



ENVIRONMENTAL OVERLAY ZONE MAP CORRECTION PROJECT

Planning and Sustainability Commission
August 24, 2021 Public Hearing

Mindy Brooks

City Planner, Project Manager

Daniel Soebbing

City Planner



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Agenda

1. **Introductions**
2. **Summary of PSC's Amendments**
3. **Summary of Written Testimony Received**
4. **Public Hearing**
5. **PSC Discussion**
6. **Next Steps**
7. **Conclude**

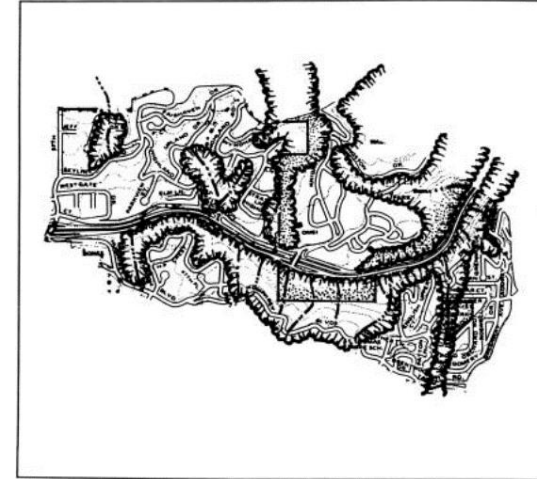


Project Purpose Reminders

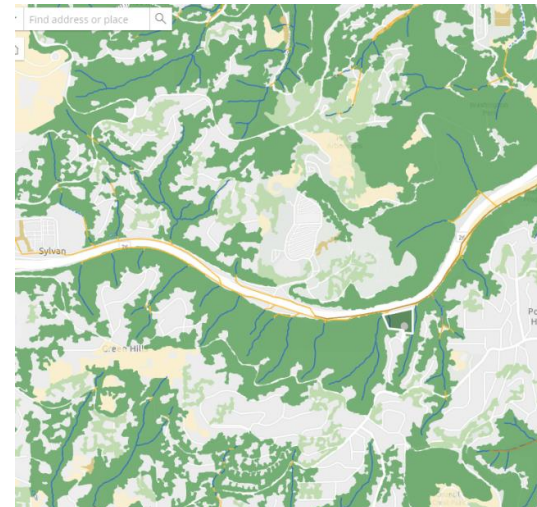
Scope

Purpose: Correct the boundaries of the conservation and protection overlay zones to better align with existing streams, wetlands, vegetation, slopes and wildlife habitat.

Why: Because the data used to apply the ezones is 15-20 years out of date and the technology exists more accurately natural resource features.



1994



2020

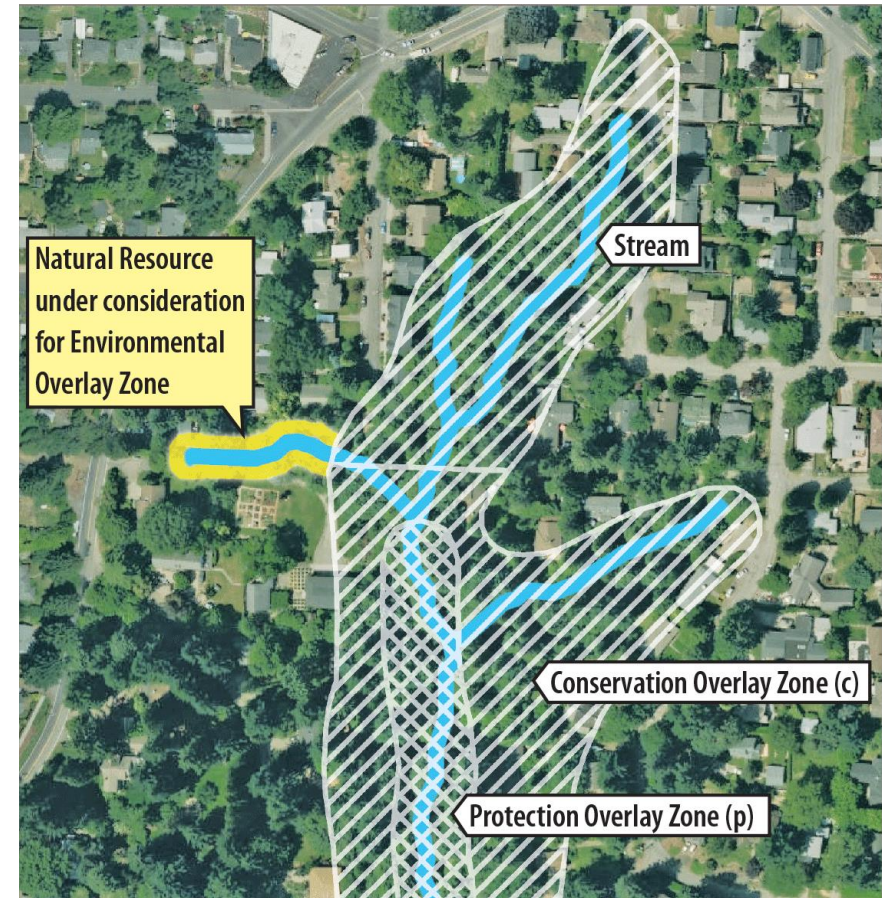


Project Purpose Reminders

Unprotected Features

This is an example of what is being fixed.

The ezones are supposed to protect the streams but don't align with the existing stream channels



Project Purpose Reminders

Environmental Overlay Zones

Conservation 'c' zone

Allows some **new** private development that is sensitive to the natural resources

Protection 'p' zone

Prohibits most **new** private development; allows new stormwater outfalls, public streams and similar infrastructures (with mitigation)



Project Purpose Reminders

Impacts on Development

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.

Trees that are within 10 feet of structure or that are dead/dying and dangerous can be removed with a tree permit.

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



PSC's Amendments

- A. Feature map corrections
- B. Wildfire risk and vegetation management
- C. Trails
- D. Septic systems
- E. Flood control facilities
- F. Scenic corridors
- G. Wetland policy
- H. Miscellaneous



Testimony

July 2020 – 276 oral and written

Feb 2021 – 58 oral and written

Aug 2021 – 33 written

Comments in order of frequency:

1. Feature map is incorrect (Majority of Comments)
2. Use a different feature definition or mapping protocol
3. No dispute over feature mapping, but ezones are too restrictive or may impact property value
4. Request to increase protection for certain resources



Testimony received for this hearing:

14 – Don't Apply Ezones to My Site or Don't Increase Protections on My Site

6 – Support Adoption of Ezone Map Correction Project (some with caveats)

7 – Want Increases in Protections of Some Features

8 – Wetland Related

3 – Requested Smoother or Straighter Ezone Mapping Lines

More than half of the testimony came from individuals that have previously testified



Hearing



PSC Discussion



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 – Written Testimony Closes

Sept 28 – Work Session/Vote

Early 2022 – City Council





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Amendment: Feature Map Corrections

The Ezone Project is retaining the past policies about protection streams, vegetation, steep slopes and wildlife habitat

AND

Applying the protection policies to the corrected maps of where the existing natural resources are located.

So ... staff have offered site visits to verify the location of features.

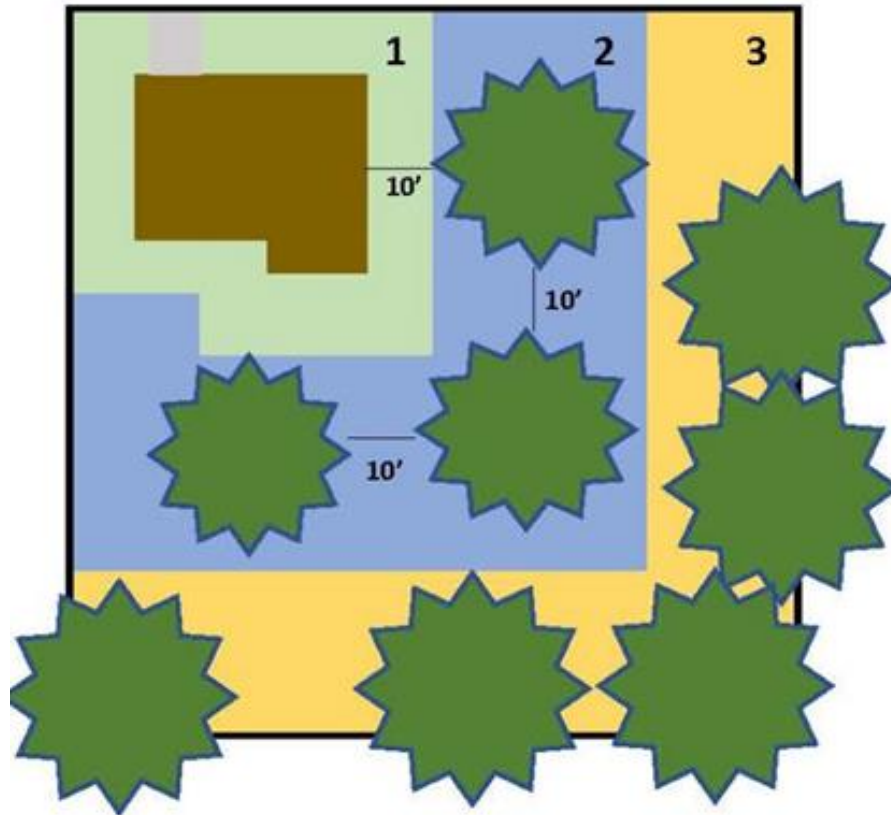
441 site visits and 267 wetland determinations have been completed since June 2020



Amendment: Feature Map Corrections

On site, staff use the 2012 adopted feature definitions and mapping protocols to update the maps. Then the ezones automatically shift to apply to the features.

Amendment: Wildfire Risk and Vegetation

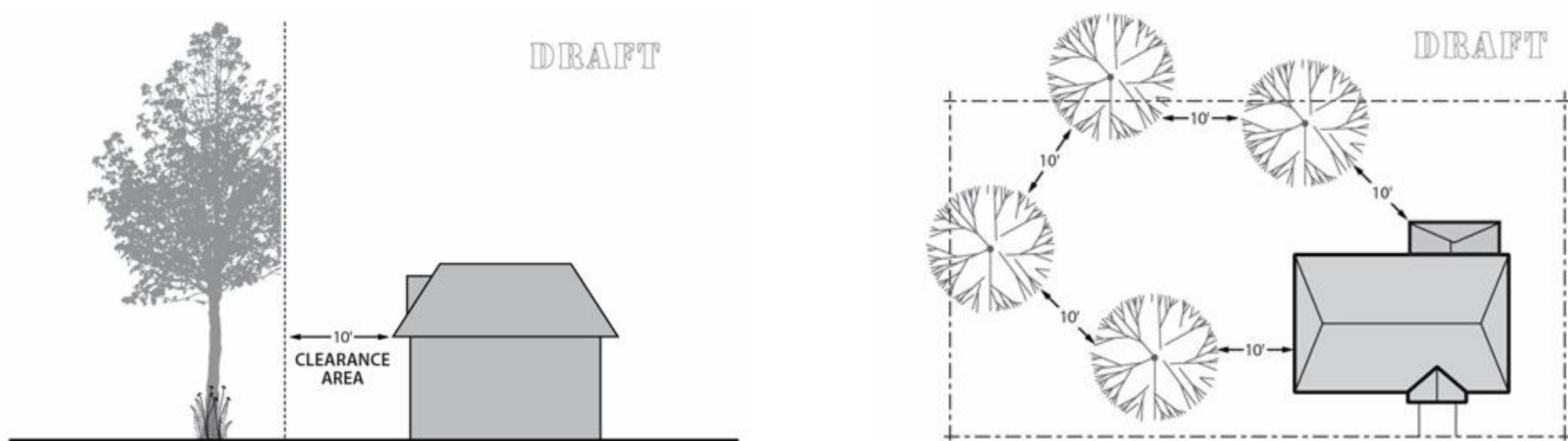


- 1: Defensible Space (light green):** 0-10 ft from existing structures
- 2: Intermediate Zone (blue):** 10 - 30 ft from existing structures
- 3: Management Area (yellow):** More than 30 ft from existing structures

Amendment: Wildfire Risk and Vegetation

Amendments:

1. Clarifications about tree removal and branch pruning



Amendment: Wildfire Risk and Vegetation

Amendments:

2. New exemption for fire breaks
 - 36 inches wide
 - Not paved (gravel OK)
 - 15 feet from water bodies
 - Tree pruning OK, no tree removal

Amendment: Trails

While reviewing the fire breaks, PSC asked to expand the allowed trail width to match minimum ADA recommendation, which is 36 inches

Amendment: Septic Systems

Two amendments:

1. Allow septic system in existing yards
2. Allow new septic systems outside of existing yard if no trees are removed and the disturbance is setback from streams and wetlands



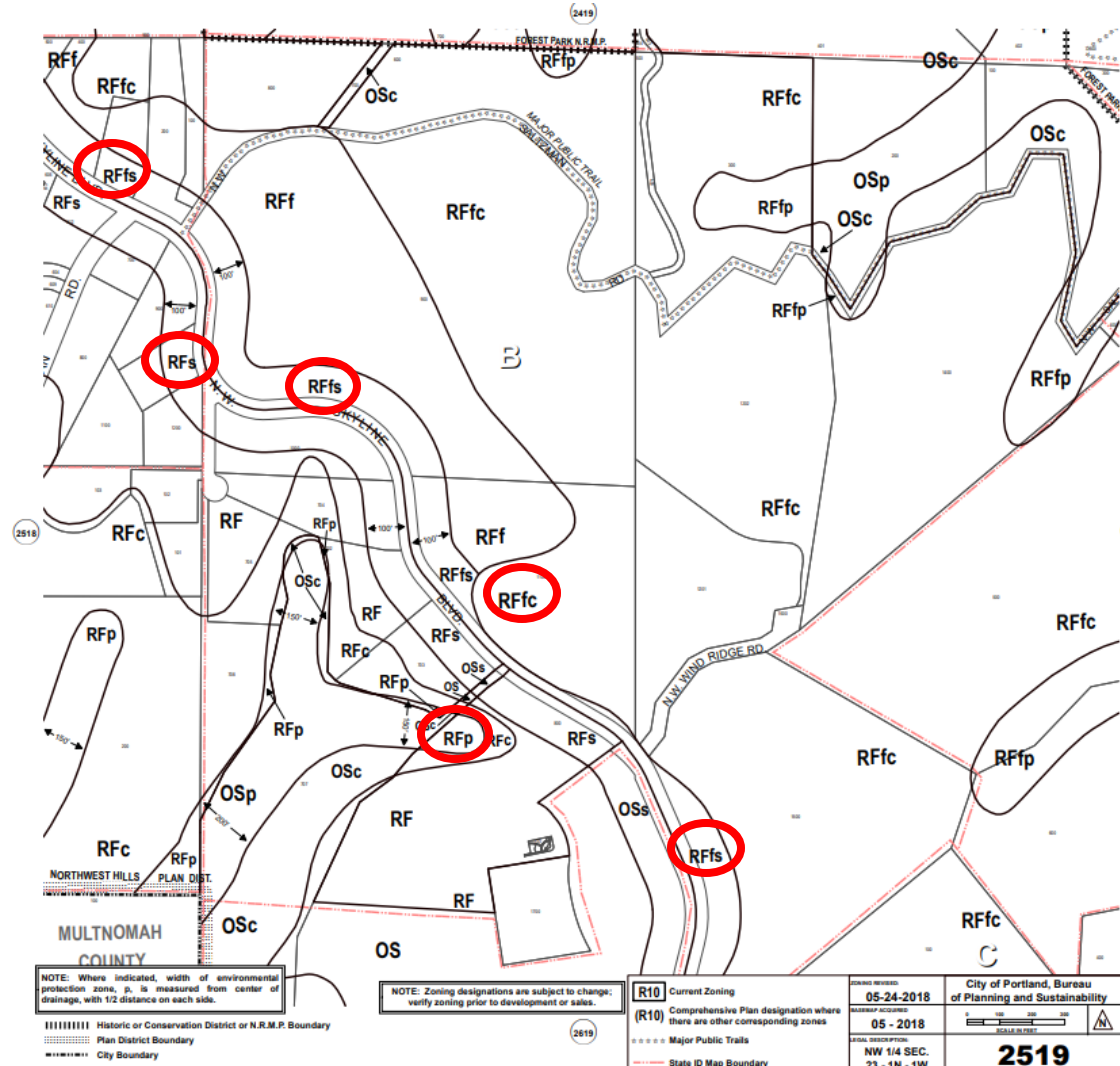
Amendment: Flood Control Facilities



Example of safety upgrade for access to the culvert



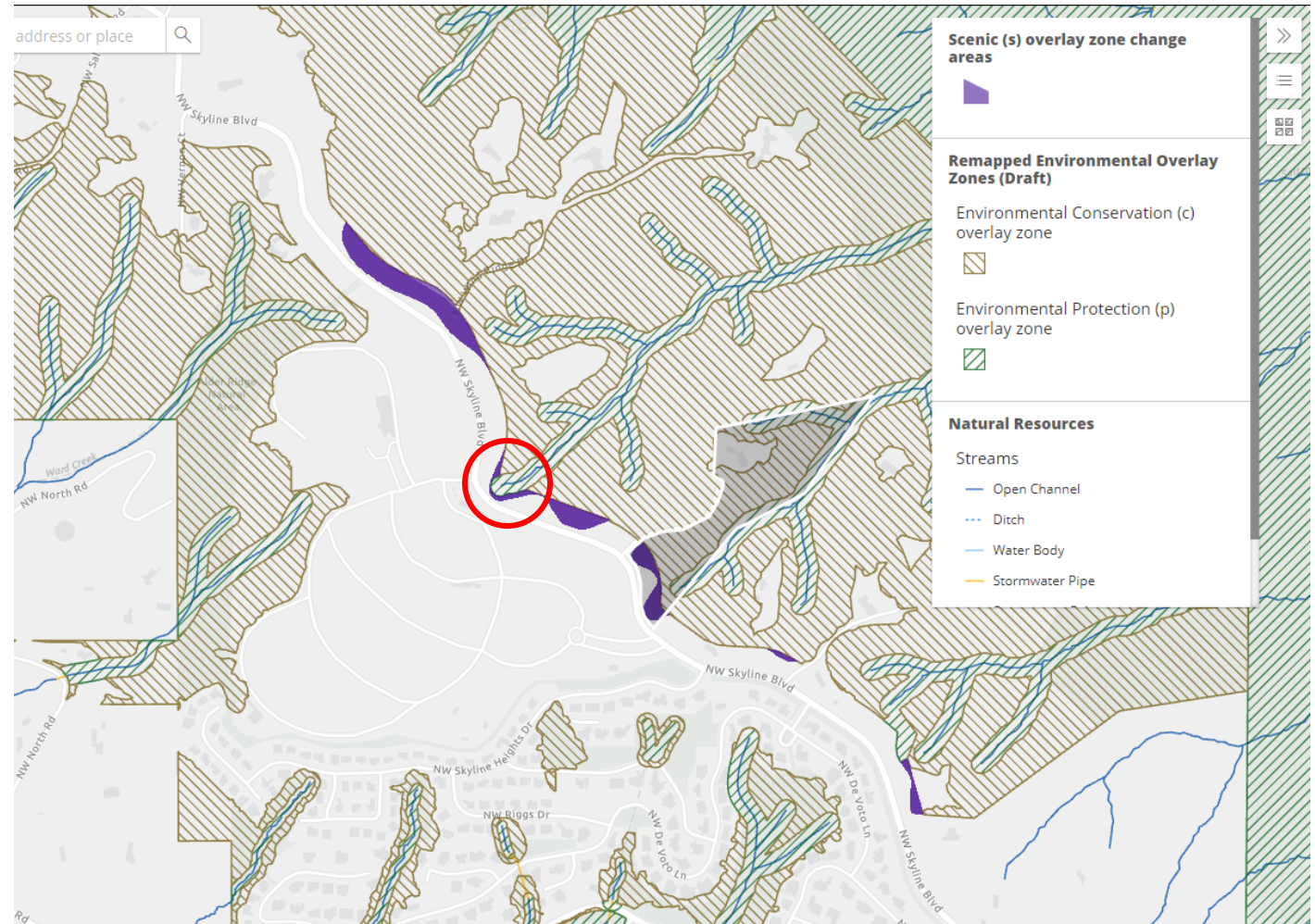
Amendment: Scenic Corridors



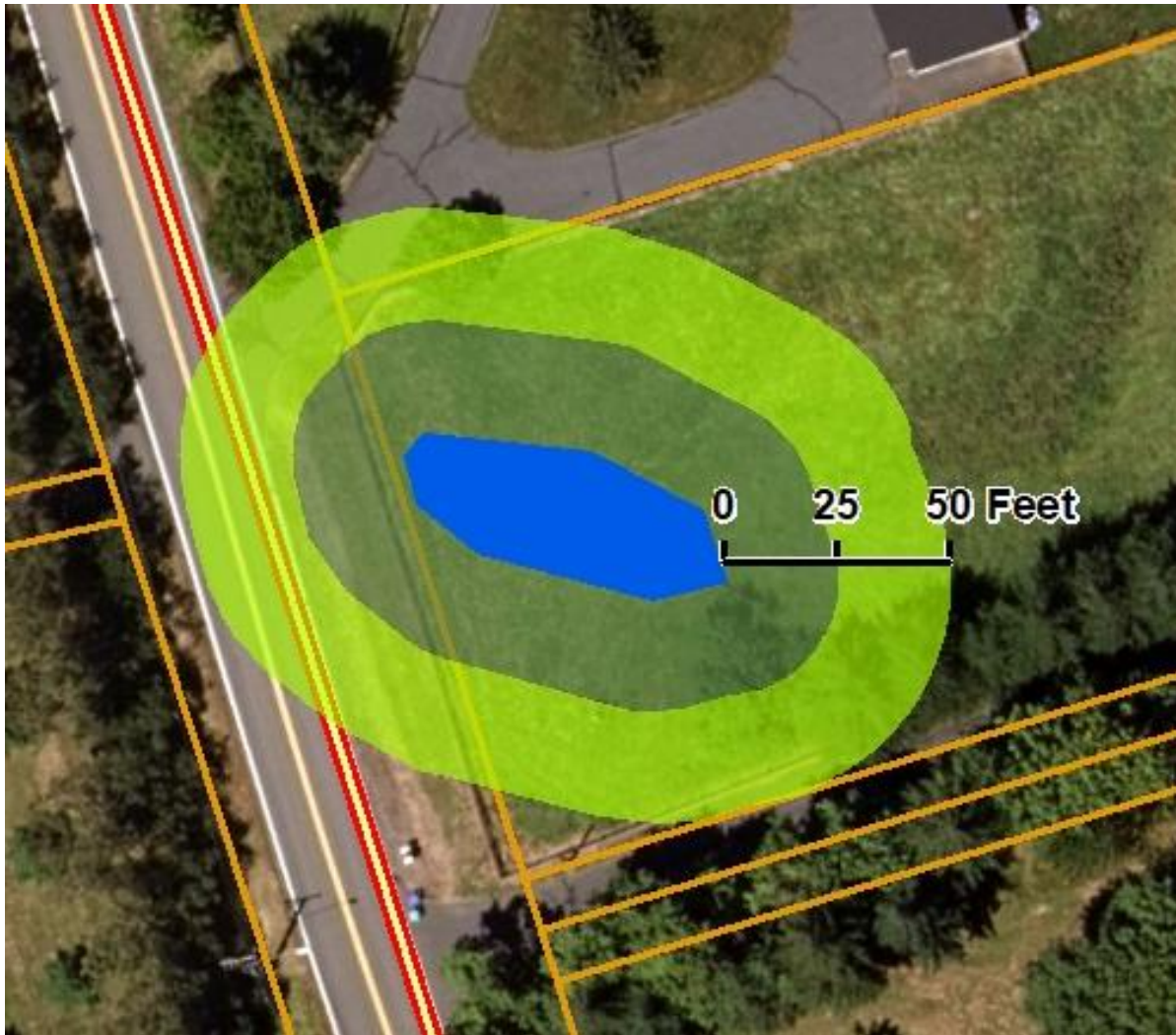
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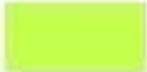

Amendment: Scenic Corridors

Amendment removes the required street setback when the 's' zone overlaps with the 'c' or 'p' zone.



Amendment: Wetland Policy



-  Mapped Wetlands
-  Draft C Zone
-  Draft P Zone