



# ENVIRONMENTAL OVERLAY ZONE MAP CORRECTION PROJECT

Planning and Sustainability Commission  
July 27, 2021 Work Session

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City Planner



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Agenda

## Introductions

## PSC Process for Ezones

## Consent Items

- A. Feature map updates
- B. ODFW stream survey
- C. Scenic setback

## Discussion Topic – Wetlands

- Wetland Inventory Project (BES)
- Wetland Protection Policy

## Next Steps



# PSC Process through Recommendation

**So far...** 3 Briefings

2 Hearings

4 Work Sessions (feature data, code amendments)

***As Amended Proposed Draft*** – incorporate all PSC votes so far

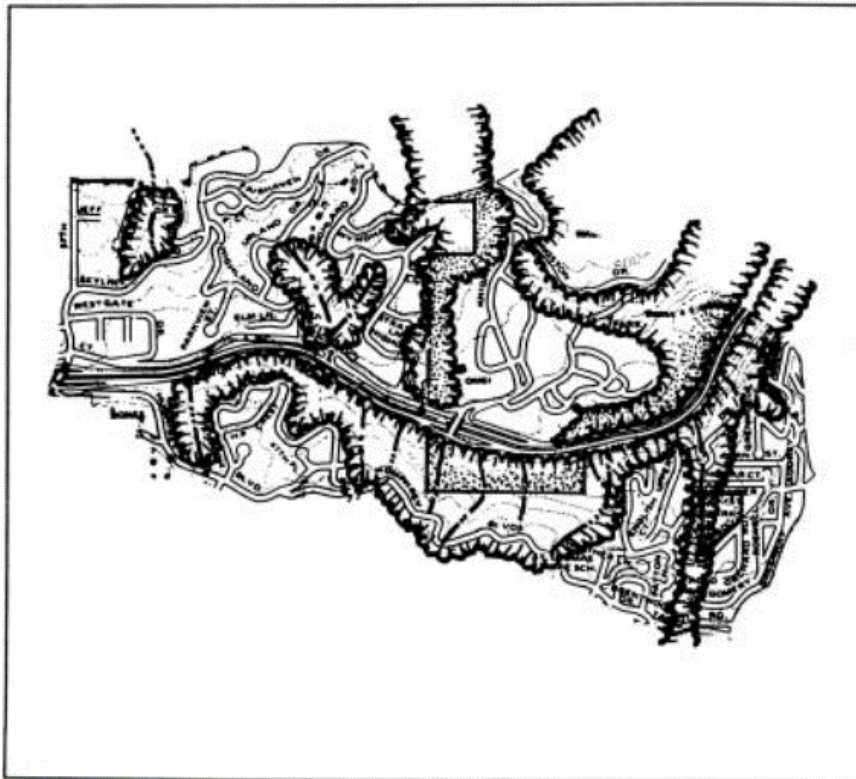
**New Hearing** – August 24

**Final Work Session and Vote** – September 28

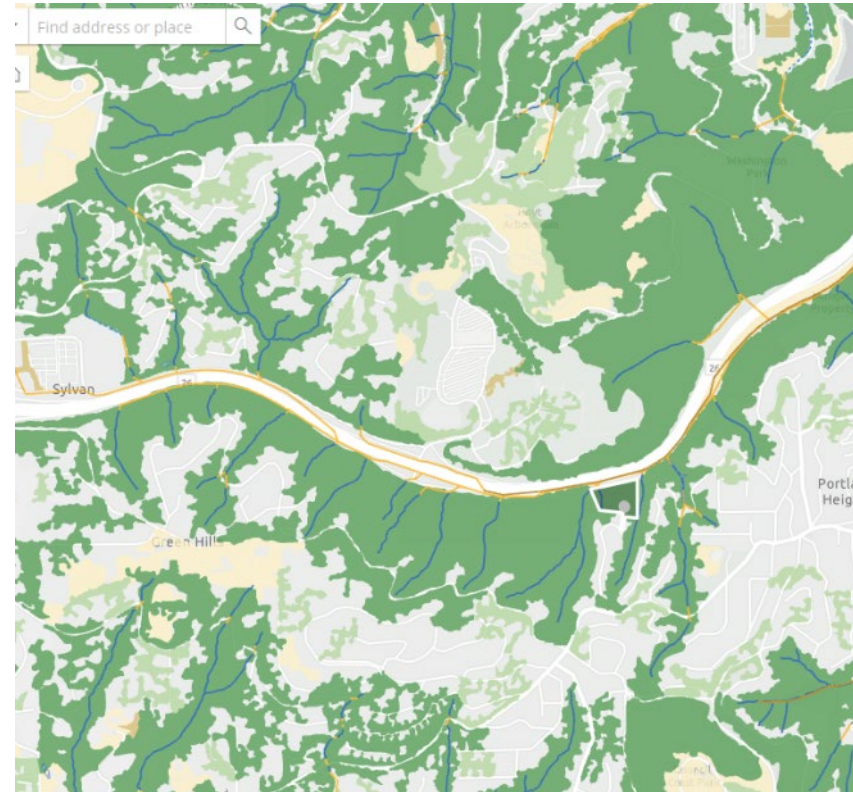
# Project Purpose Reminders

## Outdated Data

The data about where the features are located is out of date.



1994



2020

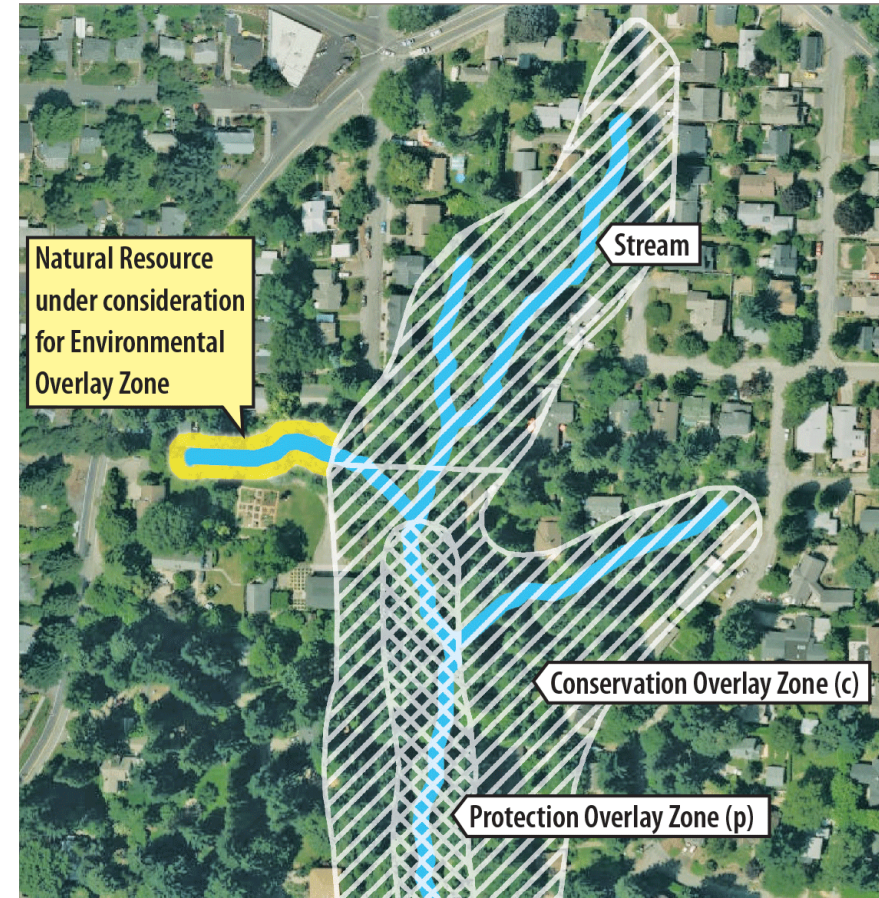




# Project Purpose Reminders

## Unprotected Features

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



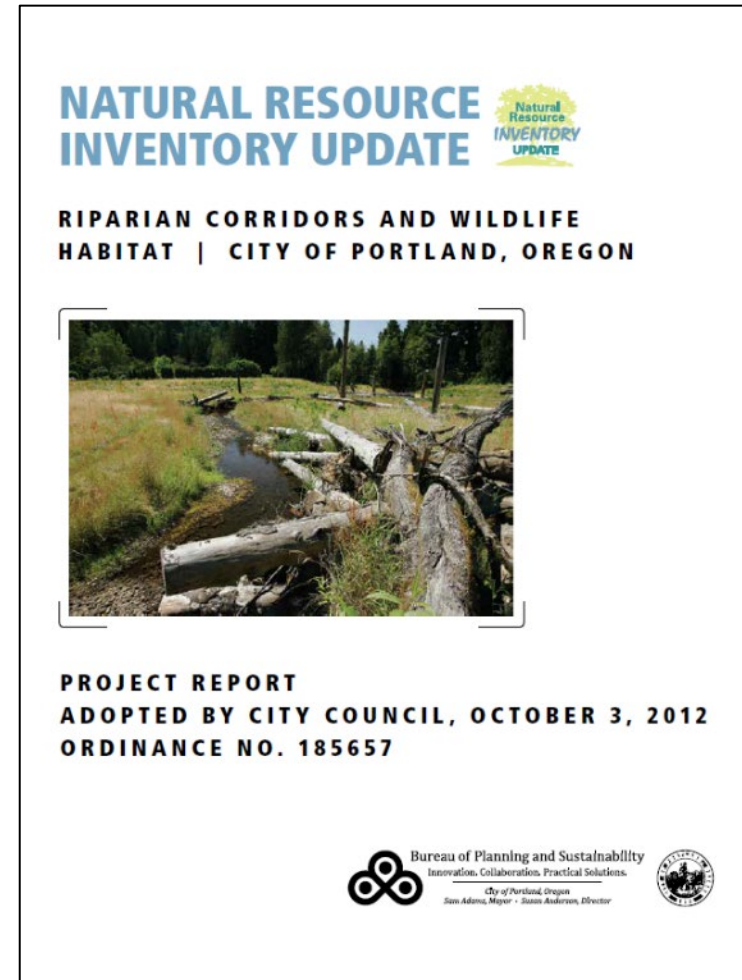
# Project Purpose Reminders

## Adopted Feature Definitions and Protection Policies

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

Adopted stream, tree canopy, steep slopes and wildlife habitat protection policies are staying the same and being applied to the updated feature maps.

*New protection policies for wetlands – discussion tonight*



# Project Purpose Reminders Environmental Overlay Zones

## Exempt:

Maintenance, repair, and replacement of existing structures including houses, decks, driveways, fences, etc. as long as the development footprint is not increased

Maintenance of existing gardens, pastures, lawns, and other planted areas, including the installation of new irrigation and drainage facilities

**New development** would need to meet standards or be approved through Environmental Review. Mitigation for impacts, such as removing trees, will be required.



# Consent Items

- A. Site visit feature map changes to streams and forest canopy
- B. Document updates to incorporate ODFW stream survey information
- C. Scenic setback exemption within ezones





# Vote: Consent Items

**Amendment A:** Update the Natural Resources Inventory to incorporate the results of site visits.

**Amendment B:** Add a description of the survey methodology and outcomes to the Proposed Draft Volumes 2A – 2G.

**Amendment C:** 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. Development within an environmental overlay zone is exempt from this setback standard.



# Wetlands - Summary

Ezone Map Correction Project is correcting the location of the ezone boundaries based on existing and adopted protection policies and to align with updated mapping of the existing streams, tree canopy, steep slopes and wildlife habitat.

**Except ... wetlands**



# Wetlands

## Why protect them?

### Wetlands provide the following functions:

- Store water and release slowly to ground water and streams
- A place for flood water to go
- Improve water quality
- Provide microclimate (air cooling) benefits
- Provide habitat for wildlife

When a wetland is filled, the water must go somewhere and can cause flooding and erosion on nearby properties and within streams.



# Wetlands

## Why aren't all wetlands already protected?

### Original Protection Plans

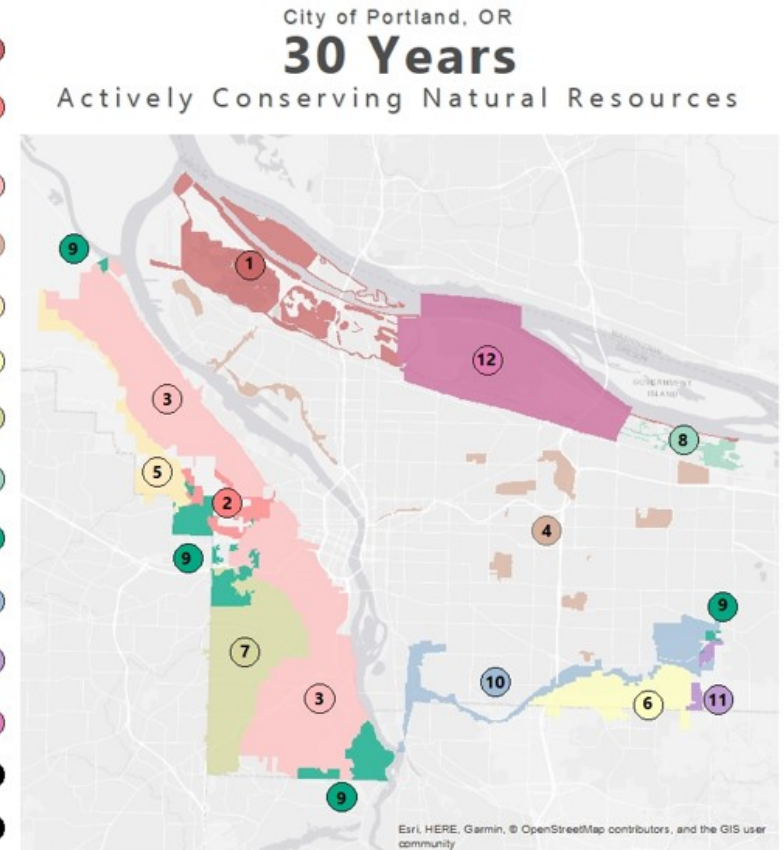
- 1989-2002
- Wetland data from National Wetland Inventory

### 2010 Wetland Update

- Permits
- Already completed delineations

### Wetland Inventory Project

- More than 300-acres of new wetlands mapped
- More than 135-acres of COP wetlands determined to be uplands or developed





# Wetland Inventory Project - Why

## Why is BES leading the wetland mapping project?

- Conditions assessment of natural stormwater infrastructure
- Functions expensive to replicate
- Unmapped wetlands
- No characterization data





# Wetland Inventory Project - Process

## Federal and State guidelines for a planning level wetland survey

1. Review existing maps and aerial photography, and plot known and potential wetlands on a map
2. Request access to properties with wetlands
3. Field verify presence or absence of wetlands



# Wetland Inventory Project – Starting Point

## The 2010 Wetland Update

- Obtained jurisdictional wetland records from the state (DSL wetland files)
- Field verified some additional wetlands
- Created a process for adding new wetland data from qualified sources.

Natural Resource Inventory Update  
wetland data refinement project | February 2010



City of Portland Bureau of  
**Planning and Sustainability**  
Sam Adams, Mayor | Susan Anderson, Director

# Wetland Inventory Project – Existing Data Quality

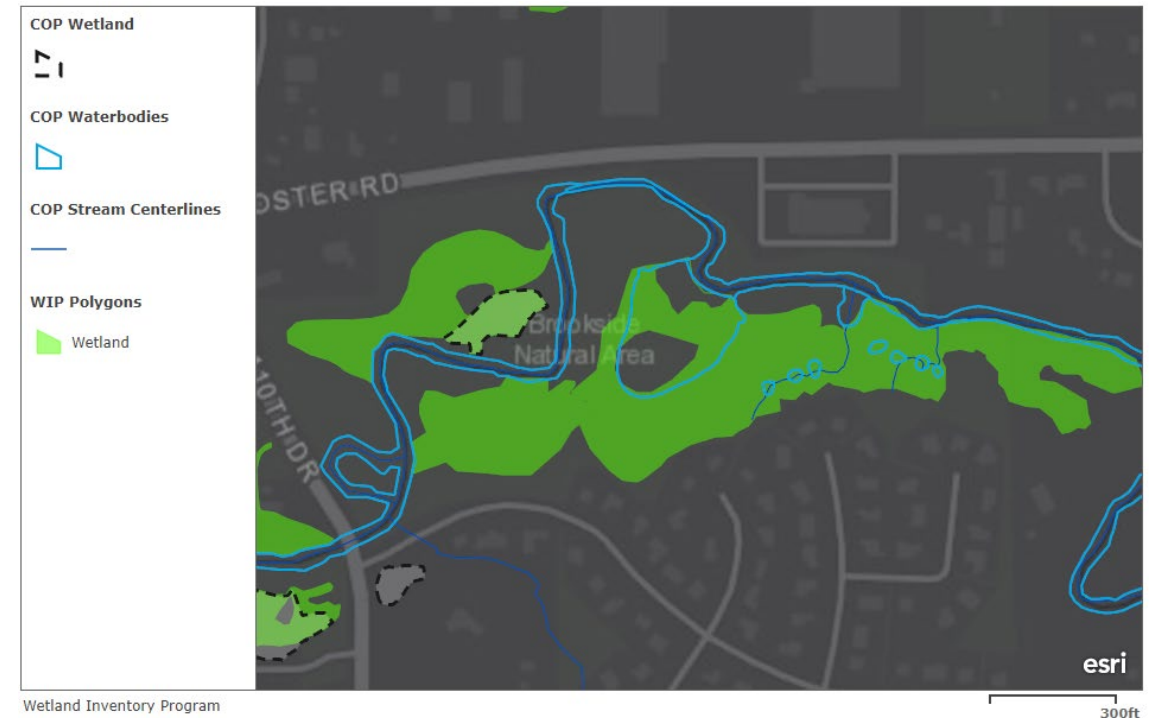
## Missing wetlands and varying degrees of certainty in current wetland inventory

### COP Wetlands with Low Confidence Source

- National Wetland Inventory
- Aerial Photo
- LiDAR

### COP Wetlands with High Confidence Source

- DSL wetland files
- Field Surveys
- Land Use Reviews





# Wetland Inventory Project – Potential Wetlands

## Step 1. Identify potential wetlands

- National Wetland Inventory
- Hydric Soil Map (USDA)
- National Hydrography Dataset (USGS)
- Wetland, streams, and waterbodies (City of Portland, NRI)
- Evidence of ponding or saturated soils visible on aerial photographs
- LiDAR Topographic data
- Local knowledge



# Wetland Inventory Project – Request for Access

## Step 2. Request property access

- Notice to owner of City updating wetland mapping
- Permission to access consent form
- Coordination of site visits

**Why are you receiving this notice?**

The City of Portland is updating information about wetlands. From preliminary data, part of your property may have wetland characteristics. The City is requesting your participation to gather the most accurate information possible about the location and quality of wetlands. While aerial photography, soil maps, and other information will also be used to map wetlands, staff would like permission for an environmental consultant to walk on your property to complete an onsite wetland determination. The consultant will not come onto your property without your consent. Please complete and return the "Permission to Access" form.

**Site visits will usually take less than 30 minutes after testing. No damage to your property or infrastructure can be expected.**

**What is a wetland?**

Wetlands are a natural resource that provide support, and they are important for soil conditions and infrastructure. This form provides an explanation of wetlands.

**How will the information be used?**

The wetland information will be used in planning and mapping. The City will be notifying state agencies.

**When will the site visit occur?**

The NRI, including site visits, will occur between March and the end of June of 2020. Prior to the site visit, you will receive a notice.

**Wetland Determination Site Visit  
Permission to Access  
Property Owner Consent Form**

I understand that SWCA Environmental Consultants, an environmental consulting firm, has been contracted by the City of Portland to conduct wetland determination site visits for the city's natural resource inventory. In order to accurately determine the presence or location of a wetland, staff from SWCA needs to enter onto my property. By signing this form, I grant consultant permission to access my property for the purpose of this inventory.

The site visit will occur between March through the end of June of 2020. It will take place on a weekday and in most cases will not last longer than 30 minutes. If the consultant visits my property, they may dig a few small test holes (1ft wide) to help identify wetland soils. The consultant will fill these holes back in with soil. No gardens or lawns will be disturbed. Although my presence is not necessary, I will be flexible in working with me on any special arrangements that I may have.



# Wetland Inventory Project – Field Verification

## Step 3. Field verification of wetlands

- Visually confirm previously delineated wetlands identified by DSL wetland files
- Field verify all wetlands on private properties with a sample plot when access granted, and wetland accessible
- Field verify all wetlands on public properties to the extent practicable





# Wetland Inventory Project – No Access to Properties

## Step 3. Field verification of wetlands (continued)

- Some wetlands can be field verified from adjacent properties.
- Offsite determination methods are used when access is not granted or is otherwise prevented due to safety issues or physical barriers.





# Wetland Inventory Project – Future Updates

- A landowner with potential wetlands may request an onsite determination from the Wetland Inventory Project even after the Ezone Correction Project is complete.
- Land Use Reviews, Wetland Delineation Concurrence Files, and Removal-Fill Permits continue to update the City's wetland inventory.



# Wetland Inventory Project – Preliminary Results

## Prior to 2021 Field Season

- WIP added ~300-acres of acres of high confidence wetlands
- 135-acres verified as upland or developed
- 104-acres verified as non-wetland waters only

## 2021 Field Season on Private Property

- 275 private properties visited by consultant
- 74 wetlands and 7 new waters mapped
- Additional DSL concurred wetlands field verified by consultant
- 20 areas remove (developed or upland)
- Additional potential wetland areas field verified as uplands or stream-only by consultant



# Wetland Inventory Project

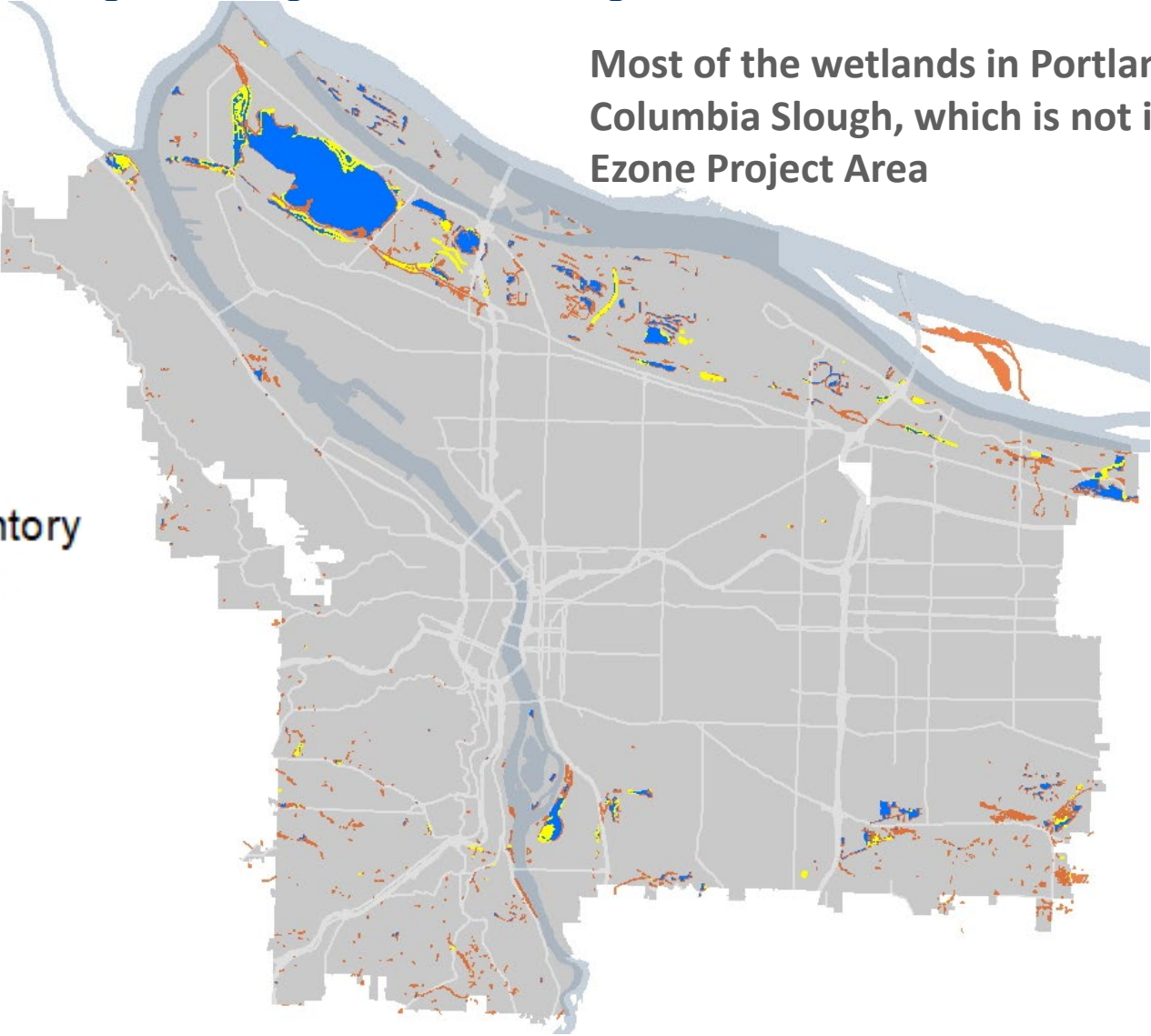
Questions?



# Wetland Inventory Project – Citywide Outcomes

Most of the wetlands in Portland are in the Columbia Slough, which is not included in Ezone Project Area

- Wetland Removed From Inventory
- Wetlands Already in Inventory
- New Wetland Added
- Urban Service Area





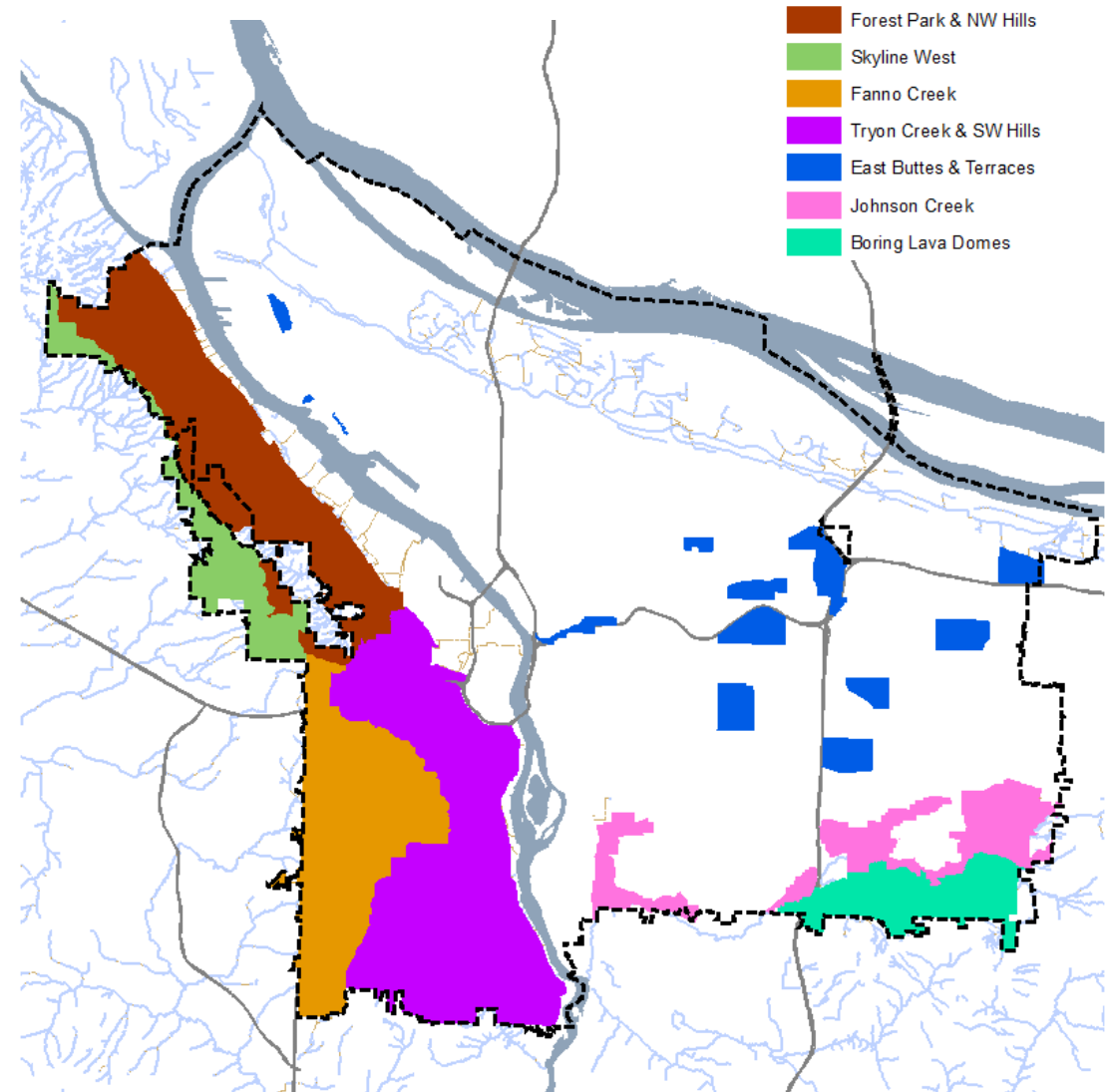
# Wetland Protection Policy

## Existing Policies:

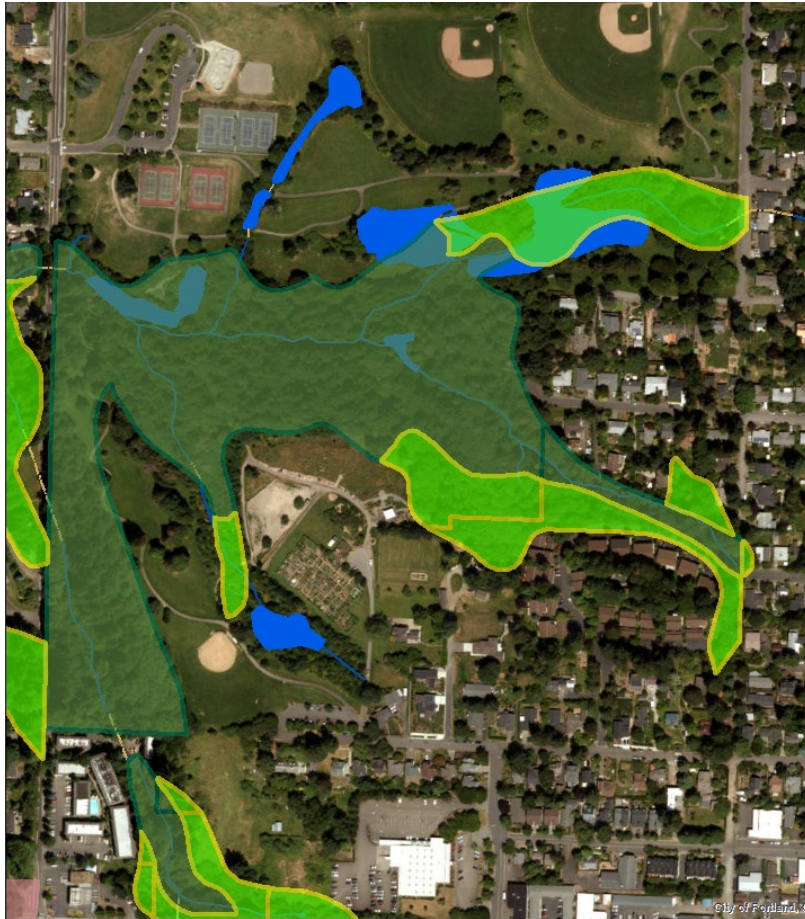
- Johnson Creek
- East Buttes, Terraces and Wetlands
- Specific large wetlands (e.g., Beggar's Tick Wetlands)

## Missing Wetland Policies:


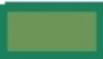

- NW Hills and Forest Park
- Skyline
- Fanno Creek
- Tryon Creek
- Boring Lava Domes



# Wetland Protection Policy



Resource Site in SW Portland with no existing wetland protection policy.

-  Existing C Zone
-  Existing P Zone
-  Mapped Wetlands



Resource Sites in SE Portland. Adopted policy already applies ezones to wetlands.

# Wetland Protection Policy

For resources site where there is not already a wetland protection policy ...

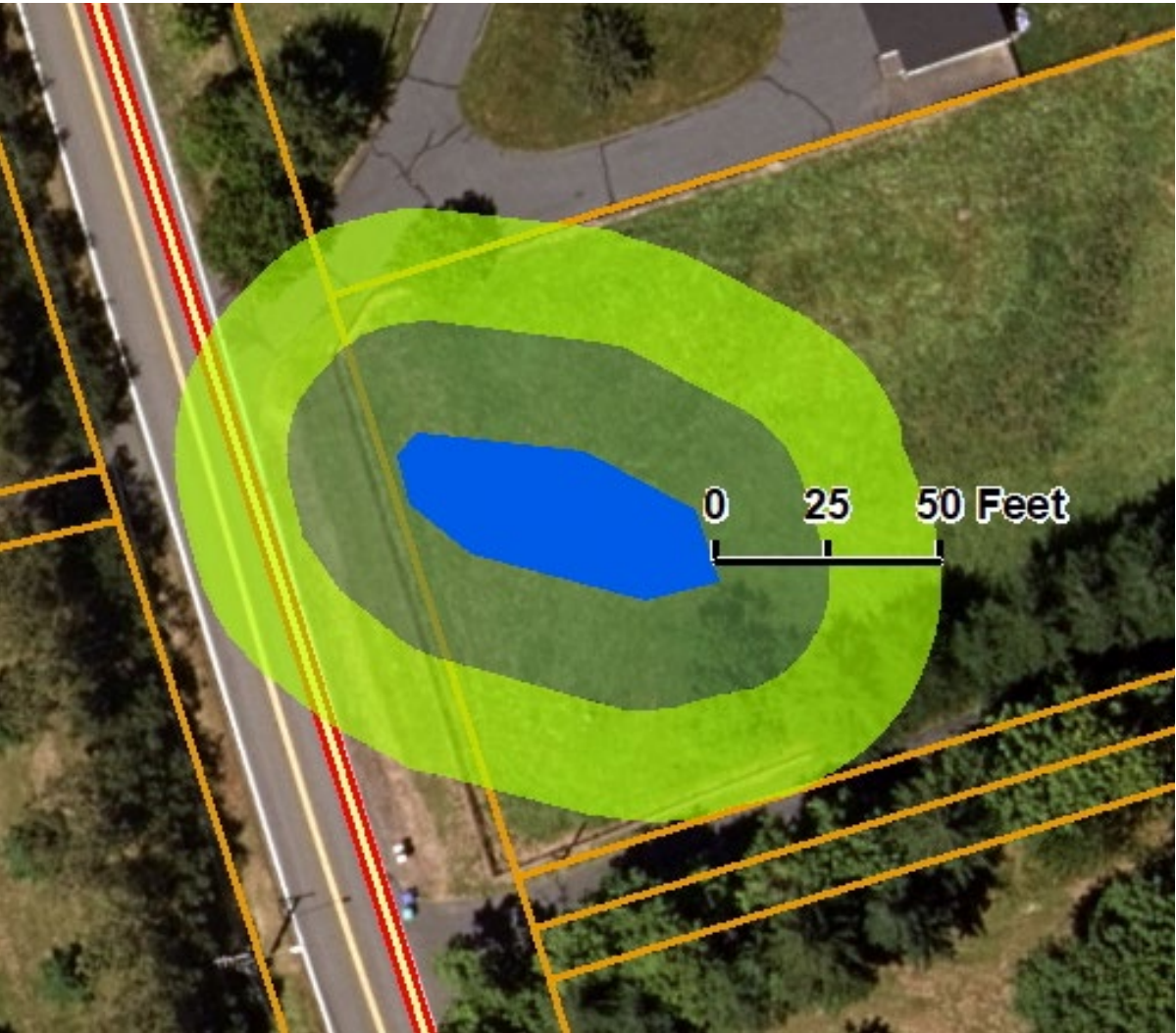
- Apply a protection 'p' zone to wetlands and land within 25 feet of wetlands, and
- Apply a conservation 'c' zone to land between 25 and 50 feet of wetlands.




This is consistent with Metro Title 13 requirements to protect wetlands and land within 50 feet of wetlands, and it is consistent with citywide policy for streams.





# Wetland Protection Policy



-  Mapped Wetlands
-  Draft C Zone
-  Draft P Zone

# Vote: Wetland Amendments

**D.1** - Update the Natural Resources Inventory with the results of the wetland determinations.

**D.2** - For resources site where there is not already a wetland protection policy ...

- Apply a protection 'p' zone to wetlands and land within 25 feet of wetlands, and
- Apply a conservation 'c' zone to land between 25 and 50 feet of wetlands.





# Next Steps

July 28, 2020 – Public Hearing

Sept 8, 2020 – Work Session

Feb 23, 2021 – Public Hearing

April 13, 2021 – Work Session

May 4, 2021 – Work Session

June 22 – Briefing (*added*)

**July 27 – Work Session on Wetlands**

**August 5 – Release *As Amended* Proposed Draft**

**Aug 24 – Public Hearing**

**Aug 25 – Deadline for site visits requests**

**Sept 10 – Close Record/Last Site Visits**

**Sept 27 – Work Session/Vote**

**Early 2022 – City Council**





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

**Mindy Brooks**

City Planner

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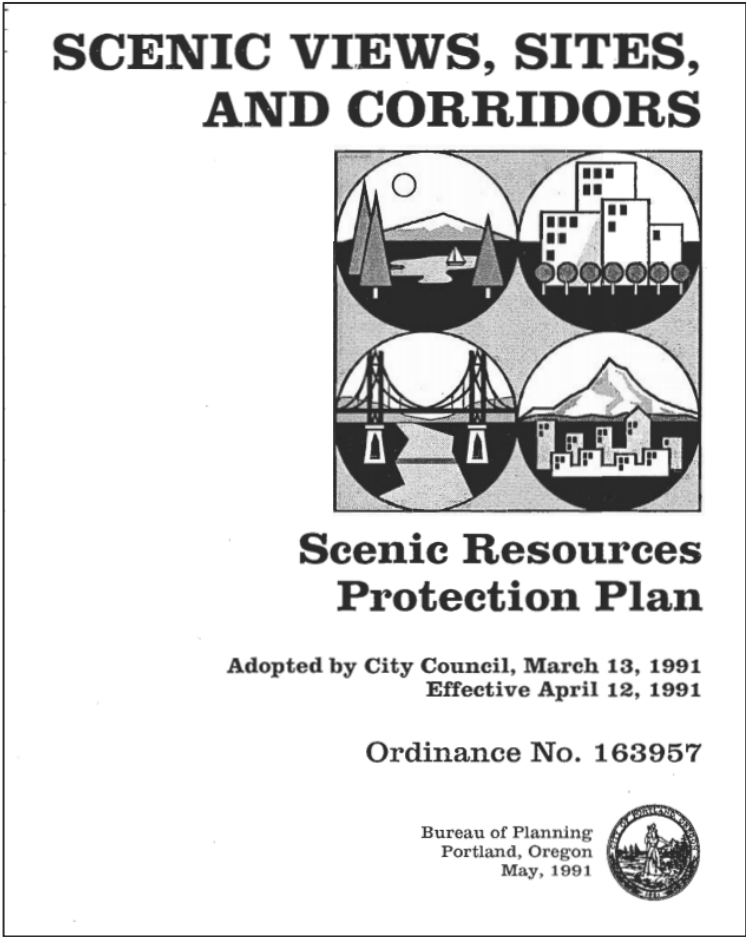
Traducción e Interpretación | Biên Dịch và Thông Dịch | अनुवादन तथा व्याख्या | 口笔译服务 |  
Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад |  
Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການ  
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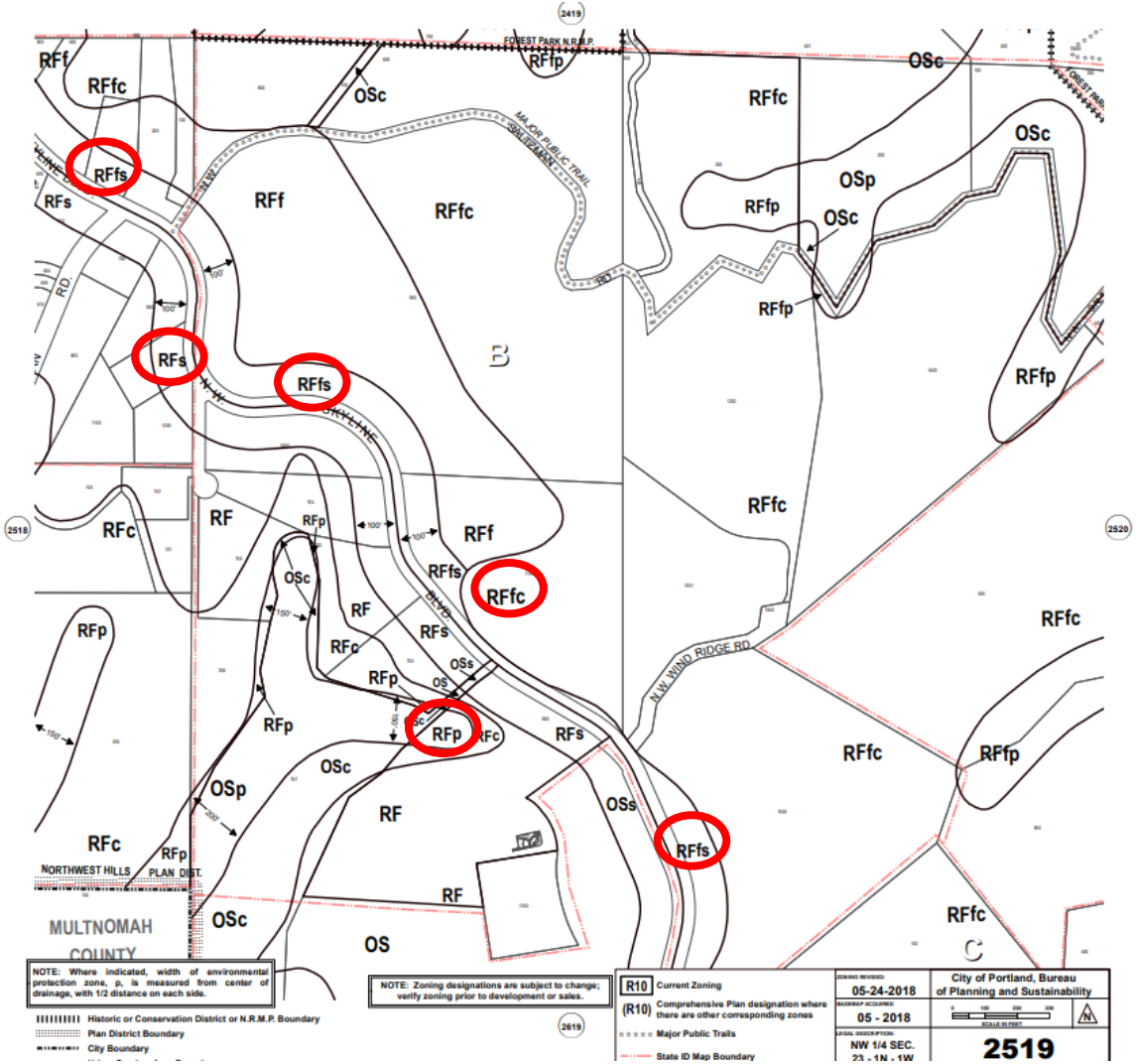
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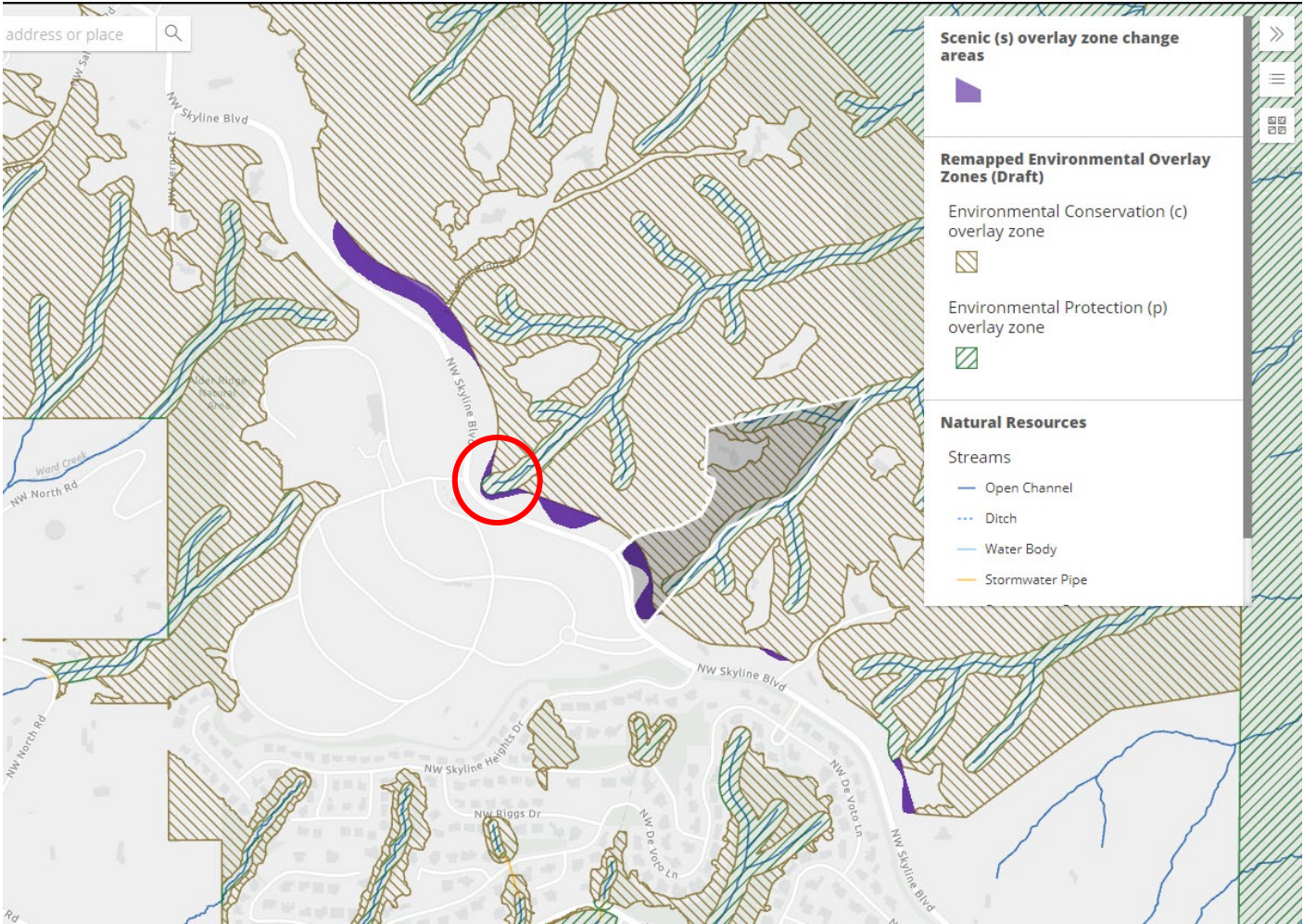
# Scenic Zone Overlay



# Scenic Zone Overlay – Existing Zoning



# Scenic Zone Overlay – Proposed Zoning





# Vote: Scenic Zone Overlay

## Amendment C: 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. Development within an environmental overlay zone is exempt from this setback standard.

