



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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Date: April 15, 2014
To: Interested Person
From: Stacey Castleberry, Land Use Services
503-823-7586 / Stacey.Castleberry@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-113682 EN

GENERAL INFORMATION

Applicant/Owner: Portland Bureau of Environmental Services / **Attn:** Fred Macgregor
1120 SW 5th Avenue, Suite 1000 / Portland OR 97204

Additional Owners: Portland Bureau of Parks and Recreation
1120 SW 5th Avenue, Suite 1302 / Portland, OR 97204-1912
City of Portland
1120 SW 5th Avenue, Suite 1204 / Portland, OR 97204

Representative: Winterbrook Planning / **Attn:** Tim Brooks
310 SW 4th, Suite 1100 / Portland, OR 97204

Site Address: Wright Island, Moore Island (North of N. Columbia Blvd., east of N. Portland Road); 10505 N Portland Road (Construction access site)

Legal Description: TL 1000 22.50 ACRES, SECTION 05 1N 1E; SECTION 05 1N 1E, TL 300 1.96 ACRES; SECTION 05 1N 1E, TL 200 1.37 ACRES; SECTION 05 1N 1E, TL 300 3.00 ACRES; SECTION 05 1N 1E, TL 300 6.54 ACRES; SECTION 05 1N 1E, TL 200 0.79 ACRES.

Tax Account No.: R941050220; R314586; R314540; R314537; R314561; R314592.
State ID No.: 1N1E05B 01000; 1N1E05C 300; 1N1E05C 200; 1N1E05DB 300; 1N1E05 300; 1N1E05DD 200.

Quarter Section: 1924, 2025, 2026,
Neighborhood: Kenton, contact Steve Rupert at 503-317-6573. St. Johns, contact Justin Sundling at justinsundling@gmail.com.

Business District: Columbia Corridor Association, Peter Livingston at 503-796-2892.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: IH, OS, IG2, c, p (Heavy Industrial, Open Space, and General Industrial 2 base zones; Environmental Conservation and Environmental Protection overlay zones)

Case Type: EN (Environmental Review)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant, Portland's Bureau of Environmental Services (BES) proposes to install large woody debris (LWD) structures along the shoreline of Wright and Moore Islands in the Columbia Slough to enhance in-stream habitat for native fish species, particularly rearing and refugia habitat for juvenile salmonids.

The large woody debris structures will consist of multiple logs pinned together and anchored into the slough bottom. The logs will be barged to each site from a nearby access point west of the N. Portland Road bridge. The access point consists of a staging and storage area with a crane platform located above the south bank of the Columbia Slough. Access to the staging area will be through an existing industrial site at 10505 N. Portland Road, via an existing N. Portland Road driveway.

Temporary disturbance to the site, at both the islands and the access point, will be minimal. The LWD installation will be done using helical anchors, requiring no excavation or fill in the slough bottom. Expected turbidity and sedimentation impacts are so low that National Marine Fisheries Service (NMFS) staff recommended against using planned silt curtains, since their installation would cause more disturbance than the helical anchors. At the access site, the planned gravel accessway, turnaround, staging and crane areas are located on previously disturbed land. Today, this area is dominated by Himalayan blackberry and invasive grass species, and asphalt paving is evident just feet from the top of the slough bank. No grading, tree removal or disturbance to significant vegetation is planned within the environmental zone. Outside the environmental zone, a few sapling trees may need removal to allow access between the turnaround and staging area. Between the access point and the installation sites, logs will be transported up the Columbia Slough on barges, causing no resource disturbance.

The larger Lower Columbia Slough enhancement project involves work at two separate locations in the slough: Wright and Moore Islands and Ramsey Reach. This environmental review (LU 14-113682 EN) addresses the placement of LWD around the perimeter of Wright and Moore Islands south of the Heron Lakes Golf Club. The Ramsey Reach project, 2.5 miles to the west, and subject to the Smith and Bybee Comprehensive Natural Resource Plan criteria, will be reviewed separately in case number LU 14-113701 CN.

The majority of the Wright and Moore Islands project site is within the City's Environmental Conservation and Environmental Protection overlay zones. Certain standards must be met to allow the work to occur by right. If the standards are not met, an Environmental Review is required. In this case, the proposed resource enhancement project includes construction of the log structures within the Columbia Slough and Standard 33.430.170 A cannot be met by the proposal; therefore the work must be approved through an Environmental Review

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in:

- **Zoning Code Section 33.430.250 B Resource Enhancement**

ANALYSIS

Site and Vicinity:

The Wright and Moore Islands are located in the Lower Columbia Slough, south of the Heron Lakes Golf course and north of industrial lands along Columbia Boulevard. The Columbia Slough Trail bicycle and pedestrian bridge defines the western limit of the islands (the trail provides a good vantage point to view the islands).

The islands have a tidally influenced shoreline with exposed beaches and mud flats. The installation sites are generally on the mud flats and shallow areas along the Slough banks. Dominant trees on the islands include Oregon ash (*Fraxinus latifolia*) and black cottonwood (*Populus trichocarpa*). Understory vegetation includes red osier dogwood (*Cornus sericea*) and snowberry (*Symphocarpus alba*). Himalayan blackberry (*Rubus armeniacus*) and reed canarygrass (*Phalaris arundinacea*) are present but not dominant.

As noted, the staging access route to the slough crosses disturbed industrial land. The staging and sough-access area is on the south bank of the slough, immediately west of N Portland Road. Most of this property is in active use for equipment storage, but the area to the north near the Slough is not in current use and weedy grasses and Himalayan blackberry have established themselves. A narrow strip of land adjacent to the slough on this site, is in the environmental zone. This area is disturbed and characterized by blackberry and grass cover, and areas of asphalt are visible beneath the vegetation.

The City of Portland owns the land at the project site. BES owns the access site and the western half of Wright Island (west of the U.P. Railroad Bridge). Portland Parks and Recreation (PP&R) owns the east half of Wright and all of Moore Island.

Zoning: The zoning designation on the project site and the construction access site includes Heavy Industrial (IH), Open Space (OS), and General Industrial 2 (IG2) base zones; with Environmental Conservation (“c”), and Environmental Protection (“p”) overlay zones (see zoning on Exhibit B).

The IH zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The provisions of this zone allow this use; these provisions are not specifically addressed through this Environmental Review.

The Open Space base zone is intended to preserve public and private open and natural areas to provide opportunities for outdoor recreation and a contrast to the built environment, preserve scenic qualities and the capacity and water quality of the stormwater drainage system, and to protect sensitive or fragile environmental areas. No new uses are proposed within the OS zone and the provisions of the zone do not apply to the proposal. The OS zone regulations are therefore not addressed through this Environmental Review.

The IG2 zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. The provisions of this zone allow this use; these provisions are not specifically addressed through this Environmental Review.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site’s protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less sensitive. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

Environmental Resources: The application of the environmental overlay zones is based on detailed studies that have been carried out within eight separate areas of the City. Environmental resources and functional values present in environmental zones are described in environmental inventory reports for these study areas. The project site is mapped within the [*Inventory and Analysis of Wetlands, Water Bodies, and Wildlife Habitat Areas for the Columbia Corridor*](#) (Columbia Corridor Inventory), as Inventory Site #49 (Wright and Moore Islands) and Water Feature #40 (the main channel of the Columbia Slough).

Resources and functional values of concern at Wright and Moore Islands (Inventory Site #49) include forested uplands, wetland, ground water recharge, drainage, flood storage, erosion control, sediment trapping, pollution and nutrient removal, fish habitat, potential recreation, visual amenity, and educational values (page 162, Columbia Corridor Inventory). These islands show little evidence of human disturbance. Their island nature provides “safe banks” and refuge for many birds and mammals, such as heron, raptors, beaver, mink, weasel, and possibly otter. Interspersion with the Smith and Bybee Lakes complex and Peninsula Drainage District No 1 area is good. The islands area located in the main channel

of the Columbia Slough and are totally within the 100-year flood boundary. Flood waters which pass through this site will be slowed by the topography and vegetation, allowing sediment removal (page 90 Columbia Corridor Inventory).

Inventoried Water Feature 40 is the main channel of the Columbia Slough. The 1987 inventory identified the resource as a forested riparian strip that provides wildlife habitat, visual amenities, and erosion control. The water feature also provides several drainageway functions, including fish habitat, drainage, flood storage and desynchronization, erosion control, sediment trapping, and pollution and nutrient retention and removal.

The project site contains each of the resources and functions identified for the Columbia Slough. However, as described below, several functions are limited or degraded in the area of the Wright and Moore Islands. One particular degraded function, fish habitat, is the focus of the proposed refugia habitat enhancement project.

Land Use History: City records indicate that prior land use reviews have been conducted for this site. Exhibit G.2 in the application case file provides a complete summary of all these land use reviews. None of those land use reviews have direct bearing on the current proposal.

LU 96-013687 EN approved an environmental review to place signs warning of fish contamination at 18 locations along the Columbia Slough.

LU 97-014597 CU MS AD EN approved a conditional use master plan and adjustment to expand the Columbia Boulevard Wastewater Treatment Plant and portions of the 40 mile loop trail, near the triangle lake wetland area. The 2007 review site includes the construction access site for the current project as the treatment plant's "west expansion area."

LU 98-015487 AD approved exemptions to sidewalk widths for certain sidewalk segments, and to waive pedestrian circulation outside core area. Case withdrawn.

LU 03-174480 CU MS AD approved an updated conditional use master plan and numerous adjustments for the Columbia Boulevard Wastewater Treatment Plant, in two phases of proposed improvements. This master plan supersedes and replaces the previous approval and conditions of LU 97-014597 CU MS AD EN.

LU 11-127659 CU MS approved a 10-year conditional use master plan and numerous adjustments for the Columbia Boulevard Wastewater Treatment Plant, in two phases of proposed improvements. This master plan shall supersede and replace the previous approval and conditions of LU 03-174480 CU MS AD.

LU 11-159409 AD approved waiving the L1 landscaping requirement for the road modification project allowing the removal of trees pending the screening that will be required by the requested adjustment in the proposed 2011 Conditional Use Master Plan, LU 11-127659.

None of the previous land use reviews are directly related to the current proposal; and the current proposal will not change prior approvals or previously required conditions of approval.

Summary of Applicants Statement: As described under Environmental Resources above, the City has identified several resources and functions for the Columbia Slough. These include the forested riparian strip that provides wildlife habitat, visual amenities, and erosion control. The water feature also provides fish habitat, drainage, flood storage and desynchronization, erosion control, sediment trapping, and pollution and nutrient retention and removal.

The project site contains each of these resources and functions. However, several functions are limited or degraded in the area of the Wright and Moore Islands.

One particular function, fish habitat, has been the subject of several studies in recent years. These studies have verified that the lower slough provides rearing and refuge habitat

seasonally for Endangered Species Act (ESA)-listed Coho and Chinook salmon. The *Seasonal Composition and Distribution of Fish Species in the Lower Columbia Slough* (ODFW 2009) documents ODFW's trapping of fish at eight different sites within the lower slough between March 2008 and February of 2009. Juvenile salmonids were found at all times of the year in the lower slough except fall. Other documents describe the lack of refugia habitat within the lower slough and where habitat should be created or enhanced. Those documents include: *Lower Columbia Slough Habitat Assessment* (Parametrix 2005) and *Columbia Slough In-stream Habitat Enhancement Project* (Vigil-Agrimis 2006). These reports define the need, the absence and the lack of supply of large wood in the system. The addition of cover is crucial for juvenile salmonids who like to spend time in shallow water areas, but require the cover of large wood to shield them from predators, aquatic and terrestrial. Additionally, the reports describe the need to anchor installed wood to prevent it from floating out of the system during tidal fluctuations.

The Wright and Moore Islands Reach was identified as an area that would benefit from the addition of large wood. Restoring instream complexity and cover is the focus of the proposed refugia habitat enhancement project. The proposed large wood will enhance refugia habitat for native species of fish, including Coho and Chinook salmon.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on February 28, 2014.

1. Agency Review: City Bureaus and agencies reviewed this proposal, BDS Site Development Services reviewed the applicant's No Rise Analysis and have no concerns; BES expressed no objections to the resource enhancement project to add large woody debris along the shore of Wright and Moore Islands. They noted that this is a BES project, therefore applicable BES standards, including those outlined in the City of Portland's Stormwater Management Manual and the Sewer and Drainage Facilities Design Manual, shall be met for the duration of the project. Applicable standards of Title 10 and Title 24 shall also be adhered to.

2. Neighborhood Review: No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.430.250 Approval Criteria for Environmental Review

An environmental review application will be approved if the review body finds that the applicant has shown that all of the applicable approval criteria are met. When environmental review is required because a proposal does not meet one or more of the development standards of Section 33.430.140 through .190, then the approval criteria will only be applied to the aspect of the proposal that does not meet the development standard or standards.

Findings: The approval criteria which apply to the proposed resource enhancement project are found in Section 33.430.250 B. The applicant has provided findings for these approval criteria and BDS Land Use Services staff have revised these findings or added conditions, where necessary to meet the approval criteria.

33.430.250 B. Resource enhancement projects. In resource areas of environmental zones, resource enhancement projects will be approved if the applicant's impact evaluation demonstrates that all of the following are met:

1. There will be no loss of total resource area;

Findings: This project is a resource enhancement project, designed to improve refugia and cover habitat for native fish species. No significant detrimental impacts to resources or functional values are anticipated, but, rather a significant gain in fish habitat function with the placement of 25 large wood masses (360 logs).

As described in further detail, in the applicant's narrative (Exhibit A in the application case file), the project site contains the resources and functions identified for the Columbia Slough (Water Feature 40), and for Wright and Moore Islands (Inventory Site

49). However, several functions are limited or degraded in the area of the Wright and Moore Islands.

One particular function, fish habitat, has been the subject of several studies in recent years (see details in applicant's statement, page 5. The reports described by the applicant define the need, the absence and the lack of supply of large wood in the system. The addition of cover is crucial for juvenile salmonids who like to spend time in shallow water areas, but require the cover of large wood to shield them from predators, aquatic and terrestrial. Additionally, the reports describe the need to anchor LWD.

This proposal will add large wood masses that are similar to naturally occurring large woody debris piles in riverine systems such as the Columbia Slough. These structures will be constructed from barges at the placement location. No excavation/dredging or filling will be required to place them along the shores of Wright and Moore Islands, or at the one site on the north bank of the Slough. Helical anchors will be drilled into the Slough bed. The wood structures will be chained to the anchors to keep them at desired locations and water depths. Because the anchors and wood structures will generally be located below the ordinary high water line, no existing riparian vegetation will be impacted. There will be no grading or tree removal within environmental zones. The temporary staging and crane platform areas will be cleared of invasive species and revegetated with native seed upon project completion.

The wood structures will add aquatic habitat value to the slough's existing natural resources, with no change to the amount of mapped resource area. There will be no loss of resource area. This criterion is met.

2. There will be no significant detrimental impact on any resources and functional values; and

Findings: As discussed in the applicant's Impact Evaluation and Construction Management Plan, (Exhibit A in the application case file), there are no significant detrimental impacts associated with this project.

At Wright and Moore Islands, the identified LWD structure locations cannot be accessed from land. Construction access will be via N. Portland Road, utilizing an existing driveway and industrial site immediately west of N. Portland Road. Access will reuse an existing disturbance area, including a paved area near the top of the Columbia Slough bank. The access route north of the active industrial use area will be temporarily covered with a permeable membrane (geotextile fabric) and a layer of gravel (open graded aggregate) to avoid additional soil disturbance. The log storage area, access route and turnaround area will be located outside of the environmental zone. Following construction, the gravel and membrane will be removed and the area will be reseeded with native vegetation.

Construction access to install the log structures on the banks, will be from the water via a barge. An excavator or small crane on the barge would be used to place the wood. A smaller excavator, on a barge, with a hydraulic rotary head attached would install the anchors in the Slough bed. The proposed anchors are helical anchors, which require no excavation or fill in the Slough bottom. Expected turbidity and sedimentation impacts are so low that NOAA Fisheries staff recommends against using planned silt curtains, since their installation would cause more disturbance than the anchors themselves. Barges to be used for the project are either already moored in the Columbia River, or will be launched at a nearby existing boat ramp.

BES will reseed approximately 0.6 acre of area temporarily impacted by construction activities (0.1 acre is within the Environmental Conservation overlay zone). BES will seed and maintain seeded native vegetation for five years in the temporary construction area at the N. Portland Road access point. Maintenance will include follow-up treatment of invasive non-native vegetation, and additional seeding as necessary. Monitoring will occur at least once annually in years one through five.

Temporary disturbance during restoration work will be negligible (0.09 acre), and impacts will be avoided by key construction management steps, including:

- Staging and stockpiling occur in disturbed areas, mostly outside the Environmental Zone.
- Access to log placement sites via barge in high water conditions.
- Installation of logs using low-impact helical anchors.
- Equipment operation and maneuvering from upland sites or on barges.
- Full protection of native trees in environmental zones.
- Sediment and erosion control devices installed and maintained at the staging area throughout the construction process.

Minimal areas within the resource area will be affected by the proposal. All temporary construction areas within the resource area will be restored with native vegetation, which will be required to be confirmed through City inspection via a BDS Zoning Permit. With this condition of approval, there will be no significant detrimental impact on any resources and functional values, and this criterion is met.

3. There will be a significant improvement of at least one functional value.

Findings: A series of studies over the past decade concluded that the Lower Columbia Slough was a preferred site for fish habitat restoration because this area provides critical rearing and refuge habitat for native, ESA-listed Chinook and Coho salmon and steelhead trout. Large wood was found to be a limiting factor for aquatic habitat in certain areas of the lower slough, including the Wright and Moore Island reach. A primary recommendation for restoration was to increase cover and in-stream complexity.

The proposed 25 large-wood structures will provide in-stream complexity that is currently lacking. The migrating salmonids will use these structures for rearing habitat, resting, foraging and cover from predators. Large wood structures also provide sunning areas for turtles and resting areas for birds. This proposal will restore complex fish habitat by increasing the amount and quality of rearing and refuge habitat available to salmonid species as well as improving habitat for terrestrial and aquatic species.

Fish habitat, as well as habitat for terrestrial and other aquatic species will be improved by the project. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

Portland's Bureau of Environmental Services (BES) proposes to install large woody debris structures, consisting of multiple logs secured with helical anchors, along the shoreline of Wright and Moore Islands in the Columbia Slough. The project will enhance in-stream habitat for native fish species, particularly rearing and refugia habitat for juvenile salmonids.

The logs will be barged to each site from a nearby access point west of the N. Portland Road bridge. Temporary disturbance areas associated with construction and access will be restored by seeding native vegetation, followed by 5 years of monitoring and maintenance.

The applicants and the above findings have shown that the proposal meets the applicable approval criteria with conditions. Therefore, this proposal should be approved, subject to the following conditions.

ADMINISTRATIVE DECISION

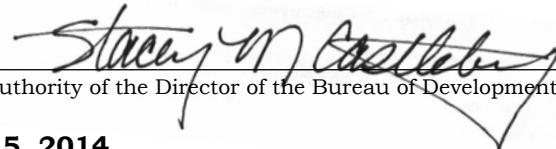
Approval of an Environmental Review for:

- Construction and installation of large woody debris structures on Wright and Moore Islands in the Columbia Slough;

within the Environmental Conservation and Environmental Protection overlay zones, and in substantial conformance with Exhibits C.5 through C.15, as modified, signed, and dated by the City of Portland Bureau of Development Services on **April 10, 2010**. Approval is subject to the following conditions:

- A. A BDS Zoning Permit is required for inspection of construction fencing at the access site, and revegetation of the construction area following project completion.** Copies of the stamped Exhibits C.5, C.6, C.7, C.13, C.14, and C.15 from LU 14-113682 EN and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (Site Development, Zoning, erosion control, etc.). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, **"Any field changes shall be in substantial conformance with approved Exhibits C.5 through C.15."**
- B.** Temporary construction fencing shall be installed according to Section 33.248.068 (Tree Protection Requirements), except as noted below. Construction fencing shall be placed along the Limits of Construction Disturbance for the approved development, as depicted on Exhibits C.11 and C.14 Construction Management Plans, or as required by inspection staff during the plan review and/or inspection stages.
1. No mechanized construction vehicles are permitted outside of the approved "Limits of Construction Disturbance" delineated by the temporary construction fence. All planting work, invasive vegetation removal, and other work to be done outside the Limits of Construction Disturbance, shall be conducted using hand held equipment.
- C.** Native ground covers, selected from the Portland Plant List, shall be planted, in substantial conformance with Exhibits C.15 Revegetation Plan.
1. Plantings shall be installed between October 1 and March 31 (the planting season).
 2. Prior to installing required mitigation plantings, non-native invasive plants shall be removed from all areas within 10 feet of mitigation plantings, using handheld equipment.
 3. After installing the required mitigation plantings, the applicant shall request inspection by the Bureau of Development Services, via a BDS Zoning Permit.
- D.** Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

Staff Planner: Stacey Castleberry

Decision rendered by:  **on April 10, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed April 15, 2014.

Note: In addition to the requirements of the Zoning Code, all uses and development must comply with other applicable City, regional, state and federal regulations.

This decision applies to only the City's environmental regulations. Activities which the City regulates through PCC 33.430 may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 4, 2014, and was determined to be complete on February 26, 2014.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the

application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 4, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: June 26, 2014.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **April 16, 2014.**

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

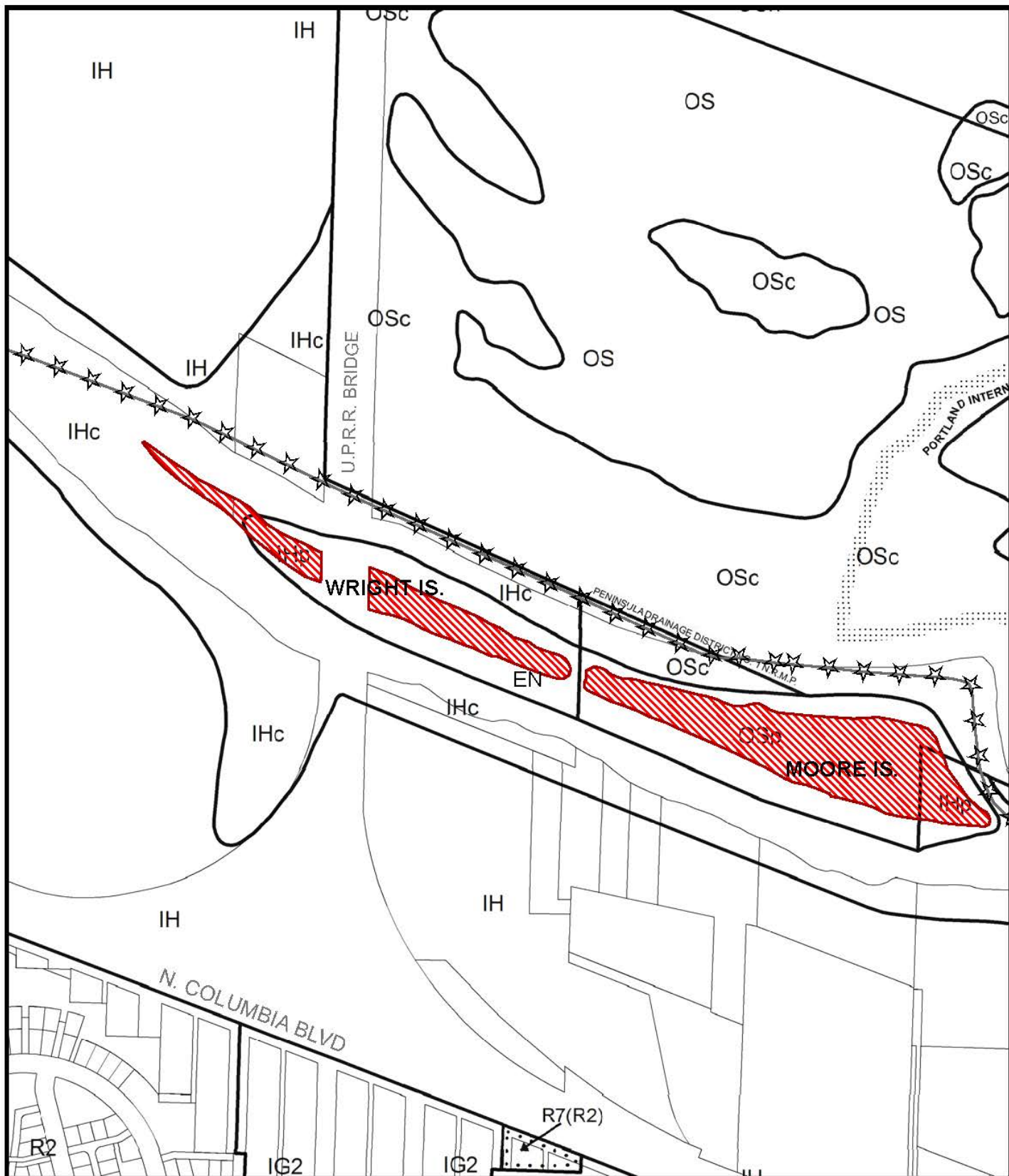
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 0. Key Map (attached)
 - 1. through 4. Existing Conditions
 - 5. through 7. Proposed Development Site Plans (attached)
 - 8. through 10. Cross Sections
 - 11. through 15. Construction Access Plans (C.13, C.14, C.15 attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: (none received)
- F. Correspondence: (none received)
- G. Other:
 - 1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Recreational Trail - Lower Columbia Slough

File No. LU 14-113682 (ISLANDS) EN

1/4 Section 2025,2026

Scale 1 inch = 400 feet

State_Id 1N1E05 300

Exhibit B (Feb 11,2014)



NORTH

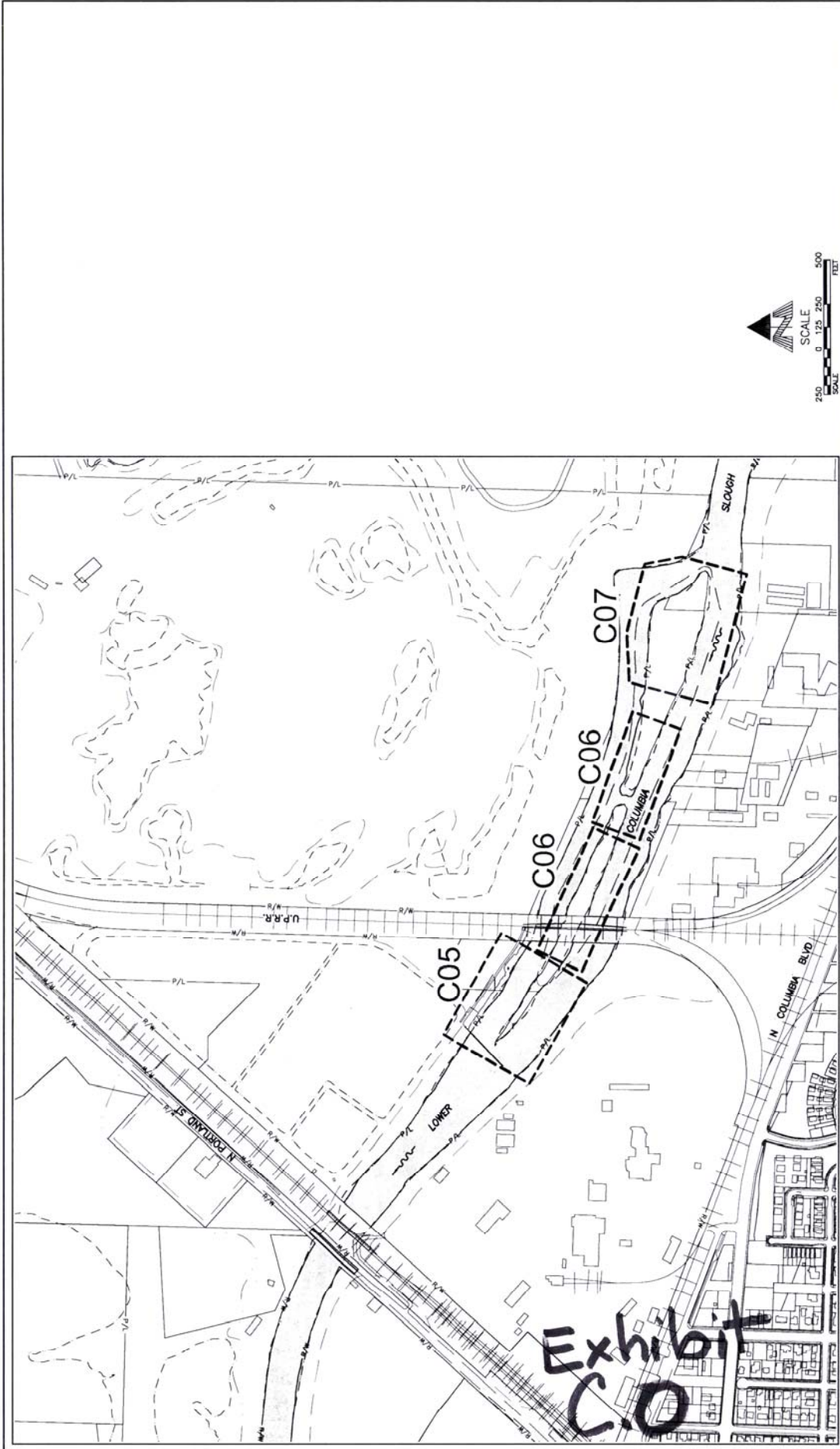
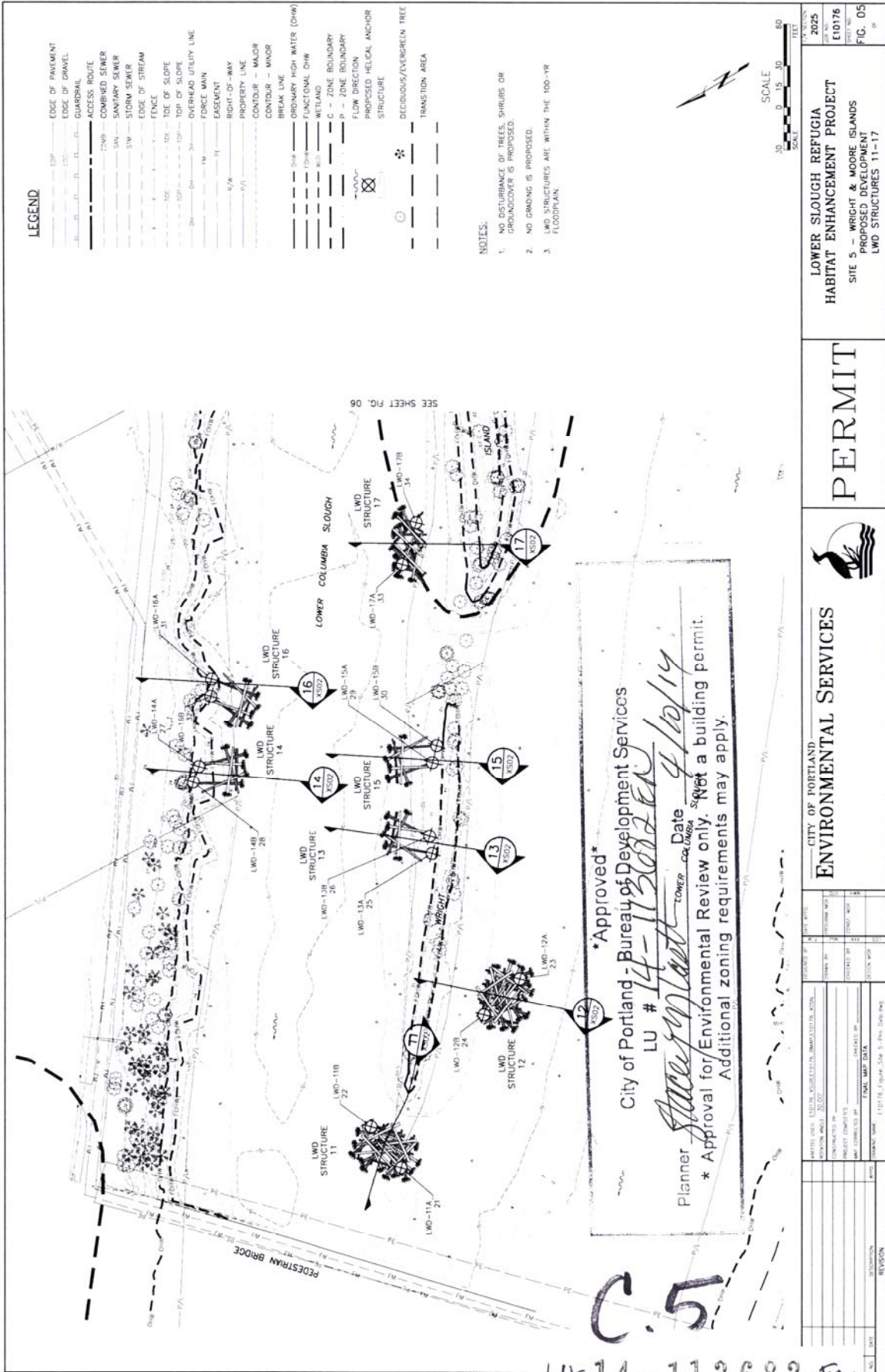
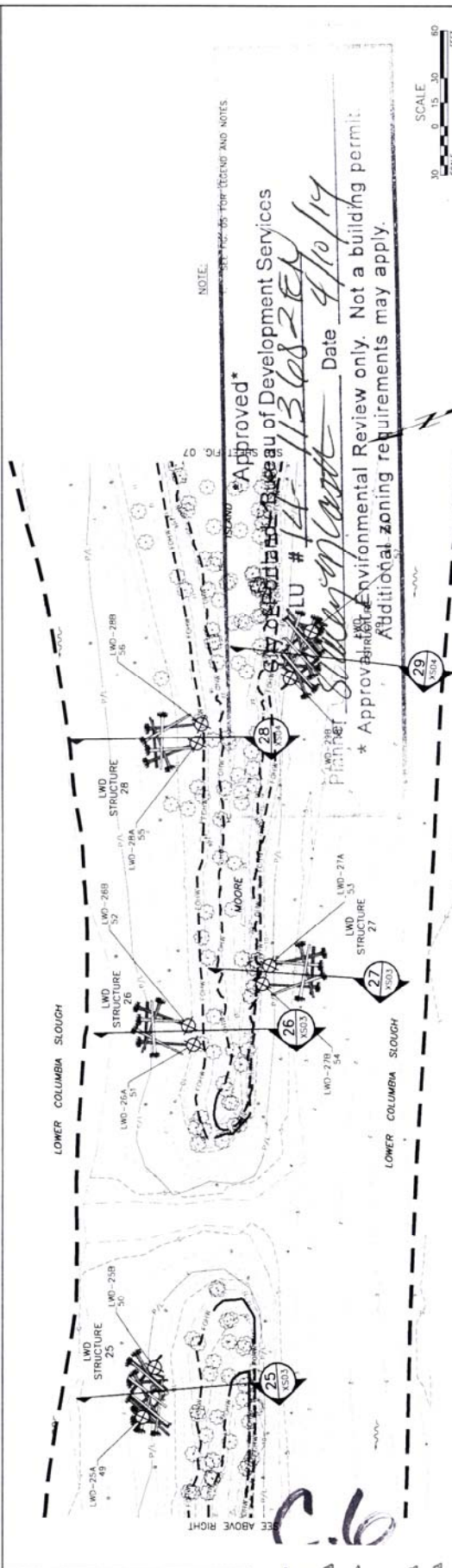
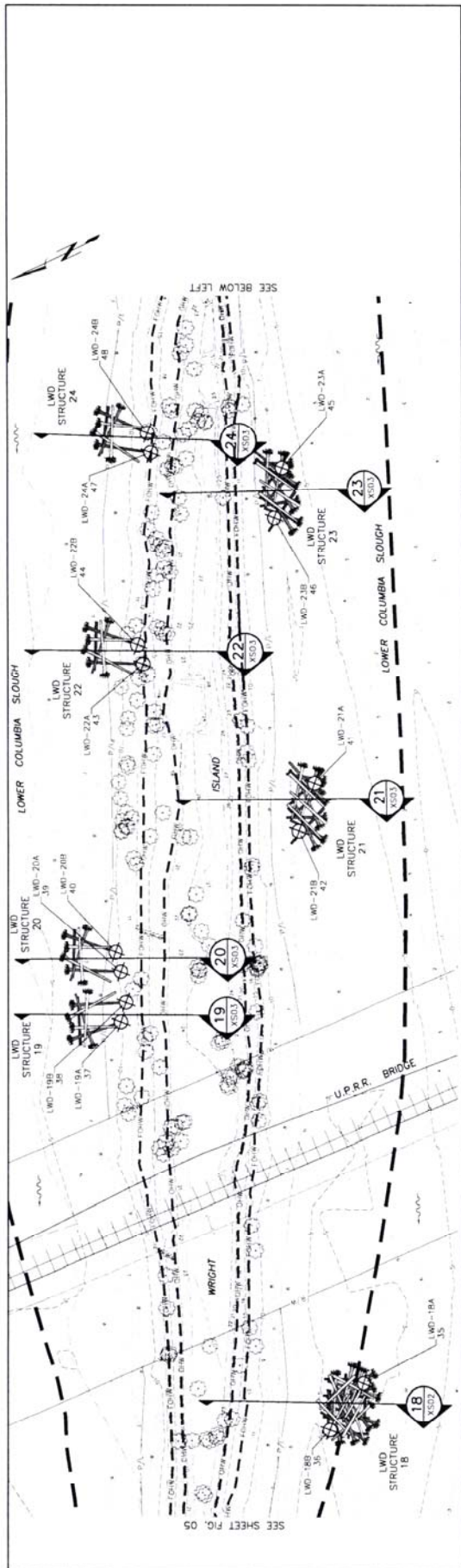


Exhibit C.O

CITY OF PORTLAND ENVIRONMENTAL SERVICES			60%	LOWER SLOUGH REFUGIA HABITAT ENHANCEMENT PROJECT KEY MAP SITE 5: WRIGHT & MOORE ISLANDS	DATE: 2/22/2014 12:48:43 PM MICHONSON
PROJECT: LOWER SLOUGH REFUGIA/HABITAT ENHANCEMENT PROJECT	DRAWN BY:				SHEET NO: 4 of 25
APPR:	CHECKED BY:	PROJECT NO: E10178	SCALE:	JOB NO: 2005/2008	DATE: 2/22/2014 12:48:43 PM MICHONSON
DESCRIPTION:	REVISION:	PROJECT COMPLETE:	SCALE:	JOB NO: 2005/2008	DATE: 2/22/2014 12:48:43 PM MICHONSON
DATE:	CHECKED BY:	MAP CORRECTED BY:	SCALE:	JOB NO: 2005/2008	DATE: 2/22/2014 12:48:43 PM MICHONSON
DATE:	CHECKED BY:	MAP CORRECTED BY:	SCALE:	JOB NO: 2005/2008	DATE: 2/22/2014 12:48:43 PM MICHONSON
DATE:	CHECKED BY:	MAP CORRECTED BY:	SCALE:	JOB NO: 2005/2008	DATE: 2/22/2014 12:48:43 PM MICHONSON
DATE:	CHECKED BY:	MAP CORRECTED BY:	SCALE:	JOB NO: 2005/2008	DATE: 2/22/2014 12:48:43 PM MICHONSON





CITY OF PORTLAND ENVIRONMENTAL SERVICES				PERMIT		LOWER COLUMBIA SLOUGH HABITAT ENHANCEMENT PROJECT SITE 5 - WRIGHT & MOORE ISLANDS PROPOSED DEVELOPMENTS LWD STRUCTURES 18-29		REVISIONS 2026 SHEET NO. E10176 SHEET NO. FIG. 06
DATE	APPROVED BY	DESIGNED BY	CHECKED BY	SCALE	DATE	PROJECT NO.	FIG. NO.	
				1" = 40'	4/10/14	14-113682-EN	06	
REVISIONS 1. 11/17/14, 14 pages, 14 sheets, 14 sheets								

14-113682-EN

LEGEND

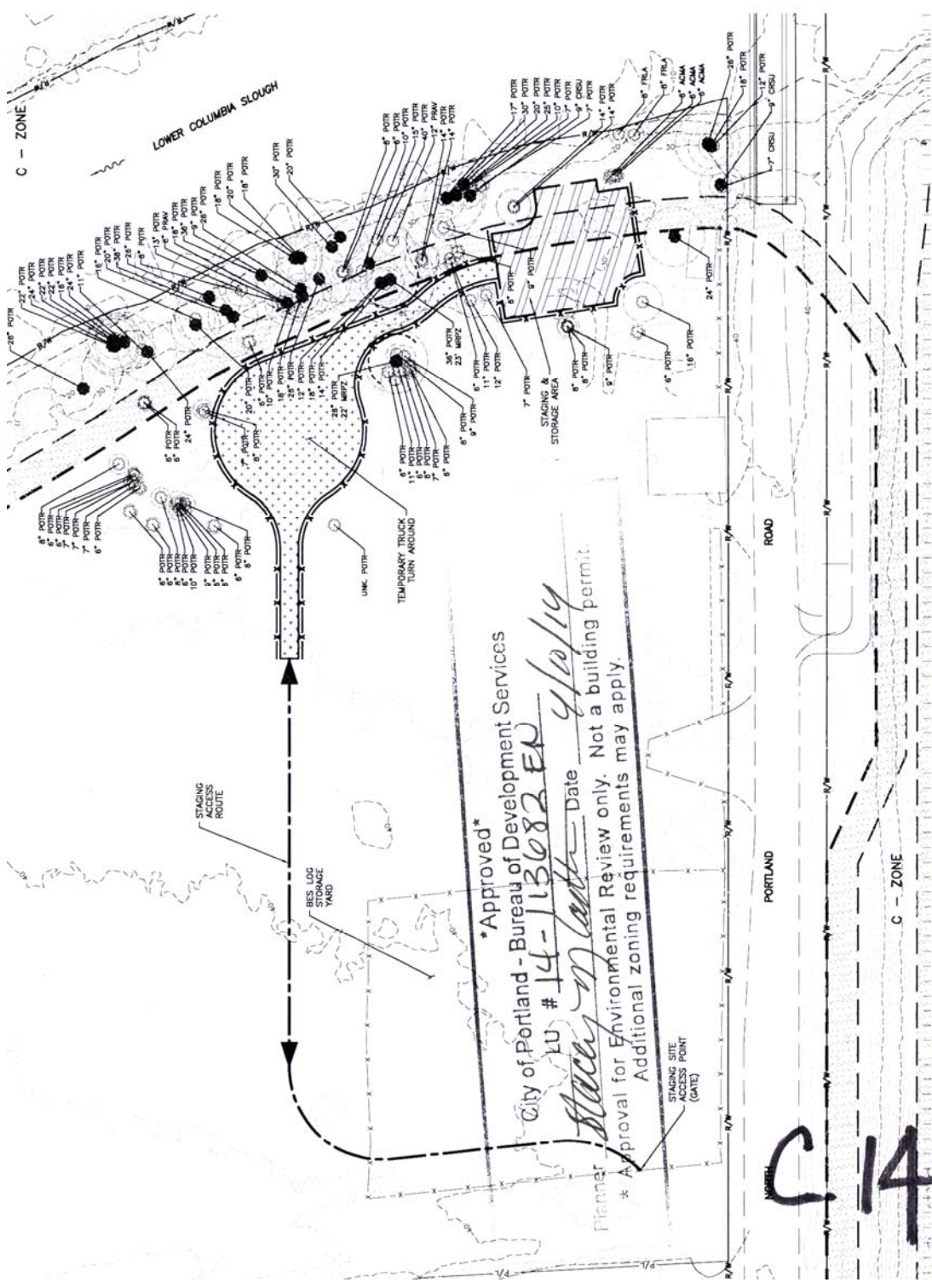
- EQP — EDGE OF PAVEMENT
- EGC — EDGE OF GRAVEL
- GUARDRAIL
- ACCESS ROUTE
- EDGE OF STREAM
- FENCE
- TBE OF SLOPE
- TOP OF SLOPE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- P/L
- CONTOUR — MAJOR
- CONTOUR — MINOR
- TEMP. TYPE ORANGE
- PLASTIC FENCE
- ORDINARY HIGH WATER (OHW)
- FUNCTIONAL OHW
- WETLAND
- C — ZONE BOUNDARY
- P — ZONE BOUNDARY
- FLOW DIRECTION
- STRUCTURE
- DECIDUOUS/EVERGREEN TREE
- SIZE & SPECIES
- W/CALCULATED ROOT PROTECTION ZONE
- SIGNIFICANT
- DECIDUOUS/EVERGREEN TREE
- SIZE & SPECIES W/MODIFIED ROOT PROTECTION ZONE
- TRANSITION AREA
- STAGING AND STORAGE AREA
- TEMPORARY SURFACING
- 12" GRAVEL OVER GEOTEXTILE FABRIC

NOTE:

1. SEE FIG. 14 "TREE PROTECTION PLAN" FOR SIZE AND SPECIES.
2. THE EXISTING UNDERSTORY VEGETATION CONSISTS PRIMARILY OF HIMALAYAN BLACKBERRY AND NON-NATIVE GRASSES AND WEEDY FORBES.

EXISTING TREE LEGEND:

- ACMA — ACER MACROPHYLLUM
- FRSU — FRAXINUS ESCORTI
- FRMU — FRAXINUS MURDOCHII
- FRAY — FRAXINUS AVIUM
- POTR — POPULUS BALSAMIFERA



** Approved **
 City of Portland - Bureau of Development Services
 LU # 14-13082-ER Date 4/10/14
 Planner: Stacy M. Lath Date
 * Approval for Environmental Review only. Not a building permit.
 Additional zoning requirements may apply.

C14

PERMIT

ENVIRONMENTAL SERVICES

**LOWER SLOUGH REFUGIA
 HABITAT ENHANCEMENT PROJECT**

SITE 5 — WRIGHT & MOORE ISLANDS
 TREE PROTECTION PLAN

DATE	DESCRIPTION

DATE APPR	
DESIGNED BY	
CHECKED BY	
CONTRACTOR BY	
PROJECT COMPLETED	
DATE COMPLETED	
DATE CORRECTED BY	
FINAL MAP DATA	
ISSUED BY	

DRAWING NAME: E10176_Term_Tree Protection.dwg

