the 2010 wetland data refinement project did identify potential wetlands, the full state-approved methodology was not utilized. Therefore, WIP includes a much more comprehensive inventory of potential wetlands. In March 2020, 1,509 properties were sent a letter about WIP, the identification of a potential wetland on their property, and a *Permission of Access* form to return for a free wetland determination. Of these, 902 properties were in the Ezone Map Correction Project geography. Please note that a single wetland may span one or more properties.

BES hired SWCA Environmental to perform wetland determinations on private property. They were ready to begin work in spring of 2020, however, work stopped due to the pandemic and wetland determinations were postponed to the 2021 field season. BES used the delay to refine the map of potential wetlands using remote data like USGS hydric soils and LiDAR. In November 2020, BES provided BPS with an updated map of potential wetlands. In January 2021, 618 additional properties were sent a letter about WIP, the identification of a potential wetland on their property, and a *Permission of Access* form to return for a free wetland determination. In addition, anyone who had already returned the *Permission of Access* form was contacted to schedule a determination in spring 2021.

SWCA Environmental performed 268 wetland determinations in the spring of 2021. Wetland determinations follow a state-approved methodology that evaluate hydrology, soils and plants to determine the presence and extent of a wetland.

Results of the Wetland Inventory Project

In total, between 2018 and today, 269 acres of wetlands have been identified citywide by WIP (within the entire Urban Services Area) that were not previously mapped in the NRI (the majority of the wetlands that are mapped in Portland are in the Columbia Corridor area, which is not included in the Ezone Project). This is an 11% increase in citywide wetland area compared to the existing NRI wetland mapping.

In January 2021, there were 333 acres of wetlands mapped within the Ezone Map Correction Project geography. With additions and deletions to wetland mapping that were made by WIP staff to reflect wetland determination results, there are now 296 acres of verified wetlands in the project area. Figure 2 shows refinements based on wetland determinations within the Ezone Map Correction Project Area. At this point, the wetland data in the project geography has a high degree of accuracy and meets the state-approved mapping methodologies.

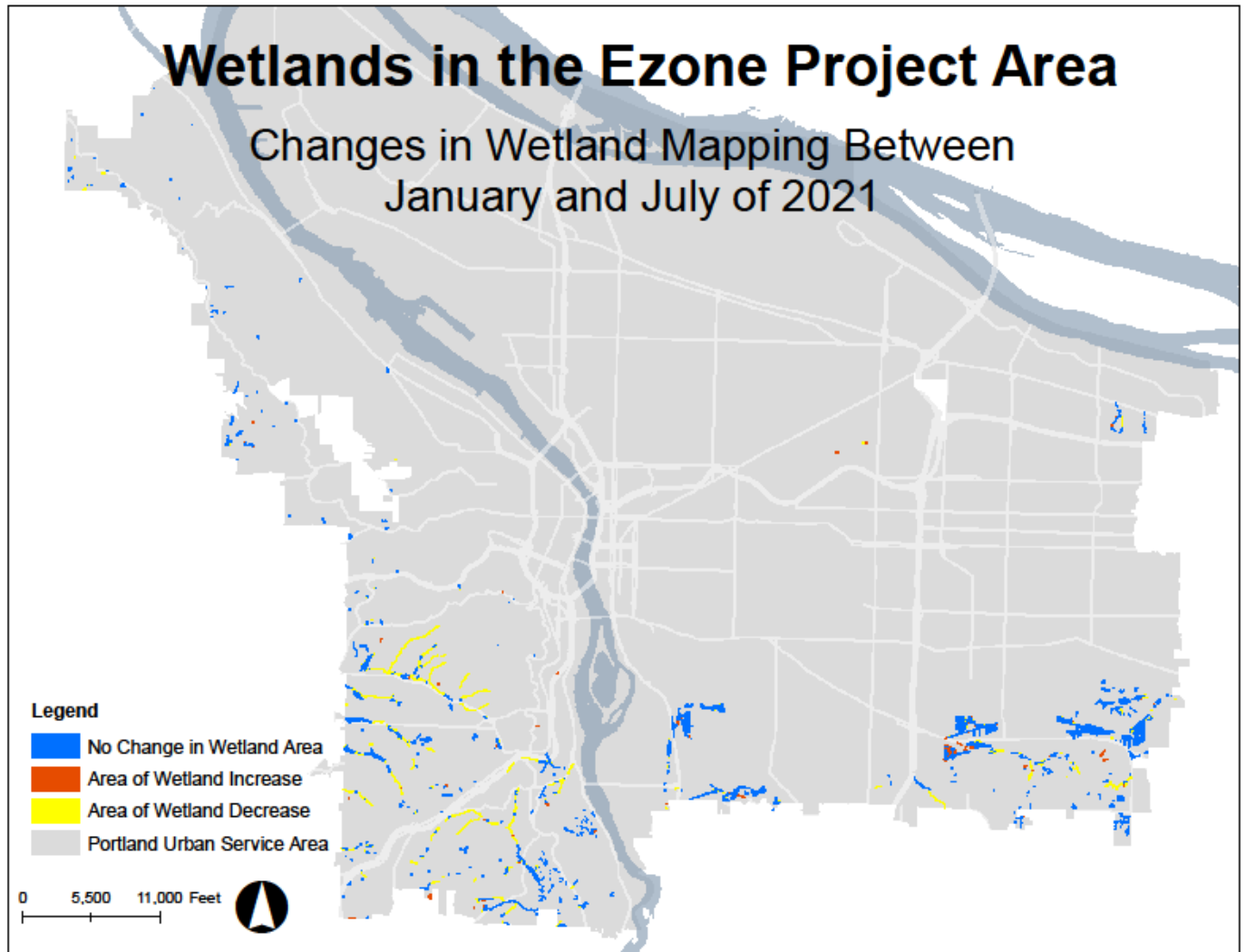


Figure 2: Wetlands that are mapped in the Ezone Map Correction Project geography. Colors are used to show how wetland mapping has changed as a result of wetland determinations.

The wetland determinations that were conducted by SWCA were done according to a specific methodology that is approved by US Army Corps of Engineers. Wetland **delineations** are a more thorough methodology. If private property owners disagree with WIP wetland mapping or SWCA wetland determinations, they can hire a consultant to do a wetland **delineation**. If the Oregon DSL concurs with a wetland **delineation**, this will supersede any results of a wetland determination and the **delineated** wetland will replace the wetland mapping in the NRI and the WIP.

Within the Ezone Map Correction Project geography, there is a net increase of 98 acres of mapped wetlands compared with the NRI wetland mapping that predated the WIP. All of the properties where these wetlands have been found have received notice about the Ezone Map Correction Project, with the exception of 4 properties which were brought in based on DSL-concurred wetland delineations that were conducted by property owners in processes that were unrelated to the WIP, and which were finalized this spring.

Wetland Protection Policy Recommendation

In the west hills of Portland, the previous natural resource protection plans (1991-2002) did not address wetlands explicitly in most cases. However, wetlands are a critical component of the city's stormwater infrastructure, capturing and storing water, which reduces flood risks and improves water quality. Wetlands also provide habitat for wildlife, including at-risk species like red legged frogs. Therefore, staff are recommending a consistent protection policy for wetlands and the riparian area around wetlands:

1. Apply a protection 'p' overlay zone to wetlands and land within 25 feet of wetlands;
2. Apply a conservation 'c' overlay zone to land between 25 and 50 feet of wetlands.

This approach is consistent with Metro Title 13, Nature in Neighborhoods, which requires protection of wetlands and land within 50 feet of wetlands. This policy is also consistent with citywide policy for protection of streams.

There are some specific geographies in Portland where the previously adopted natural resource protection plans did specifically address protecting wetlands. In those geographies, the existing wetland protection policy would be retained rather than the above proposed policy. For example, in lower Johnson Creek around Crystal Springs, the policy adopted in the 1990s was to apply a protection 'p' overlay zone to wetlands and land within 50 feet of wetlands. That more protective policy would be retained. The new wetland policy would only be applied where no existing wetland policy has been adopted by a previous natural resource protection plan.

Many properties on which wetlands are located would have ezones due to stream or vegetation mapping, even if there was no policy to apply ezones to wetlands. But if the wetland protection policy is approved by PSC, ezones will be applied to a number of properties that would not otherwise have ezones and ezones will be expanded on a number of other properties. Project staff are working with the BPS GIS team to get statistics on the amount of proposed ezone coverage that is generated solely by the proposed wetland ezone mapping policy and the

number of properties that wouldn't otherwise have any ezones if not for wetland mapping. Staff will present these statistics at the July 27 PSC Work Session.