

Environmental Overlay Zone Map Correction Project



Project Overview for Property Owners October 2021

What you need to know

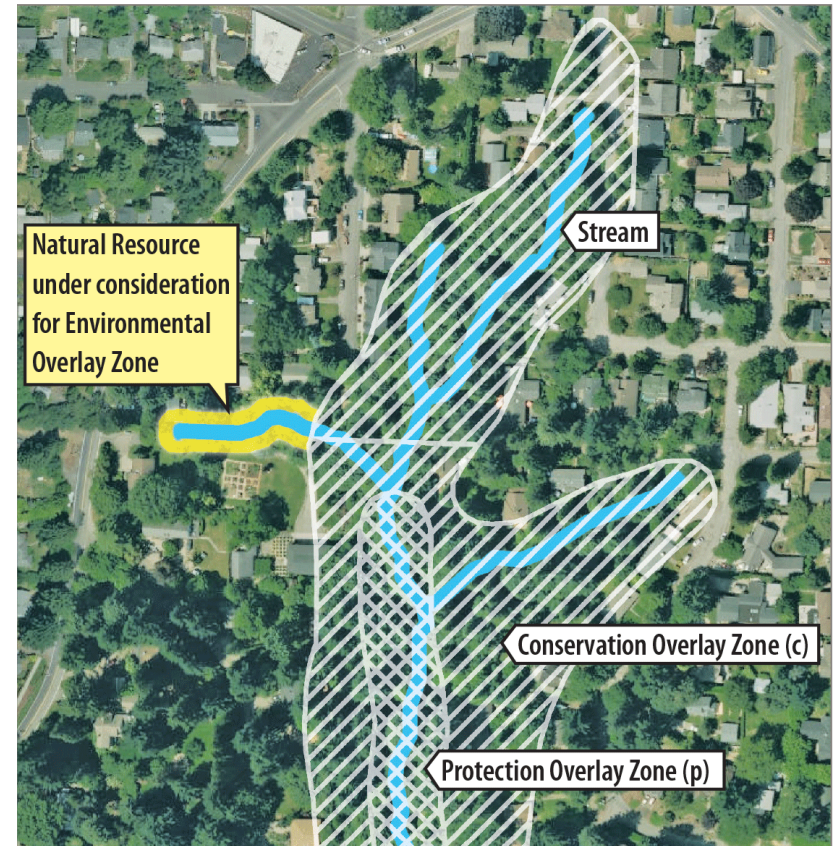
1. What is the purpose and scope of the project?
2. What are environmental overlay zones?
3. Who is affected by the project?
4. What is the project timeline?
5. How do I find out more?



What is the purpose of the project?

To correct the location of the environmental overlay zone (ezone) boundaries across the city to better align with:

- Rivers, streams and sloughs
- Wetlands
- Tree canopy
- Steep slopes
- Fish and wildlife habitat



Why is this project important?



Reduce the risk of flooding



Reduce the risk of landslides



Protect at-risk species

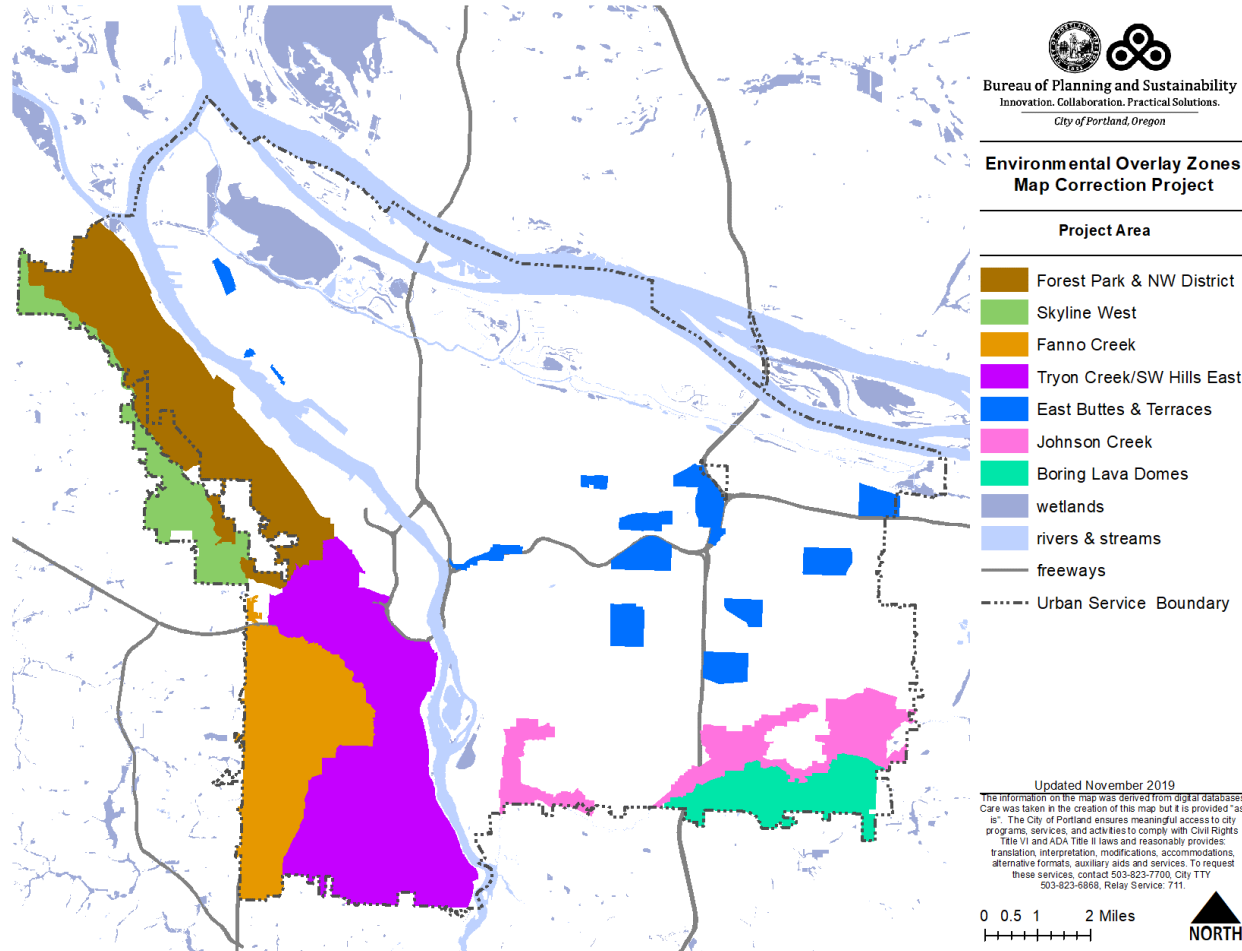


Protect habitat for endangered species

Who is Impacted?

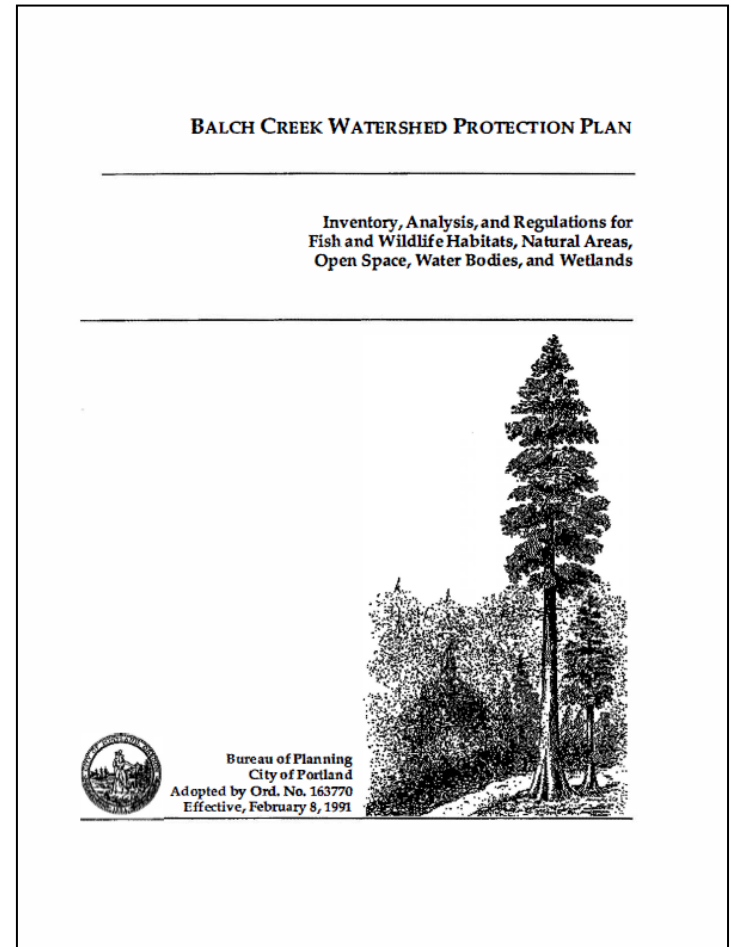
Properties in these areas may have changes to ezones

Other properties may have ezones too, but no changes are proposed



When were ezones first applied?

- Starting in 1989 to comply with Oregon Statewide Land Use Planning Goals 5, 6 and 7
- 1991-1997 most overlay zones were applied in Portland
- 2002 ezones were applied to parts of unincorporated Multnomah Co.



What is generally allowed in the ezones?

It depends on which ezone:

Conservation zone (c)

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

Protection zone (p)

- Prohibits most **new** private development
- Allows new stormwater outfalls, levees, pump stations, public streets and similar infrastructure – with mitigation



How do the ezones impact development?

Portions of houses, driveways or other structures in environmental overlay zones can be maintained, repaired and in most cases, replaced. New or expanded houses typically need a permit.

Lawns, gardens, play structures and fences can be maintained, repaired and in most cases, replaced. New or expanded yards in the ezones typically require a permit.

Floodplain areas are protected by Title 24.50 and if located near a stream or wetland are also typically protected by the ezones.



Trees more than 6 inches in diameter at breast-height (4.5') in environmental overlay zones may be removed in limited situations with a permit.

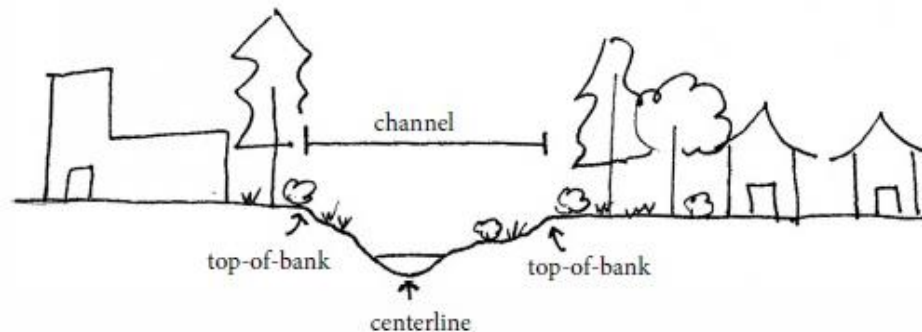
Wetlands store water, reduce flood risk and support fish and wildlife. New impacts to wetlands typically require a permit.

Rivers, streams and sloughs store and move water, reduce flood risk and provide habitat for fish and wildlife. New impacts to waterbodies typically require a permit.

What are the BIGGEST changes?

99% of streams and wetlands are already in protection overlay zone ... but some are not

With this project
ALL streams and wetlands will **be in the protection zone**



What are the BIGGEST changes?

- **New wetlands are being mapped**
- Wetlands are areas where water is present long enough to support wetland plants
- You can request the City perform a **FREE** wetland determination to verify the presence and extent of the wetland
- A **protection overlay zone** (more restrictive) will be applied to wetlands



What is the project timeline?

- **June 2018 – Nov 2019** – Staff conducted site visits, attended neighborhood meetings and held open house events
- **Nov 2019** – Discussion Draft released for public review, site visits continued including wetland determinations
- **July 2020** – Proposed Draft was released for public review
- **July 2020 – Sept 2021** – PSC discussion and amendments, site visits and wetland determinations continued.
- **Sept 2021** – PSC voted to recommend the amended Ezone Map Correction Project to City Council
- **Winter/Spring 2022** – City Council Hearings expected

How can I participate?

Testimony

No testimony can be submitted at this time. There will be an opportunity for additional testimony during City Council hearings (expected Winter/Spring 2022).

Site Visits

If your property is impacted by proposed changes or you think the natural resources (streams, wetlands, flood area, vegetation or steep slopes) are mapped incorrectly, staff can perform a site visit. Site visits can be requested through the MapApp: <https://www.portlandmaps.com/bps/ezones/#/map/>

Wetland Determinations

If the MapApp shows a wetland on your property, you can request a wetland determination, which will occur between March and June 2022. To request a wetland determination, please email ezone@portlandoregon.gov.

Find out more

For more information

Visit the project website: <https://www.portlandoregon.gov/bps/e-zone>

Review the As Amended Proposed Draft:
<https://efiles.portlandoregon.gov/record/14614308>

Call: 503-823-4225

Email: ezone@portlandoregon.gov