

# ENVIRONMENTAL OVERLAY ZONE MAP CORRECTION PROJECT



## VOLUME 1: Project Report, Summary of Results and Implementation

Discussion Draft  
November 2019



## How to Comment

You may submit comments to Bureau of Planning and Sustainability staff on the Environmental Overlay Zone Map Correction Discussion Draft by:

### Email

Send an email to [ezone@portlandoregon.gov](mailto:ezone@portlandoregon.gov)

### U.S. Mail

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1900 SW 4<sup>th</sup> Avenue, Suite 7100  
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Attention: Ezone Map Correction Project

### For more information

Visit the project website: <https://www.portlandoregon.gov/bps/e-zone>  
Contact the project team: 503-823-4225

**COMMENTS DUE: January 31, 2020**

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For accommodations, modifications, translation, interpretation or other services,  
please contact at 503-823-7700 or use the City's TTY at 503-823-6868, or Oregon Relay Service at 711.

# Acknowledgements

This plan is the culmination of three years of work across the City of Portland. Many thanks to the thousands of stakeholders, property owners, renters, business owners and interested people who attended dozens of neighborhood and community meetings and invited staff to their homes and businesses to perform site visits.

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## A. Introduction

Environmental overlay zones and their associated regulations in Zoning Code Chapter 33.430 protect Portland’s natural resources, including rivers, streams, wetlands and wildlife habitat, and minimize risk of damage to homes from natural hazards, including landslides, flooding and erosion. The protections also mitigate the effects of climate change, such as reducing air temperature, which helps maintain Portland’s livability and access to nature in the city. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to natural resources.

Beginning in 1989, Portland adopted 13 natural resource conservation and protection plans for areas in the city where there are significant natural resources (Figure 1). Each of these plans was adopted to comply with Oregon Statewide Planning Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces, as well as contributing towards compliance with Goal 6, Air, Water and Land Resources Quality and Goal 7, Areas Subject to Natural Hazards. By 2002, environmental overlay zones had been applied to resources throughout all of Portland (Map 1).

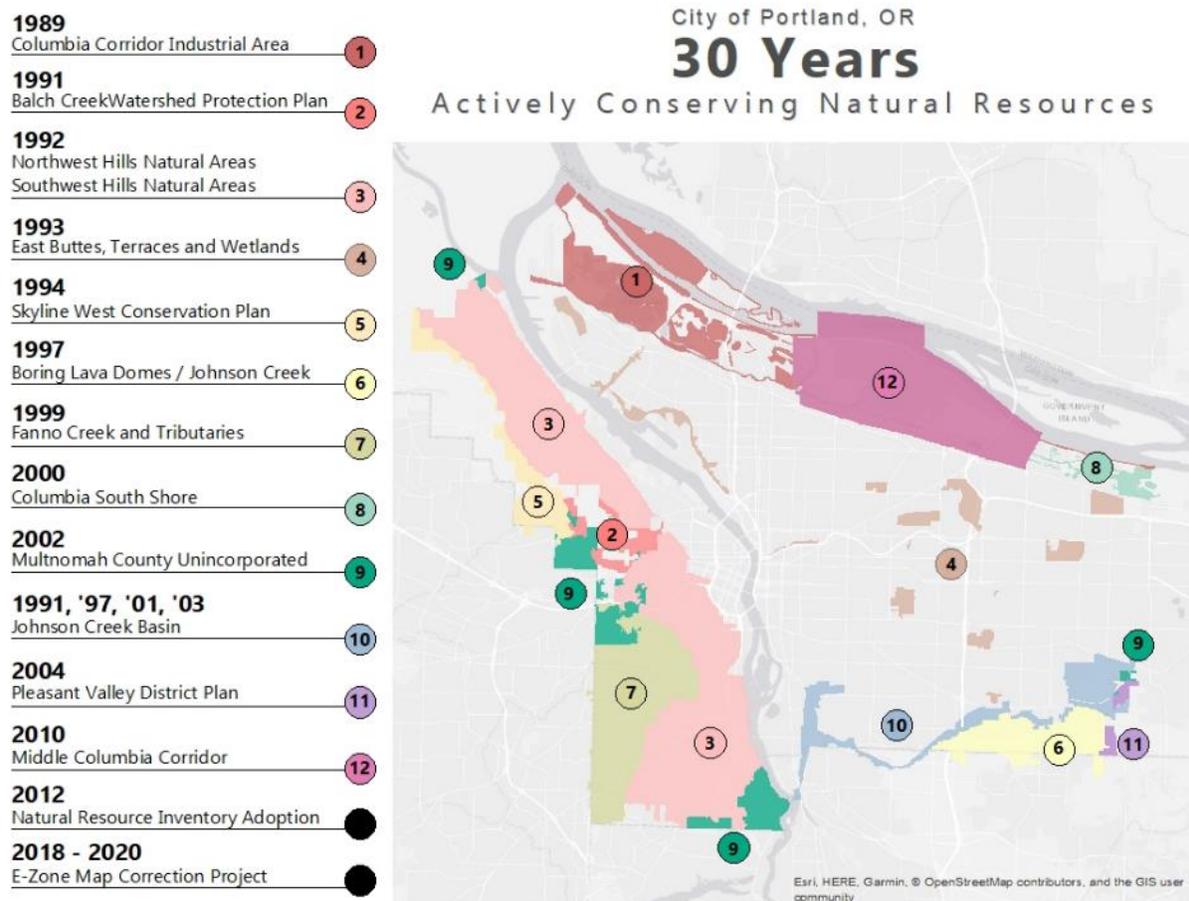
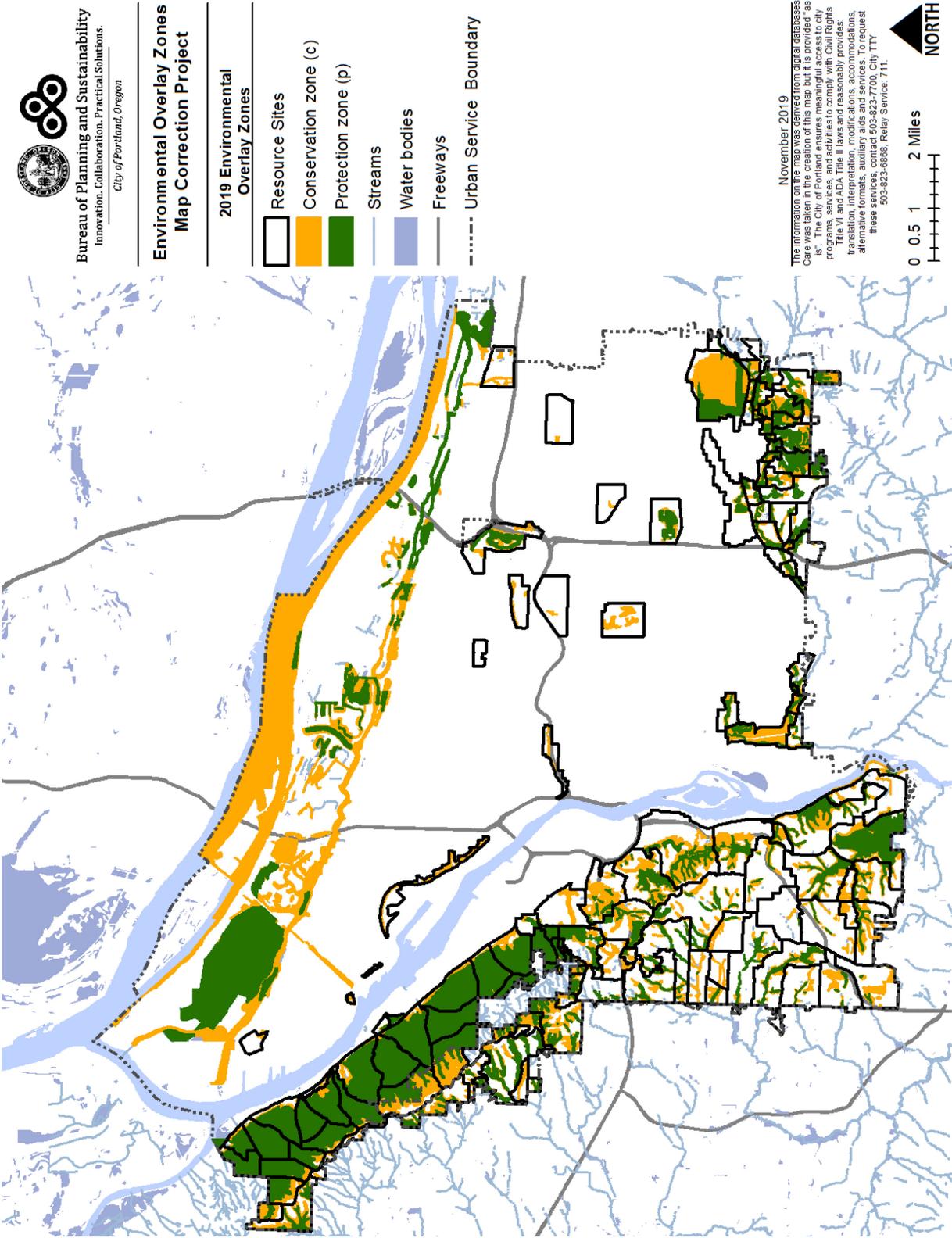
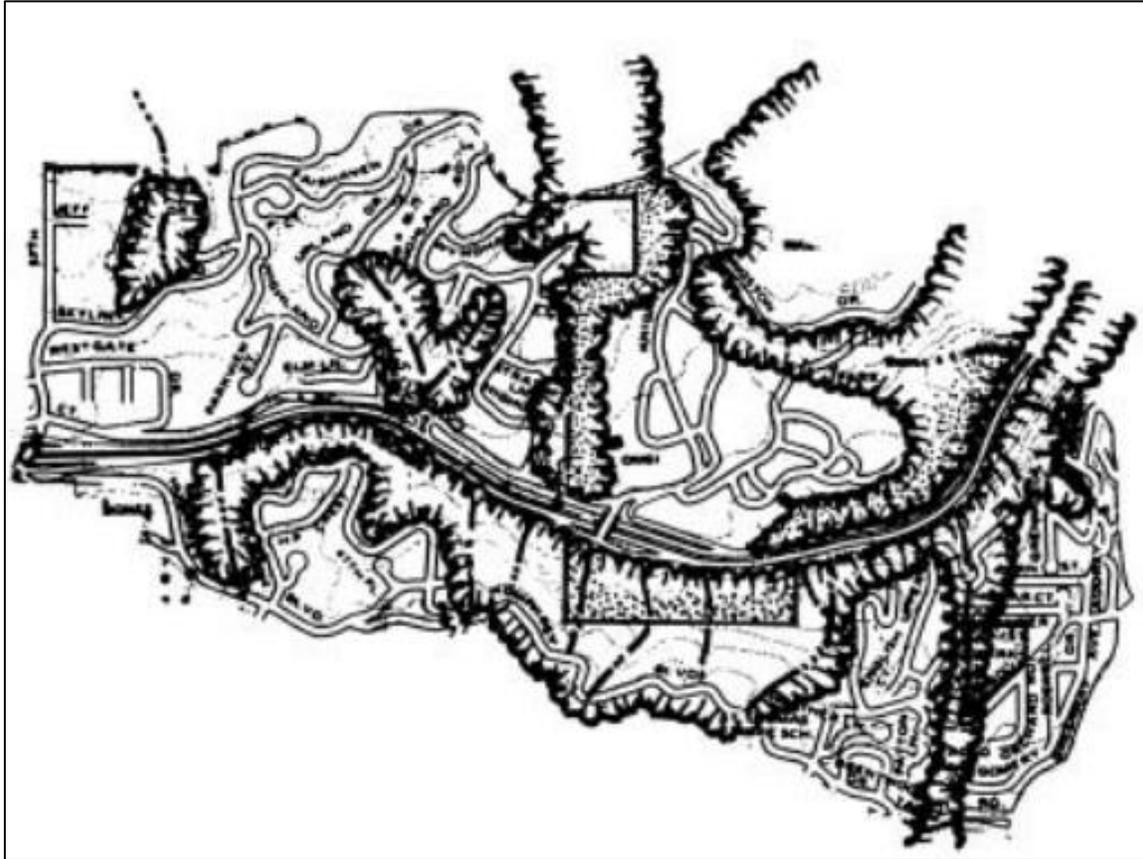


Figure 1: City of Portland History of Protection Plans



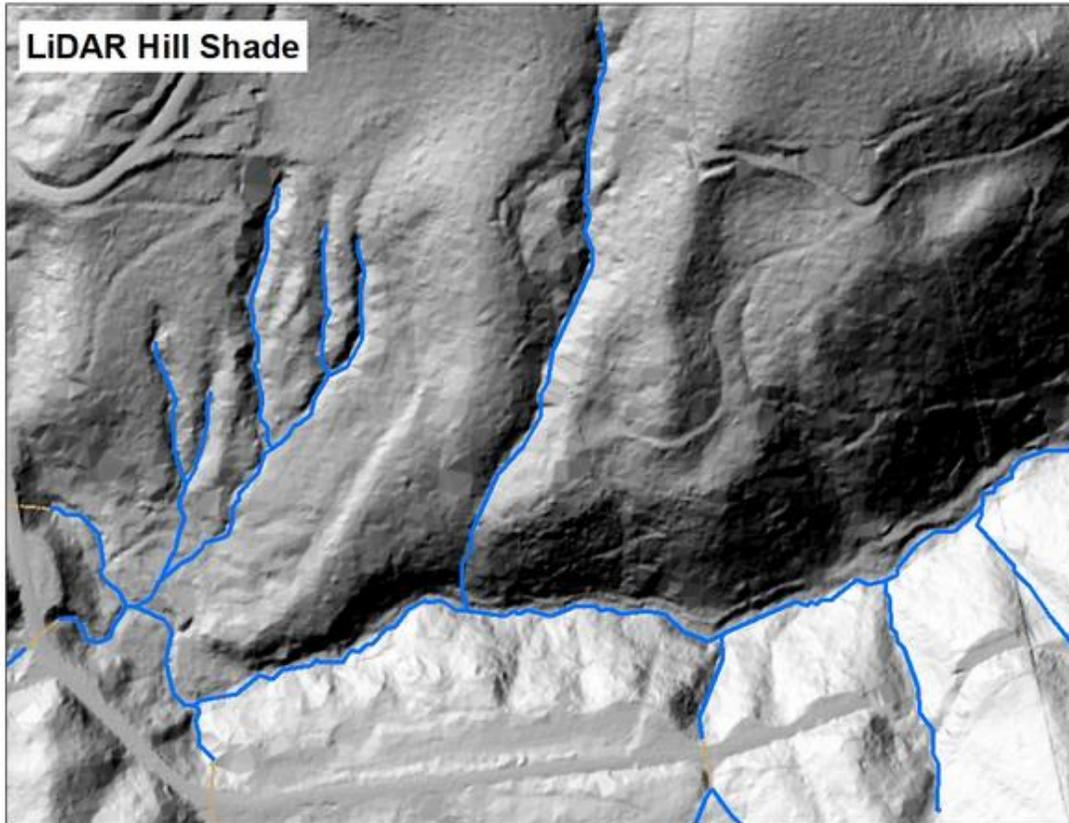
Map 1: 2019 Environmental Overlay Zones

In the 1990s, the City’s environmental overlay zones were applied using relatively “low-tech” methods. Many of the original plans used hand drawings to represent stream channels and tree canopy (Figure 2). Global Positioning Systems (GPS) and digital imagery were not available or were not accurate enough for use until the early 2000s.



*Figure 2: Inventory of Natural Resource Features, Southwest Hills Resource Protection Plan (1992), Resource Site 111*

Today, technology has advanced significantly and can be used to produce very accurate maps of natural resource features. For example, LiDAR is a remote sensing tool that detects light reflected off objects on the ground. LiDAR can be used to accurately map topography, stream channels, wetlands and vegetation – even the height of individual trees (see Figure 3).



*Figure 3: Stream Mapping using LiDAR*

Using this new technology, the City updated maps of Portland’s natural resources in 2005. Over 160 miles of streams were remapped and approximately 75 miles of previously unmapped streams were added. In 2006, mapping of vegetation patches was updated across the city using new aerial photography. The consistent and replicable approach to mapping natural resource features and functions was documented in the *National Resources Inventory* (available online at [www.portlandoregon.gov/bps/47529](http://www.portlandoregon.gov/bps/47529)) and adopted by City Council in 2012. The 2035 Comprehensive Plan, adopted in 2018, directs the city to use the *National Resources Inventory* when updating zoning, such as the environmental overlay zones.

## Natural Resource Feature Definitions

**Land:** The ground itself and any features associated with or located on the ground including but not limited to flood area, vegetation, rip rap, paved areas, structures, buildings, trails, etc.

### Vegetation

**Forest:** Half-acre or larger patch of trees with their crowns overlapping, generally forming 60-100% of cover.

**Woodland:** Half-acre or larger patch of open stands of trees with crowns not usually touching, generally forming 25-60% of cover.

**Shrubland:** Half-acre or larger patch of shrubs generally greater than 0.5 m tall with individuals or clumps overlapping to not touching, generally forming more than 25% of cover with trees generally less than 25% of cover. Vegetation dominated by woody vines (i.e., blackberry) is generally included in this class.

**Herbaceous:** Half-acre or larger patch of herbs (graminoids, forbs, ferns and shrubs less than 0.5m tall) dominant, generally forming at least 25% of cover. This may include shrubs less than 0.5 m tall.

### Waterbodies

**Wetlands:** Areas where shallow water is present long enough to create hydric soils and could support hydrophilic vegetation, although due to landscaping, seeding or mowing hydrophilic vegetation may not be present.

**Stream:** A stream is a channel that has a defined bed and bank and carries water continuously for a week or more during at least the wet season (October through April). Streams may be naturally occurring or may be a relocated, altered or created channel. Streams may contribute water into another waterbody or the water may flow into a pipe or culvert. Streams may flow for some distance underground. Streams are also referred to as *drainageways*, *ditches*, or *drainages* in other City of Portland reports, codes and rules or by other agencies including but not limited to Oregon Department of State Land or US Army Corps of Engineers.

Streams include:

- the water itself, including any vegetation, aquatic life or habitat;
- the channel, bed and banks located between the tops-of-bank; the channel may contain water, whether or not water is actually present;
- intermittent streams, which flow continuously for weeks or months during the wet season and normally cease flowing for weeks or months during dry season;
- sloughs, which are slow-moving, canal-like channels that are primarily formed by tidal influences, backwater from a larger river system, or groundwater;
- oxbows and side channels connected by surface flow to the stream during a portion of the year; and
- drainage from wetlands, ponds, lakes, seeps or springs, which may or may not form a defined bed and bank.

**Drainage:** A drainage is an area on the land that conveys flowing water for only hours or days following a rainfall. If a drainage drains water from a wetland, pond, lake, seep, or spring even if it does not have a defined bed and bank, then it is classified as a stream.

**Roadside Ditch:** A roadside ditch is a constructed channel typically parallel and directly adjacent to a public or private road. A roadside ditch is designed to capture and convey stormwater runoff from the road and is routinely cleaned (i.e., mechanically scoured or scraped of vegetation and debris) to maintain water conveyance capacity. Naturally occurring streams and drainages that have been relocated due to the construction of a road are not considered a *roadside ditch*.

### Hazards

**Floodplain:** Areas with a 1% or greater chance of flooding in any given year and areas that were inundated with water during the 1996 floods.

**Steep slopes:** Land with a 25% or greater slope.

## B. Project Approach and Methodology

The purpose of the *Environmental Overlay Zone Map Correction Project* is to synchronize the location of the overlay zones with the location of existing natural resources identified in the Natural Resources Inventory (Figure 4). This project is part of bringing the zoning code into compliance with the 2035 Comprehensive Plan and ensure resources across Portland are mapped accurately and are regulated in a consistent way.

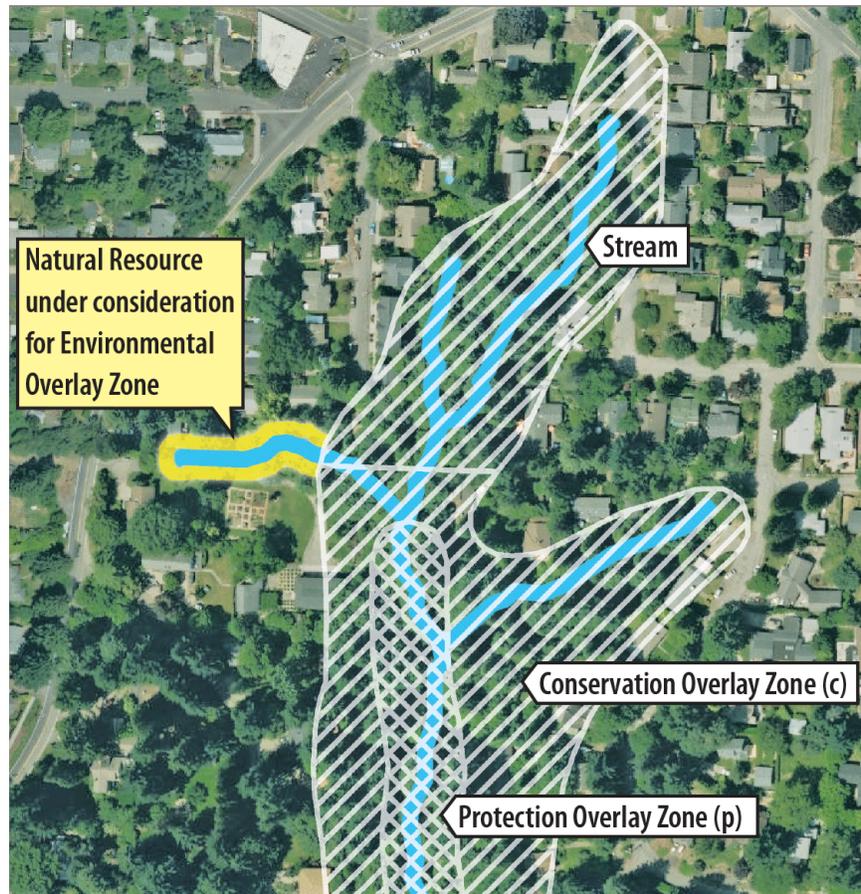


Figure 4: Example of an Unprotected Stream Segment

The geographic scope of the project includes the Northwest Hills, Southwest Hills, Johnson Creek, Boring Lava Domes and East Buttes and Terraces (Map 2). The Willamette River, Columbia River, Columbia Slough and Pleasant Valley are not part of this project and are addressed separately.

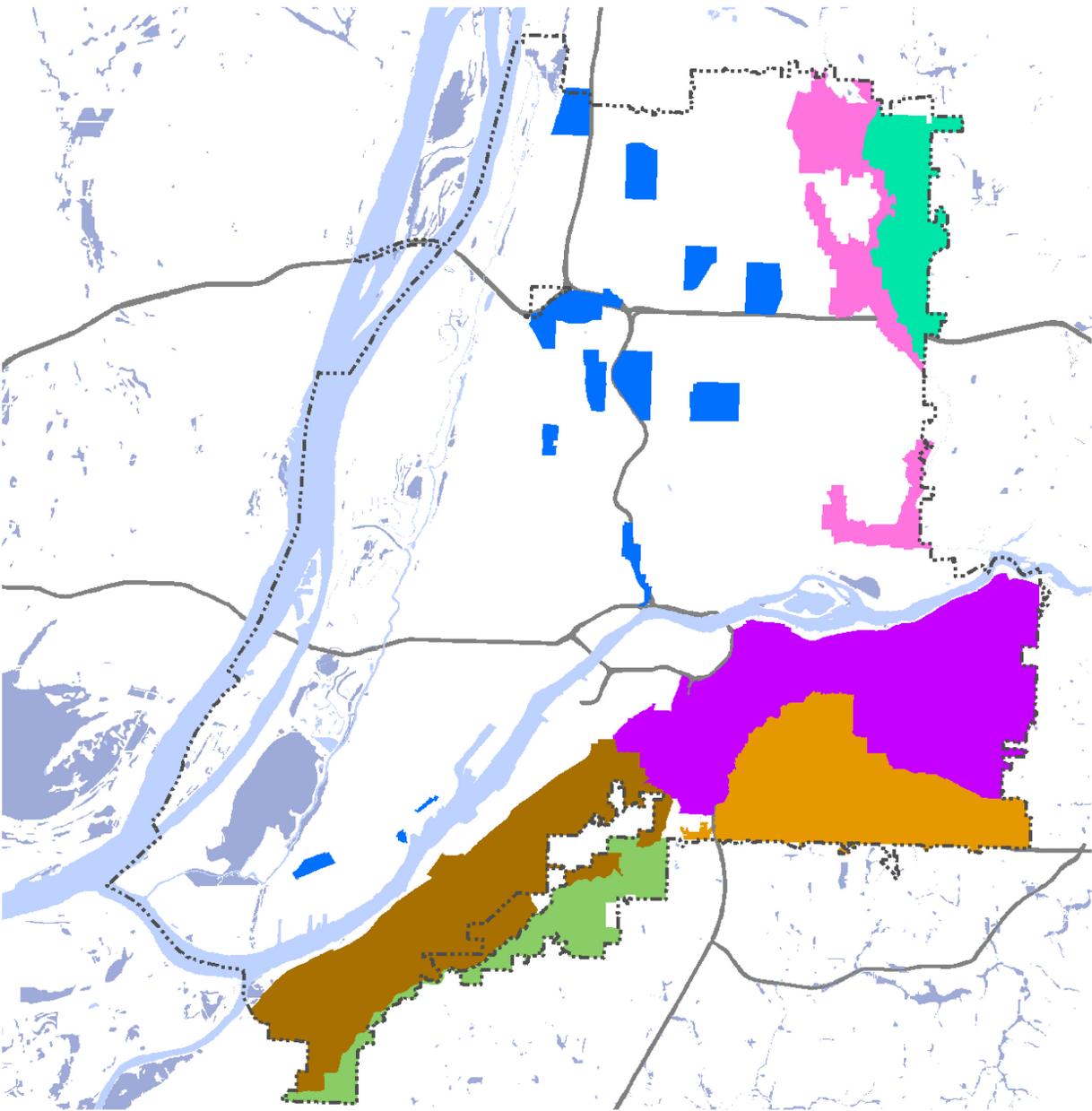
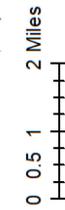


**Environmental Overlay Zones  
Map Correction Project**

**Project Area**

- Forest Park & NW District
- Skyline West
- Fanno Creek
- Tryon Creek/SW Hills East
- East Buttes & Terraces
- Johnson Creek
- Boring Lava Domes
- wetlands
- rivers & streams
- freeways
- Urban Service Boundary

Updated November, 2019  
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, contact: 503-823-7700, City IT request: these services, contact: 503-823-6868, Relay Service: 711, 503-823-6868, Relay Service: 711.



Map 2: Environmental Overlay Zone Map Correction Project Area

The approach of the *Environmental Overlay Zone Map Correction Project* follows the requirements set out by Statewide Planning Goal 5, Natural Resources, Scenic and Historic Areas and Open Spaces under OAR 660-023. The overarching steps required by Goal 5 are:

1. **Establish resource sites.** Resource sites were established and acknowledged by the previously adopted resource protection plans. This project refines the resource site boundaries, as described in Volume 3, Part A-G. The resource site boundaries are consistent with OAR 660-023-0030.
2. **Conduct an inventory of natural resources.** For each resource site, the previously adopted and acknowledged natural resource inventories are updated with more accurate maps and descriptions of natural resource features and functions. The inventory process is consistent with OAR 660-023-0030 and the methodology is documented in the *Natural Resources Inventory* (2012) available in Volume 4, Appendix B.
3. **Conduct an Economic, Social, Environmental and Energy Analysis.** OAR 660-023-0040 specifies the process that local jurisdictions must follow to conduct an ESEE. This project breaks the ESEE analysis into two parts, both of which are consistent with the OAR: 1) general ESEE and 2) resource site-specific ESEE. The General ESEE evaluates the tradeoffs between protecting natural resources and other city goals for economic development, housing, public health, etc. The General ESEE provides an overall recommendation regarding which natural resource features should be protected. The General ESEE recommendation is then affirmed, clarified or modified for each resource site based on resource site-specific circumstances and an ESEE decision is made for each resource site.
4. **Adopt comprehensive plan provisions and land use regulations to implement the decisions.** Portland has an established and acknowledged program that implements the ESEE decisions using application of environmental overlay zones and codes found in 33.430, Environmental Zones. This project refines the location of the environmental overlay zone boundaries based on the updated natural resources inventory and resource site-specific ESEE decisions. The program requirements are consistent with OAR 660-023-0050.
5. **Notice and Land Owner Involvement.** Land owners were informed about and involved in this project. Please see section D, Public Engagement, for a detailed explanation. Measure 56 notices were sent on [*M56 notices will be sent 35-25 days before the first hearing, which is anticipated in Spring 2020*]. This is consistent with OAR 660-023-0060.

## C. Project Outcomes

The *Environmental Overlay Zone Map Correction Project* accomplishes the following things within the geographic scope of the project (Map 2):

1. Repeals and replaces previously adopted Goal 5 descriptions and maps of natural resource functions, quality, quantity and impact area;
2. Repeals and replaces previously adopted Goal 5 maps of significant natural resource features;
3. Repeals and replaces previously adopted Goal 5 Economic, Social, Environmental and Energy analyses and decisions, including descriptions and maps; and
4. Amends previously adopted Goal 5 natural resource programs contained in the Portland Zoning Code Chapter 33.430 and repeals and replaces official zoning code maps of protection and conservation overlay zones.

Below is additional description of outcomes of this project.

### Natural Resource Feature Maps

Natural resource features include rivers, streams, wetlands, flood areas, vegetation (forest, woodland, shrubland and herbaceous), and steep slopes. The feature maps are factual data that follow the methodology described in the Natural Resources Inventory (Appendix B). The maps can be updated at any time based on more recent and accurate factual data, such as a site-specific survey or wetland delineation. The maps in Volume 3, Part A-G, replace maps of natural resource features in previously adopted Goal 5 inventories.

### Natural Resource Quality and Quantity

Volume 3, Part A-G, include data and maps of the natural resource quality and quantity within each resource site. The functional assessment follows the methodology of the Natural Resources Inventory (Appendix B) and adopted by the 2035 Comprehensive Plan. The data and maps in Volume 3, Part A-G, replace data and maps of natural resource quality and quantity in previously adopted Goal 5 inventories.

### Natural Resource Descriptions

The previously adopted inventories included descriptions of the natural resource features and functions. Those descriptions are updated with more accurate information in Volume 3, Part A-G. The descriptions in Volume 3, Part A-G, replace description of natural resource features in previously adopted Goal 5 inventories.

### Determination of Significance

The previously adopted inventories included a determination of which natural resource feature are “significant”, per Goal 5. Volume 3, Part A-G, include a determination of significance that replaces the previously adopted determinations.

### Economic, Social, Environmental and Energy Analysis

The previously adopted natural resource protection plans included an ESEE analysis and decisions. The ESEE analysis and decisions in Volume 2 and Volume 3, Part A-G, replace ESEE analysis and decisions in previously adopted Goal 5 plans.

Implementation

The previously adopted natural resource plans adopted and updated programs that implement Goal 5; specifically zoning code Chapter 33.430 and the official zoning maps. This project amends the existing programs by updating the official zoning maps to correct the location of protection and conservation overlay zone boundaries and by updating specific zoning codes found in 33.430 to help better implement the program.

## D. Public Engagement

The Ezone Map Correction Project brings together three years of work and voices of thousands. Below is a description of the public engagement events and activities. The public will continue to play a crucial role moving forward as the project is heard by the Planning and Sustainability Commission in the spring and City Council in the fall of 2020. Additional information about public engagement will be added to this section as the project proceeds.

A summary of the public engagement is below and an detailed description follows:

1. On 7/27/18, 12/5/18, 2/1/19, 3/28/19, and 6/21/19, 16,838 postcards were sent to properties with existing or draft corrected environmental overlay zones.
2. Between 8/2/18 and 7/22/19, staff presented at 35 neighborhood association meetings to inform people about the project, answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.
3. Between 8/19/18 and 7/25/19, staff held six drop-in hours to engage people in the project. A total of 48 people attended the drop-in hours.
4. Between 09/5/18 and 11/8/19, staff conducted site visits at 224 properties to confirm the location and extent of natural resource features and help property owners understand how the project may impact them (Map 3).
5. On 11/15/19 and 11/21/19, 24,714 letters were sent to all impacted property owners and all renters/leases notifying them of the opportunity to review the Discussion Draft.
6. Between 12/4/19 and 1/8/20, three open house events were held to provide information about the project and an opportunity for people to meet one-on-one with staff. A total of *[to be added]* people attended.
7. On *[to be added]* Measure 56 notices sent to property owners in advance of the first hearing at Planning and Sustainability Commission.
8. On *[to be added]*, public hearings held before Planning and Sustainability Commission.
9. On *[to be added]*, public hearings were held before City Council.

*Note – As the project proceeds, the dates and counts will be updated.*

### 1. Mailings and Notices

People living or working on properties that are impacted by environmental overlay zones received mailings and notices from the City of Portland. Examples of the postcard, letters and notices are found in Appendix C.

Between July 2018 and June 2019, 16,838 postcards were sent to all property owners with existing or proposed environmental overlay zones on their site. The postcards included contact information and two-three upcoming community meetings where people could find out more about the project. Also included was a link to the project website and online interactive map.

On November 15, 2019 and November 21, 2019, 24,714 letters were sent to impacted properties. The letters were sent to property addresses and site addresses, so that not only were owners contacted but also renters and those leasing property. In addition, all sites within 50 feet of a property impacted by the project also received a letter. The letters were specific to:

- Owners/renters/leasers of property with an environmental overlay zone (not wetlands);
- Owners/renters/leasers of property with an identified wetland;
- Sites within close proximity to properties with an environmental overlay zone and/or wetland.

Properties with wetlands received a specific letter because concurrent with the Ezone Map Correction Project, the Bureau of Environmental Services is undertaking the Wetland Inventory Project (WIP). WIP is systematically updating wetlands mapping and characterization following a US Army Corps of Engineers wetland degermation process. The Ezone Map Correction Project is using the WIP wetland data to update the Natural Resources Inventory. Property owners with wetlands identified on their site were offered the opportunity to have a City Wetland Scientist perform a free, on-site wetland determination to formally document the location and extent of the wetland.

The City performed an analysis to determine, of those properties impacted, what are the most common languages other than English are spoken. There were five languages that make up the majority of impacted people with limited English proficiency: Spanish, Russian, Ukrainian, Vietnamese and Chinese. Information was provided in the letters in each of the five languages.

*Note – Measure 56 notices will be sent 35-25 prior to public hearings and this section of the report will be updated to provided details about those notices. The first public hearing is planned for Spring 2020.*

## **2. Neighborhood Meetings**

Staff sent emails to all neighborhoods with environmental overlay zones asked if staff could present at an upcoming association meeting about the Ezone Map Correction Project. Between August 2018 and October 2019, staff presented at 36 neighborhood association meetings to inform people about the project, answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.

## **3. Open House Events**

Between August 2018 and July 2019, staff held six drop-in hours: two in outer east Portland, two in the Southwest Hills and two in the Columbia Slough watershed. In each area, one of the drop-in hours was held at 11:00am to 1:00pm and the second was held on a different date at 5:00pm to 7:00pm. The events were held at libraries in outer east and Southwest Hills and at the Multnomah County Drainage District offices in the Columbia Slough. These drop-in hours were an opportunity for people to meet one-on-one with staff, look at the proposed changes to the environmental overlay zones on their site and ask questions. A total of 48 people attended the drop-in hours.

There are three open house events upcoming on December 4, 2019, December 11, 2016 and January 8, 2020. Information about the time and location were included in mailings sent on November 15, 2019 and November 21, 2019. Information about attendance and outcomes of the open house events will be added to the next draft of the report.

#### **4. Help Line**

A phone line was dedicated to the Ezone Map Correction Project. Between August 2018 and July 2019, 236 phone calls were received on the help line. The help line provides an opportunity to add real-time interpretation services if needed.

#### **5. Online Interactive Map**

Staff developed an online, interactive map to present the draft corrected environmental overlay zones to the public. Starting in July 2018, as the overlay zones were drafted for each geography of the city (see Map 2), the map was updated. The postcards and letters sent to impacted people included a link to the map.

When people access the online map, they are able to search for their site or zoom in to areas of the city. Users can turn on and off different information including the existing overlay zones, proposed draft overlay zone, streams, wetlands, flood area, vegetation and steep slopes. The online map provides links to the report volumes that describe the policies decisions and mapping protocols used to create the draft overlay zones. Also, the online map offers an option to request a site visit directly from the map.

#### **6. Site Visits**

Site visits were a critical component of public engagement as well as updating the Natural Resources Inventory of mapped features. The postcards and letters sent to impacted people encouraged them to invite staff to perform site visits. At the site visits, staff documented the location of streams, wetlands, vegetation and steep slopes and then used that information to correct the natural resource inventory maps. Staff also answered people's questions about the project and how it impacts their property. Between August 2018 and November 2019, 224 site visits were conducted (Map 3).

FORTHCOMING

*Map 3: Ezone Map Correction Site Visits Conducted (updated June 2019)*

## E. Summary of Resource Site Results

The resource site results are presented by geography:

1. Forest Park and Northwest District (FP)
2. Skyline West (SK)
3. Tryon Creek and Southwest Hills East (SW)
4. Fanno Creek (FC)
5. East Buttes and Terraces (EB)
6. Johnson Creek Watershed (JC)
7. Boring Lava Domes (BL)

The following information is included for each geography:

- A. **Resource Sites Map** – A map of all resource sites within the geography. Each resource site has a unique number that identifies it. The resource site numbers include a two-letter geography code and a number applied from north to south and east to west. The resource site boundaries are based on the previous plans that originally applied environmental overlay zones; however, some boundaries have been updated.
- B. **Summary of Resource Site Inventory and ESEE Decisions** – A table that summarizes the decisions for each resource site within the geography. Please refer to Volume 3, Part A-G, for details and clarifications.

## 1. Forest Park and Northwest District

The Forest Park and Northwest District plan geography, shown in Map 4, includes 41 resource sites and is located generally east of NW Skyline Boulevard, north of W Burnside Road and west of the Willamette Greenway boundary.

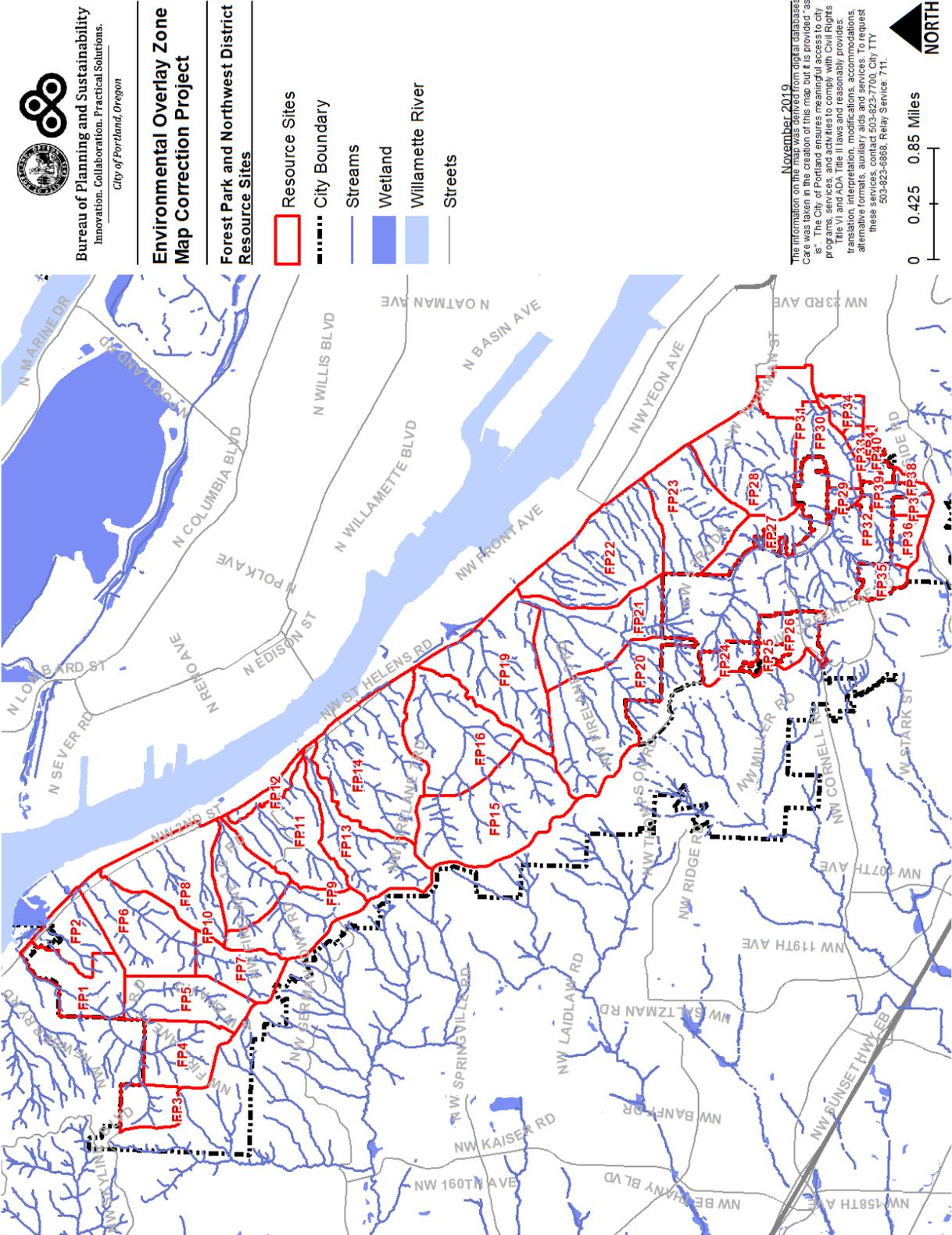
Table 1 summarizes the ESEE decisions for natural resource features by resource sites within the Forest Park and Northwest District geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part A. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 1 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 1. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 1, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part A. When there is a conflict between Table 1 and Volume 3, Part A, the ESEE decisions of Part A take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.



Map 4: Forest Park and Northwest District Resource Sites

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP1	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP2	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP3	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP4	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP5	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP6	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP7	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest and woodland vegetation on steep slopes (>25%)	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP8	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP9	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP10	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP11	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP12	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP13	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP14	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
FP15	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP16	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP17	<i>Resource Site FP17 is outside the scope of this project. Please refer to the Northwest Hills Natural Areas Protection Plan.</i>	
FP18	<i>Resource Site FP18 is outside the scope of this project. Please refer to the Northwest Hills Natural Areas Protection Plan.</i>	
FP19	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP20	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP21	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP22	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP23	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP24	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP25	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FP26	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FP27	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation	protection (p)
FP28	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Inside of public parks, land within 50 feet of the top-of-bank of streams	protection (p)
	Inside of public parks, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside of public parks, land within 25 feet of the top-of-bank of streams	protection (p)
	Outside of public parks, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Outside of public parks, forest or woodland vegetation to but more than 50 feet from the top-of-bank of streams	conservation (c)
FP29	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP30	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest, woodland, shrubland or herbaceous vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
FP31	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	In Forest Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	In Forest Park, forest vegetation not contiguous to the top-of-bank of streams	conservation (c)
	Outside Forest Park, all forest vegetation	conservation (c)
FP32	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 200 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 200 feet from the top-of-bank of streams	conservation (c)
FP33	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Woodland, shrubland or herbaceous vegetation	conservation (c)
FP34	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP35	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	On specific lots (see resource site-specific ESEE decision), forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FP36	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FP37	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FP38	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)

<b>Table 1: Forest Park and Northwest District – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FP39	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation	protection (p)
FP40	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	protection (p)
FP41	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)

## 2. Skyline West

The Skyline West plan geography, shown in Map 5, includes 10 resource sites and is located generally west of NW Skyline Boulevard, north of W Burnside Road and east of the Portland Urban Service Boundary.

Table 2 summarizes the ESEE decisions for natural resource features by resource sites within the Skyline West geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part B. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 2 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 2. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 2, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part B. When there is a conflict between Table 2 and Volume 3, Part B, the ESEE decisions of Part B take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.



<b>Table 2: Skyline West – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SK1	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	On specific lots (see resource site-specific ESEE decision), forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SK2	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
SK3	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land within 25 feet of a strictly limit ESEE decision	conservation (c)
	Forest vegetation between 50 and 100 feet of top of bank streams	conservation (c)

<b>Table 2: Skyline West – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SK4	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	On lots zoned OS or RF, land between 25 feet and 50 feet of the top-of-bank of streams	protection (p)
	On lots zoned R10, land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SK5	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SK6	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	On specific lots (see resource site-specific ESEE decision), forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)

<b>Table 2: Skyline West – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SK7	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SK8	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	On specific lots (see resource site-specific ESEE decision), forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
SK9	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)

<b>Table 2: Skyline West – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SK10	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 100 feet of wetlands	protection (p)
	Land within 100 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)

### 3. Tryon Creek and Southwest Hills East

The Tryon Creek and Southwest Hills East plan geography, shown in Map 6, includes 24 resource sites and is located generally west of NW Skyline Boulevard, north of W Burnside Road and east of the Portland Urban Service Boundary.

Table 3 summarizes the ESEE decisions for natural resource features by resource sites within the Tryon Creek and Southwest Hills East geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part C. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 3 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 3. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 3, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part C. When there is a conflict between Table 3 and Volume 3, Part C, the ESEE decisions of Part C take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.

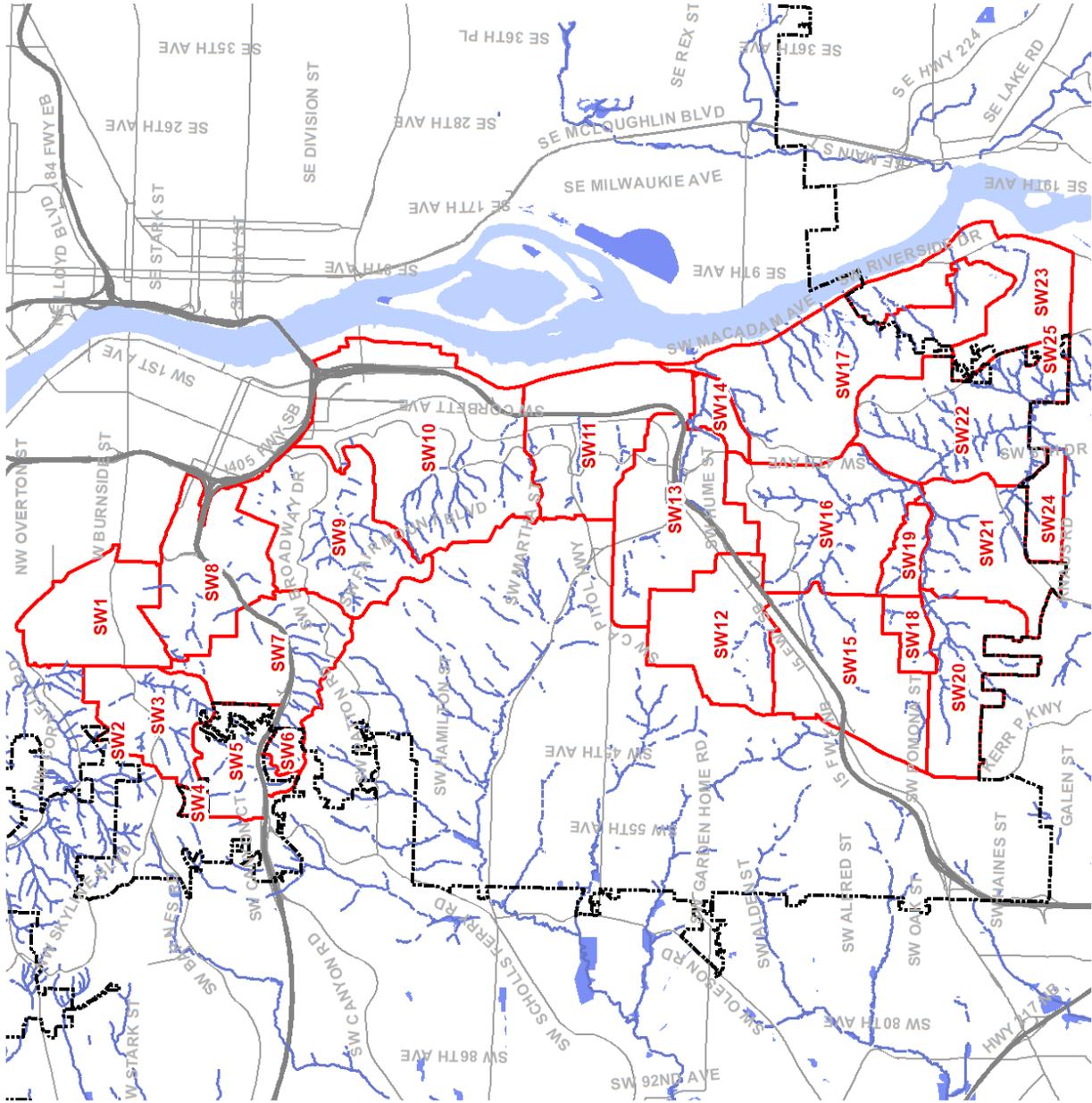


**Environmental Overlay Zone  
Mapping Protocols**

**Tryon Creek and Southwest  
Hills East Resource Sites**

- Resource Sites
- Streams
- Wetland
- Willamette River
- Streets
- City of Portland

November 2019  
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Map 6: Tryon Creek and Southwest Hills East Resource Sites

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW1	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to W Burnside Road right-of-way	conservation (c)
SW2	Forest vegetation on steep slopes	conservation (c)
SW3	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Inside Pittock Acres Park and Hoyt Arboretum, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
SW4	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
SW5	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land within 25 feet of the top-of-bank of wetlands	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Land between 25 feet and 50 feet of the top-of-bank of wetlands	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	conservation (c)

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW6	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SW7	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation in Hoyt Arboretum	Protection (p)
SW8	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SW9	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	In Marquam Hill Park, all forest vegetation	protection (p)
	Outside Marquam Nature Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SW10	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation on steep slopes contiguous to and west of SW Terwilliger Blvd right-of-way	protection (p)
	Forest vegetation on steep slopes contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation on steep slopes contiguous to and east of SW Terwilliger Blvd right-of-way	conservation (c)
	Forest vegetation on steep slopes contiguous to SW Barbur Blvd or Interstate 5 right-of-way	conservation (c)
	In the Central Employment (EX) base zone, forest vegetation on steep slopes	conservation (c)

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW11	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	In George Himes Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams.	protection (p)
	Outside George Himes Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	conservation (c)
	Forest vegetation on steep slopes contiguous to SW Terwilliger Blvd, SW Barbur Blvd or Interstate 5 right-of-way	conservation (c)
SW12	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Land between 50 feet and 75 feet of the top-of-bank of wetlands	conservation (c)
SW13	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
SW14	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Land within 25 feet of all protection overlay zones	conservation (c)

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW15	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Land between 50 feet and 75 feet of the top-of-bank of wetlands	conservation (c)
SW16	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	In Marshall Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside Marshall Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Land between 50 and 25 feet of streams and wetlands	conservation (c)

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW17	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	In River View Natural Area, forest vegetation on steep slopes (25%) contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	In River View Natural Area, forest vegetation contiguous to but more than 50 feet from stream top-of-bank of streams on slopes that are not steep	conservation (c)
	Outside River View Natural Area, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Land within 25 feet of the protection overlay zone	conservation (c)
SW18	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of wetlands	conservation (c)
SW19	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW20	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of wetlands	conservation (c)
SW21	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of wetlands	conservation (c)
SW22	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	In Tryon Creek State Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	protection (p)
	Outside Tryon Creek State Park, forest vegetation contiguous to Tryon Creek State Park	conservation (c)
	Forest vegetation contiguous to SW Terwilliger Boulevard right-of-way	conservation (c)

<b>Table 3: Tryon Creek and Southwest Hills East – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
SW23	Stream channels to top-of-bank	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	In River View Natural Area, all vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation on steep slopes that is contiguous to SW Terwilliger Blvd right-of-way	conservation (c)
	In Special Habitat Area W19, oak habitat	conservation (c)

## 4. Fanno Creek

The Fanno Creek plan geography, shown in Map 7, includes 13 resource sites and includes the Fanno Creek watershed in Portland.

Table 4 summarizes the ESEE decisions for natural resource features by resource sites within the Fanno Creek geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part D. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 4 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 4. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 4, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part D. When there is a conflict between Table 4 and Volume 3, Part D, the ESEE decisions of Part D take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.



<b>Table 4: Fanno Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FC1	Stream channels to top-of-bank	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from wetlands	conservation (c)
FC2	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation between 50 and 100 feet of top-of-bank streams	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FC3	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams extending to 200 feet from top of bank	conservation (c)
FC4	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)

<b>Table 4: Fanno Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FC5	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	In Council Crest Park, all forest vegetation	protection (p)
	Outside Council Crest Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
FC6	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation within the abandoned rail corridor	conservation (c)
FC7	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation within the abandoned rail corridor	conservation (c)

<b>Table 4: Fanno Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FC8	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation on steep slopes along SW Fairvale Dr	conservation (c)
FC9	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
FC10	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	In Woods Memorial Nature Area, all forest vegetation	protection (p)
	Outside Woods Memorial Nature Area, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams and extending to 100 feet from top-of-bank	protection (p)
	Outside Woods Memorial Nature Area, forest vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)

<b>Table 4: Fanno Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
FC11	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
FC12	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 50 feet of wetlands	protection (p)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
FC13	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 25 feet of wetlands	protection (p)
	Land between 25 feet and 50 feet of wetlands	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from wetlands	conservation (c)
	Specific large patches of forest vegetation (see resource site-specific ESEE decision)	conservation (c)

## 5. East Buttes and Terraces

The East Buttes and Terraces plan geography, shown in Map 8, includes 15 resource sites in outer east Portland between SE Powell Boulevard and NE Columbia Boulevard.

Table 5 summarizes the ESEE decisions for natural resource features by resource sites within the Columbia Slough and Columbia River geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part E. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 5 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 5. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 5, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part E. When there is a conflict between Table 5 and Volume 3, Part E, the ESEE decisions of Part E take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.



<b>Table 5: East Buttes and Terraces – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
EB1	Wetlands	protection (p)
	Forest and woodland vegetation contiguous to wetlands	conservation (c)
EB2	Forest and woodland vegetation (see resource site-specific ESEE decision)	conservation (c)
	In Special Habitat Area W4, all land	conservation (c)
EB3	<i>Resource Site EB3 is outside the scope of this project. Please refer to the East Buttes, Terraces and Wetlands Conservation Plan.</i>	
EB4	Forest and woodland vegetation (see resource site-specific ESEE decision)	conservation (c)
	In Special Habitat Area W3.E and W3.F, all land	conservation (c)
EB5	<i>Resource Site EB5 is outside the scope of this project. Please refer to the East Buttes, Terraces and Wetlands Conservation Plan.</i>	
EB6	Areas designated as Special Habitat Areas	conservation (c)
EB7	<i>There are no significant natural resources in Resource Site EB7.</i>	
EB8	Wetlands	protection (p)
	Land within 25 feet of wetlands	protection (p)
	Land between 25 feet and 50 feet of wetlands	conservation (c)
	Forest and woodland vegetation	conservation (c)
EB9	Forest vegetation on steep slopes	conservation (c)
EB10	Forest vegetation on steep slopes	conservation (c)
EB11	Forest vegetation on steep slopes	protection (p)
	Forest vegetation on not steep slopes	conservation (c)

<b>Table 5: East Buttes and Terraces – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
EB12	Forest vegetation on not steep slopes	conservation (c)
EB13	Forest vegetation on steep slopes	protection (p)
	Forest vegetation on not steep slopes	conservation (c)
EB14	Approximately 5-acre area of forest vegetation along the western edge of the golf course	conservation (c)
EB15	Stream channels to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams or wetlands	protection (p)
	Land between 25 feet and 50 feet of the top-of-bank of streams or wetlands	conservation (c)
	Forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams or wetlands	conservation (c)
	Forest vegetation (see site-specific ESEE)	conservation (c)
EB16	<i>Resource Site EB16 is outside the scope of this project. Please refer to the East Buttes, Terraces and Wetlands Conservation Plan.</i>	

## 6. Johnson Creek

The Johnson Creek plan geography, shown in Map 9, includes 25 resource sites generally located between the Willamette River Greenway and the Urban Services Boundary south of SE Powell Boulevard.

Table 6 summarizes the ESEE decisions for natural resource features by resource sites within the Johnson Creek geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part F. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 76 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 6. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 6, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part F. When there is a conflict between Table 6 and Volume 3, Part F, the ESEE decisions of Part F take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.

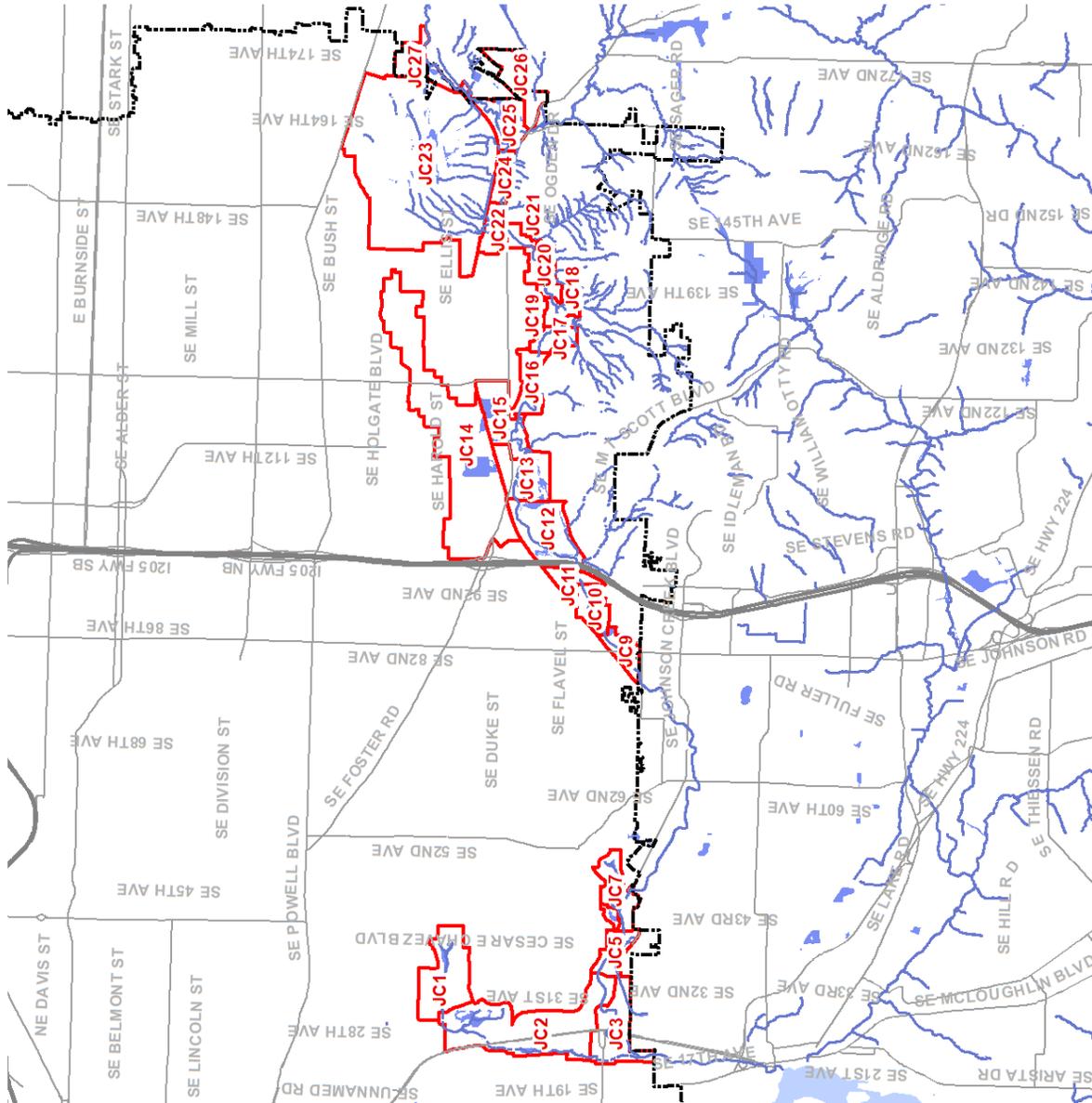


**Environmental Overlay Zone  
Map Correction Project**

**Johnson Creek Resource Sites**

- Resource Sites
- Streams
- Wetland
- Willamette River
- Streets
- City of Portland

November 2019  
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 laws. If you need alternative formats, accommodations, 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.



Map 9: Johnson Creek Resource Sites

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC1	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
JC2	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Remaining vegetation within public parks	conservation (c)
	Forest or woodland vegetation contiguous to but outside of public parks	conservation (c)
JC3	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
	Remaining vegetation within public parks	conservation (c)
	Forest or woodland vegetation contiguous to but outside of public parks	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC4	<i>Resource Site 4 is located outside of the Urban Service Boundary</i>	
JC5	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Remaining vegetation within public parks	conservation (c)
	Vegetation contiguous to but outside of public parks	conservation (c)
JC6	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
JC7	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC8	<i>Resource Site 8 is located outside of the Urban Service Boundary</i>	
JC9	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC10	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 100 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Remaining vegetation within public parks	conservation (c)
	Forest and woodland vegetation contiguous to public parks	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC11	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC12	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC13	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC14	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 75 feet of the top-of-bank of streams	conservation (c)
	Land within 75 feet of wetlands	conservation (c)
JC15	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC16	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest vegetation contiguous to streams between 50 and 200 feet of top of bank streams.	conservation (c)
	Forest and woodland vegetation contiguous to streams on steep slopes	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC17	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	In public parks, all remaining vegetation in public parks	conservation (c)
	Outside public parks, vegetation contiguous to public parks	conservation (c)
JC18	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation within public parks	protection (p)
	Outside public parks, forest or woodland vegetation contiguous to streams	conservation (c)
	Outside public parks, forest or woodland vegetation contiguous wetlands and waterbodies	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	Conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC19	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Vegetated flood area	protection (p)
	Forest vegetation that is contiguous to but outside of the vegetated flood area	conservation (c)
JC20	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Vegetated flood area	protection (p)
	Forest vegetation that is contiguous to but outside of the vegetated flood area	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC21	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC22	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC23	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	In Powell Butte Nature Park, forest vegetation	protection (p)
	In Powell Butte Nature Park, all remaining vegetation	conservation (c)
	Outside Powell Butte Nature Park, forest vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Outside Powell Butte Nature Park, forest vegetation contiguous to but more than 30 feet from wetlands	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC24	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC25	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)
JC26	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Forest or woodland vegetation contiguous to but more than 50 feet from the top-of-bank of streams	conservation (c)
	Forest or woodland vegetation contiguous to but more than 30 feet from wetlands	conservation (c)
	Land within 25 feet of natural resources with a strictly limit ESEE decision	conservation (c)

<b>Table 6: Johnson Creek – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
JC27	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 50 feet of the top-of-bank of streams	protection (p)
	Land within 30 feet of wetlands	protection (p)
	Vegetated flood area	protection (p)
	Forest vegetation contiguous to but outside of the vegetated flood area	conservation (c)

## 7. Boring Lava Domes

The Boring Lava Domes plan geography, shown in Map 10, includes 15 resource sites generally located between Johnson Creek south to the Urban Service Boundary.

Table 7 summarizes the ESEE decisions for natural resource features by resource sites within the Boring Lava Domes geography. The ESEE decisions are further clarified in the descriptions and maps for each resource site in Volume 3, Part G. If there is a discrepancy between the summary table and the resource site descriptions and maps, the site-specific descriptions, decisions and maps take precedence. The ESEE decisions expressed in the Table 7 are implemented by the environmental overlay zones on the official zoning maps and by zoning code Chapter 33.430, Environmental Zones.

For the purposes of this project, an ESEE decision to *prohibit* conflicting uses is not recommended for any significant natural resource in any of the resource sites. Instead, the decision is to *strictly limit*, *limit* or *allow* conflicting uses, depending on the outcome of the conflicting use analyses.

- The decision to **strictly limit** conflicting uses is typically implemented using a **protection (p) overlay zone**.
- The decision to **limit** conflicting uses is typically implemented using a **conservation (c) overlay zone**.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented using a **river environmental (e) overlay zone**. The river e-zone is substantially similar to the c-zone but has additional use restrictions and mitigation requirements.
- The decision to **strictly limit** or **limit** conflicting uses may also be implemented with **zoning code restrictions** tied to base zones requirements or restrictions on development or uses.

A decision to **allow** conflicting uses is not summarized on Table 7. It should be assumed that for all significant natural resource features in the resource site for which there is no decision summarized in Table 7, the ESEE decision is to allow conflicting uses. This assumption must be confirmed by checking it against the site-specific ESEE decisions found in Volume 3, Part G. When there is a conflict between Table 7 and Volume 3, Part G, the ESEE decisions of Part G take precedence.

When the table states “*land within*” a certain distance of a river, stream or wetland that includes all resources associated with the land including soils, flood area, vegetation and steep slopes, as well as developed land. Yards, decks, buildings, parking, loading, etc. located within that distance are also subject to the decision.



<b>Table 7: Boring Lava Domes – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
BL1	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Site specific decisions on natural resource tracts (see ESEE)	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL2	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams and extending to 100 feet from streams	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)

<b>Table 7: Boring Lava Domes – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
BL3	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 25 feet of the top-of-bank of streams	protection (p)
	Land between 25 and 40 feet of top of bank of streams that is not forested	conservation (c)
	Land within 40 feet of wetlands	protection (p)
	Forest vegetation between 25 and 100 feet of top of bank of streams	protection (p)
	Woodland vegetation contiguous to and greater than 40 feet from top of bank streams	conservation (c)
	Forest vegetation contiguous to and greater than 100 feet from top of bank streams	conservation (c)
BL4	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Land between 40 and 50 feet of wetlands	conservation (c)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams and extending to 100 feet from streams	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)

<b>Table 7: Boring Lava Domes – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
BL5	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams and extending to 100 feet from streams	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 100 feet from the top-of-bank of streams	conservation (c)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL6	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL7	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)

<b>Table 7: Boring Lava Domes – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
BL8	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL9	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL10	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)

<b>Table 7: Boring Lava Domes – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
BL11	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams, except along SE Barbara Welch Rd	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Along SE Barbara Welch Rd, land within 25 feet of the top-of-bank of streams (see resource site-specific ESEE decision)	protection (p)
	Along SE Barbara Welch Rd, land between 25 feet and 40 feet of the top-of-bank of streams (see resource site-specific ESEE decision)	conservation (c)
	Forest and woodland vegetation contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL12	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL13	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)

<b>Table 7: Boring Lava Domes – Summary of Decisions</b>		
<b>Resource Site</b>	<b>Natural Resource Feature</b>	<b>Environmental Overlay Zone</b>
BL14	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)
BL15	Stream channel to top-of-bank	protection (p)
	Wetlands	protection (p)
	Land within 40 feet of the top-of-bank of streams	protection (p)
	Land within 40 feet of wetlands	protection (p)
	Forest and woodland vegetation on steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	protection (p)
	Forest and woodland vegetation on not steep slopes contiguous to but more than 40 feet from the top-of-bank of streams	conservation (c)

## F. Implementation

The ESEE decisions, found in Volume 3, Part A-G, are implemented by application of the conservation and protection overlay zones in the official zoning maps and the zoning code chapters that apply within the overlay zones. The repealed zoning maps and the updated zoning maps with the location of the conservation and protection overlay zones are included in this section. Revisions to zoning code Chapter 33.430, Environmental Zones, is also included in this section.

In order to apply the conservation and protection overlay zones to implement the ESEE decision, administrative revisions are made to address holes and slivers generated through the automated mapping process. The corrected environmental overlay zones are applied to the natural resources using a GIS model. The GIS model follows the mapped natural resources exactly. This results in small holes and slivers that cannot be implemented reasonably through official zoning maps. Below are *[to be added]*<sup>1</sup> that show an example of the GIS model results and the official zoning maps; the hole/sliver is circled. Effort was made to limit removal of holes and slivers so that the application of the overlay zones matches the natural resources to the maximum extent possible.

### 1. Protection to Conservation Zone Conversions

In rare circumstances, implementation of the ESEE Decisions found in Volume 3, Part A-H, resulted in the protection (p) overlay zone covering the majority of undeveloped properties such that there is insufficient area outside of the p-zone to develop. Under these circumstances, a portion of the p-zone is converted to conservation (c) zone to provide sufficient area for the property to be reasonably developed *[to be added]*<sup>2</sup>. The conversion to c-zone allows for development through standards or Environmental Review. The application of c-zone ensures that impacts to the significant natural resources will be mitigated.

Properties that are eligible for p-zone to c-zone conversions have greater than 70% p-zone coverage and are vacant or are developed but large enough to be divided according to the base zone. Appendix *[to be added]* include a full list and map of all properties considered for p-zone conversion and an explanation.

To determine the area suitable for p-zone conversion, the following criteria (A-D) were used. The list is hierarchical with the highest priority being protection of rivers, streams, wetlands and flood area followed by protection of vegetation on steep slopes; the protection of these features is critical to reducing the risks of flooding, erosion and landslides.

Criteria for converting p-zone to c-zone on eligible properties:

- A. A 50-foot area surrounding rivers, streams, and wetlands should continue to be protected by the p-zone. The 50-foot area extends horizontally from the river/stream top of bank or edge of the delineated wetland. Where the entire site is within 50-feet of river/stream top-of-bank, then

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<sup>1</sup> Manual edits to remove small holes and slivers has not been completed. That work will be done before the Proposed Draft is release in Spring 2020. Figures will be added that show examples of the manual edits.

<sup>2</sup> The work to convert protection to conservation zones to allow reasonable area for development is underway. Examples of the manual edits will be included in the Proposed Draft, to be released in Spring 2020.

a minimum 25-foot area of p-zone extending horizontally from river/stream top-of-bank should be retained.

- B. The flood area should continue to be protected by the p-zone. The flood area includes the 100-year floodplain and the area inundated during the 1996 flood.
- C. Forest and woodland vegetation located on steep slopes (>25% slope) should be avoided, if possible. Where the entire site is steep, areas of the greatest steepness (>40% slope) should be avoided first.
- D. The conversion area should be located contiguous to a public street or an existing access easement. Where this is not possible, the conversion area should be located as close to a public street or an existing easement as possible, avoiding stream crossings to the maximum extent practical.

Providing sufficient area for development or lot division does not guarantee that any given property can be developed or divided. Besides the base zone and location of environmental overlay zones, other factors considered through the development review process include street access, street frontage improvements, access to utilities and services (e.g., sewer, water), street and side setback requirements, minimum lots size, developable area, compatibility with surrounding existing lots, etc. (Please refer 33.310 of the zoning code for additional information.) Also, while it is a priority to preserve divisibility of large properties, the p-zone to c-zone conversions may not result in enough dividable land to achieve the maximum density allowed by the base zone.

## 2. Zone Boundary Errors and Modifications

When creating the corrected environmental overlay zones, a combination of best available GIS data, verified and updated by site visits, was used to map the environmental overlay zone boundaries. However, the GIS data is not perfect and some data, such as a mapped top-of-bank, is not available for every natural resource feature in Portland. It is anticipated that at the time of land use review, site design and permitting, applicants will provide site-specific survey data that accurately documents the location of significant natural resource features. The survey data should be used to correct or modify the environmental overlay zone boundaries to align with the features those zones are intended to protect.

The following guidance is the legislative intent to be used when correcting or modifying the environmental overlay zone boundaries:

### 1. Rivers and Streams

The river and stream channels include the river/stream bottom and banks from top-of-bank to top-of-bank (Figure 8). For larger waterbodies in Portland including the Columbia River and Columbia Slough, the top-of-bank is surveyed, included in the City's GIS data, and can be used by applicants. However, for many smaller streams the top-of-bank is not surveyed. When there is no mapped top-of-bank, the top-of-bank should be surveyed and documented based on City of Portland Zone Code 33.930.150 Measuring Top of Bank.

In resource sites where the location of the environmental overlay zone is based on distance from a river or stream, the boundary of the overlay zone should be corrected or modified to match the surveyed

top-of-bank. For example, if the ESEE Decision is to apply a protection overlay zone to a stream and land within 50 feet of the stream, then the p-zone should be corrected or modified to apply to the stream channel (top-of-bank to top-of-bank) and land measured 50 feet horizontally from the top-of-bank landward, including any existing disturbance areas or structures.

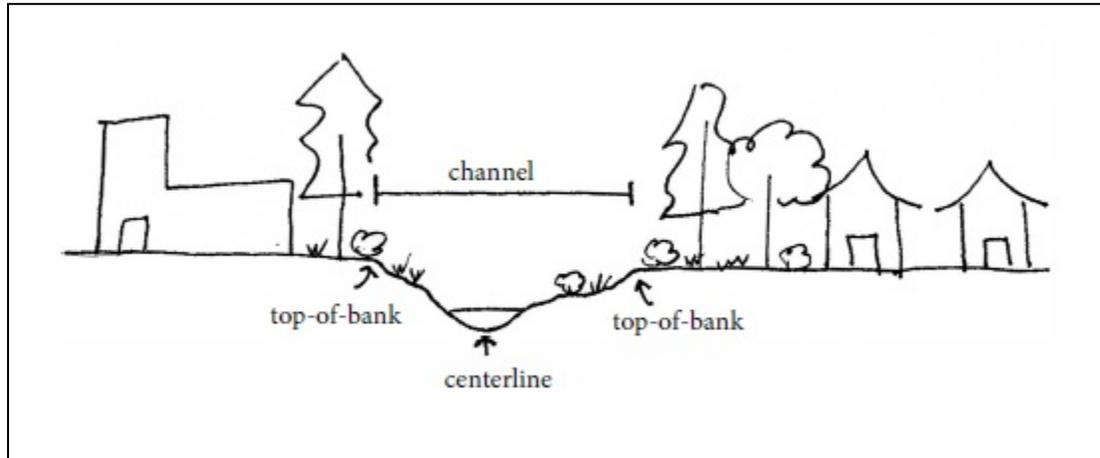


Figure 8: Stream/Drainageway Channel Cross Section

## 2. Wetlands

The City's wetland data is based on the most current National Wetlands Inventory, as refined by permit data provided by Oregon Department of State Lands, US Army Corps of Engineers or City of Portland, or refined by on-site wetland determinations or delineations performed by a certified environmental consultant. See Appendix C.3: Wetland Remapping Project for additional details. In resource sites where the location of the environmental overlay zone is based on distance from a wetland, the boundary of the overlay zone should be corrected or modified based on a wetland determination or delineation. For example, if the ESEE Decision is to apply a p-zone to a wetland and land within 50 feet of the wetland, then the p-zone should be corrected or modified to apply to the wetland itself and land measured horizontally from the edge of the wetland landward, including any existing disturbance areas or structures.

## 3. Forest or Woodland Vegetation on Steep Slopes

Steep slopes are land with a 25% slope or steeper. Steep slopes are determined using LiDAR-derived three-foot contours. Forest vegetation is a patch,  $\frac{1}{2}$  acre or greater, with 60% or more closed canopy. Woodland vegetation is a patch,  $\frac{1}{2}$  acre or greater with 25-60% closed canopy. Forest or woodland patches are mapped based on the most current aerial photography and field verification whenever possible. Please see Appendix B: Natural Resources Inventory for additional details.

In resource sites where the location of the environmental overlay zone is based on forest or woodland vegetation located on steep slopes, the overlay zone boundary should be corrected or modified to include the area of steep slope plus the canopy of trees where any portion of the tree trunk is located on the steep slope (See Figure 9). Disturbance areas or structures located under the tree canopy, where the tree is located on the steep slope, should be included within the environmental overlay zone.

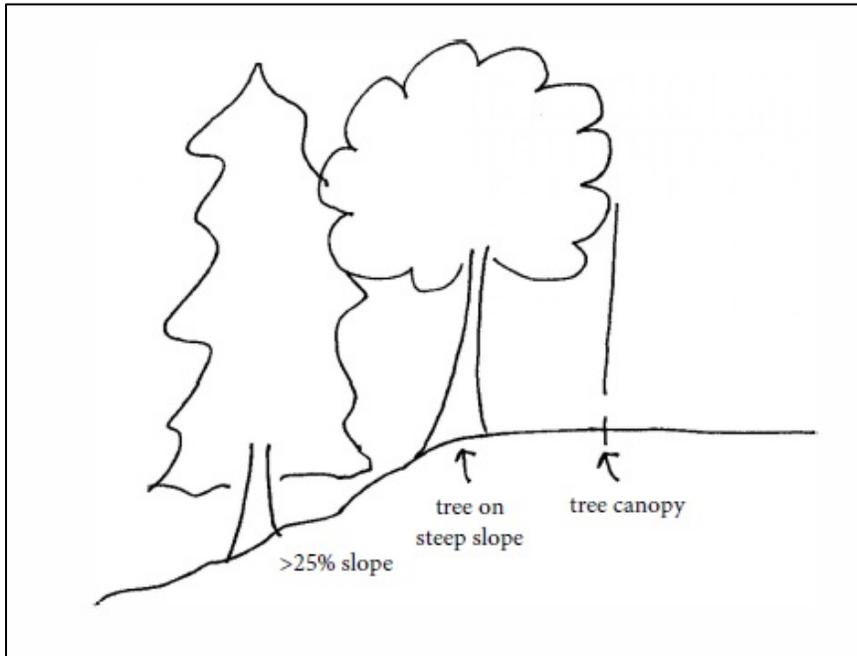


Figure 9: Trees on Steep Slopes

## G. Zoning Map Updates

Below are maps of the resource site that show the existing overlay zones, depicted with lines and annotations, and the draft corrected conservation and protection overlay zones, depicted with solid colors. The maps are reports by resource site numbered north to south, east to west (Map. To see an individual property's existing environmental overlay zones and draft corrected environmental overlay zones, please use the interactive online mapping tool available at <https://www.portlandmaps.com/bps/ezones/#/map/>. This interactive map allows users to type in an address or intersection or zoom into an area of Portland.

The printed maps below do not have a key for the annotations related to base zones (e.g., R7, CM1, IG2) or overlay zones that are not the conservation or protection overlay zones (e.g., d, s, k). This is because the base zones and other overlay zones are not being changed as part of this project. For an explanation for the base zones and other overlay zones that apply to any given property, please use <https://www.portlandmaps.com/bps/zoning/#/map/> and type in an address or intersection.



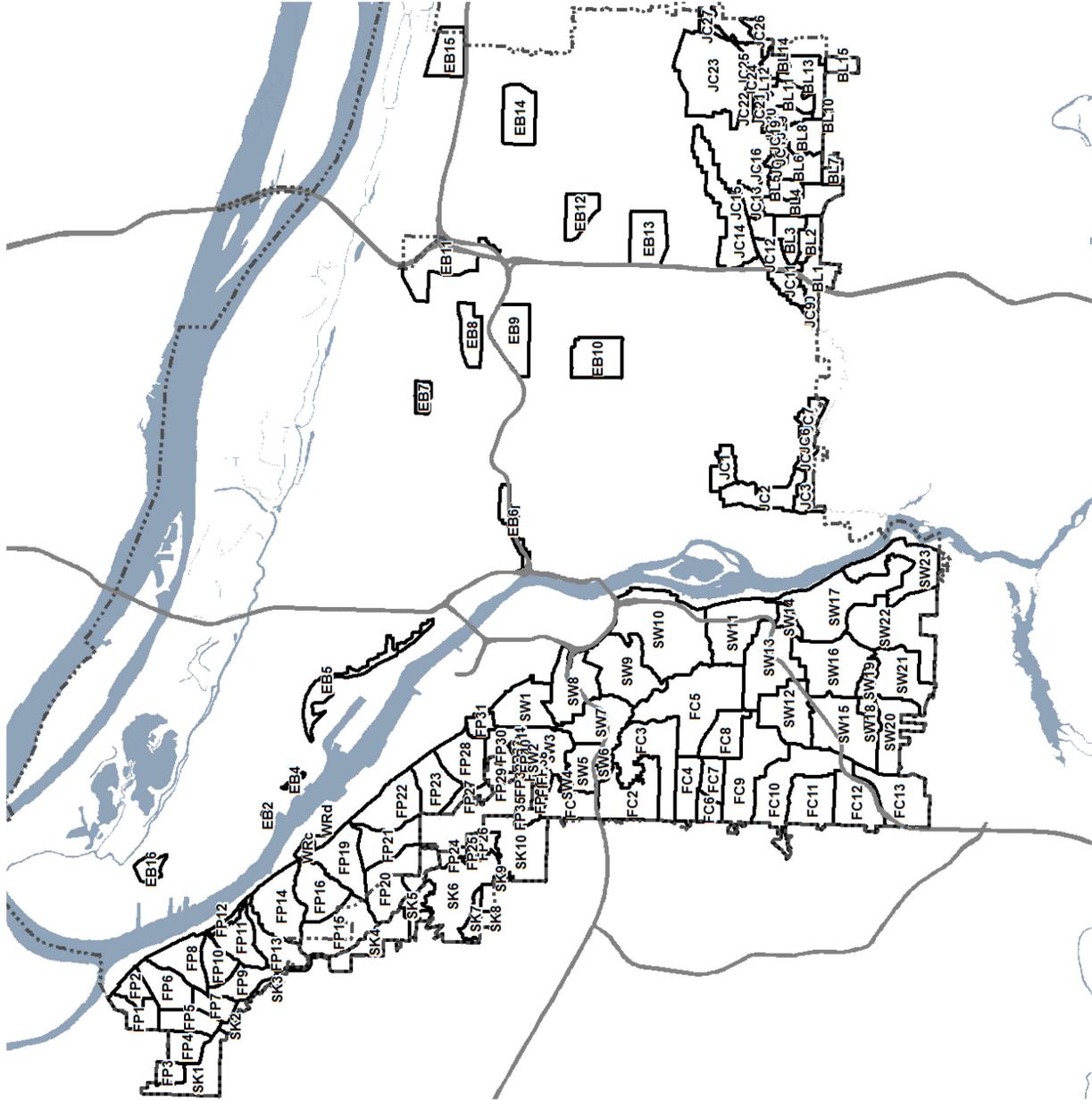
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City of Portland, Oregon

**Environmental Overlay Zone  
Map Correction Project**

**Resource Site Key**

-  Resource Sites
-  Waterbodies
-  Freeways
-  Urban Service Boundary

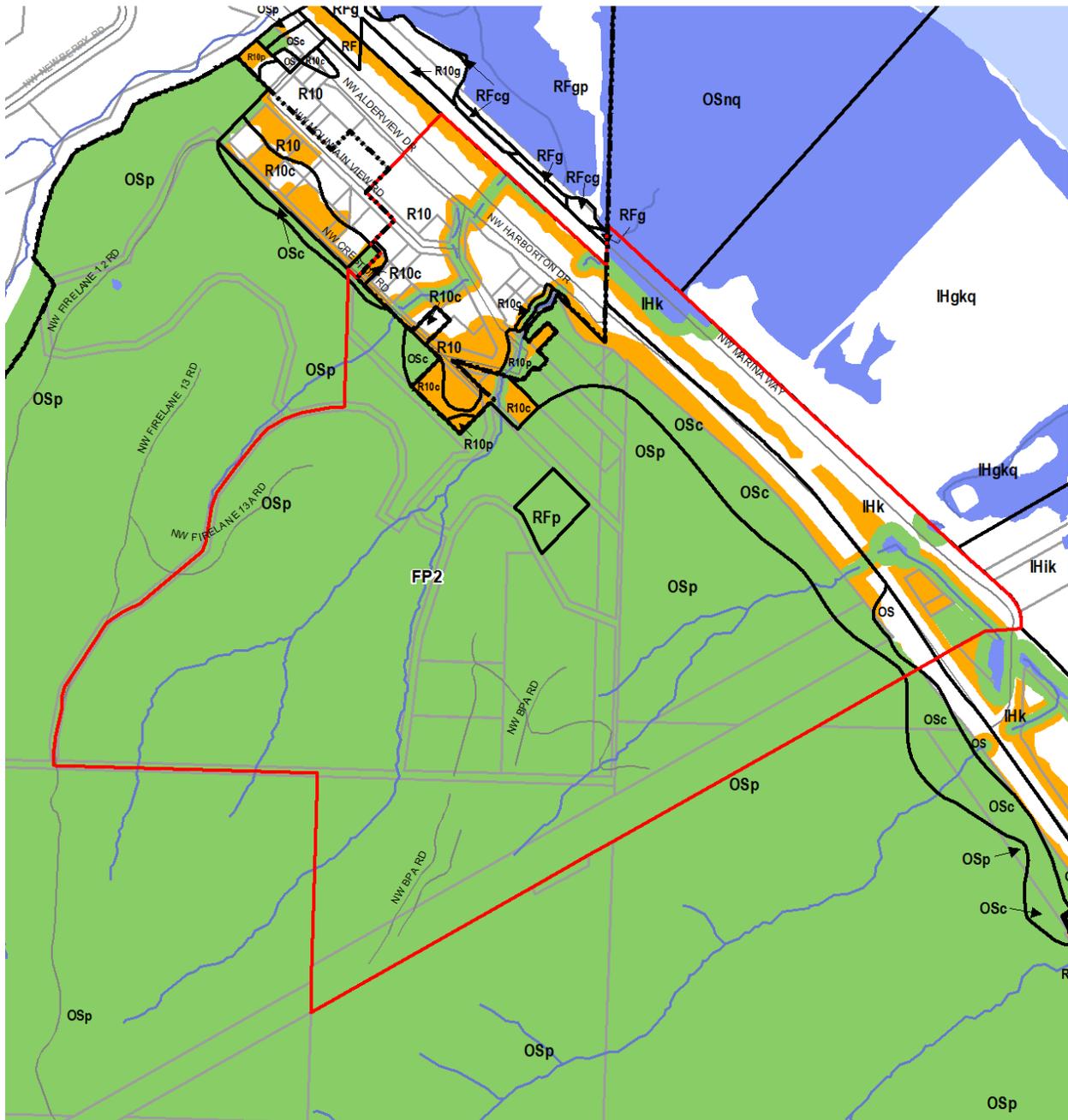
November 2019.  
The information on this map was derived from digital databases. Care was taken in the creation of this map, but it is provided "as is". The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA. Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, and other services. For more information, please contact 503-823-7700, City 111, 503-823-6868, Relay Service: 711.



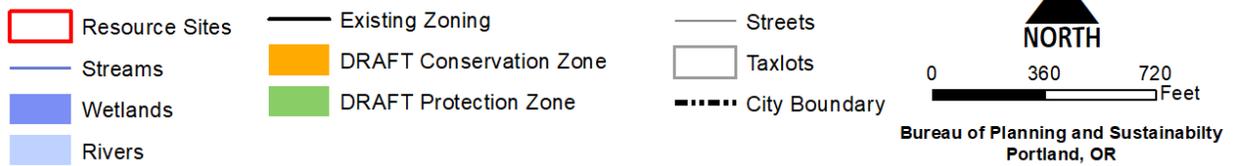
Map 11: Resource Site Key



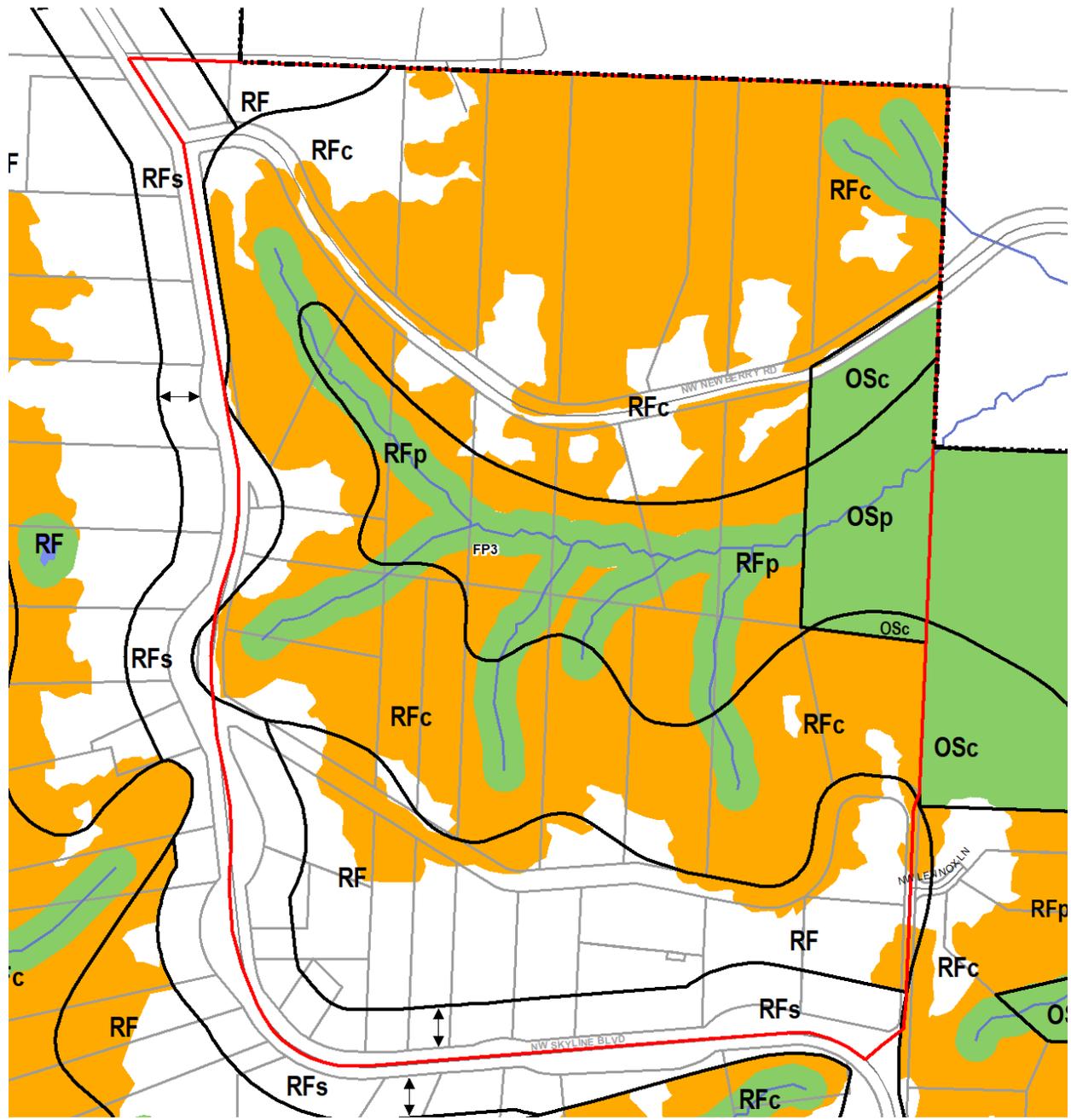
**Existing and Proposed Environmental Overlay Zones - Resource Site FP2**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP3**



**Legend**

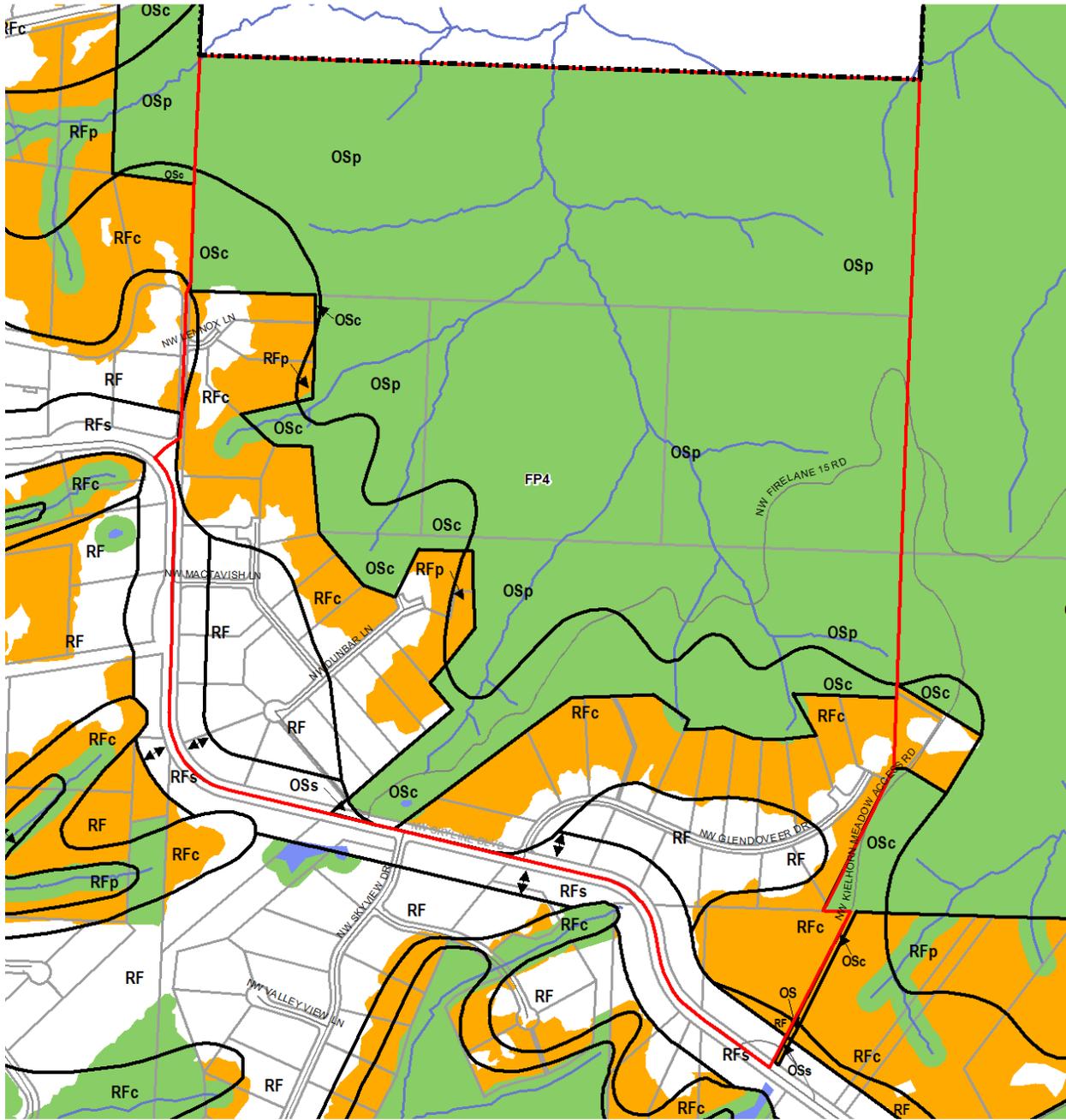
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 225 450 Feet

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**Existing and Proposed Environmental Overlay Zones - Resource Site FP4**



**Legend**

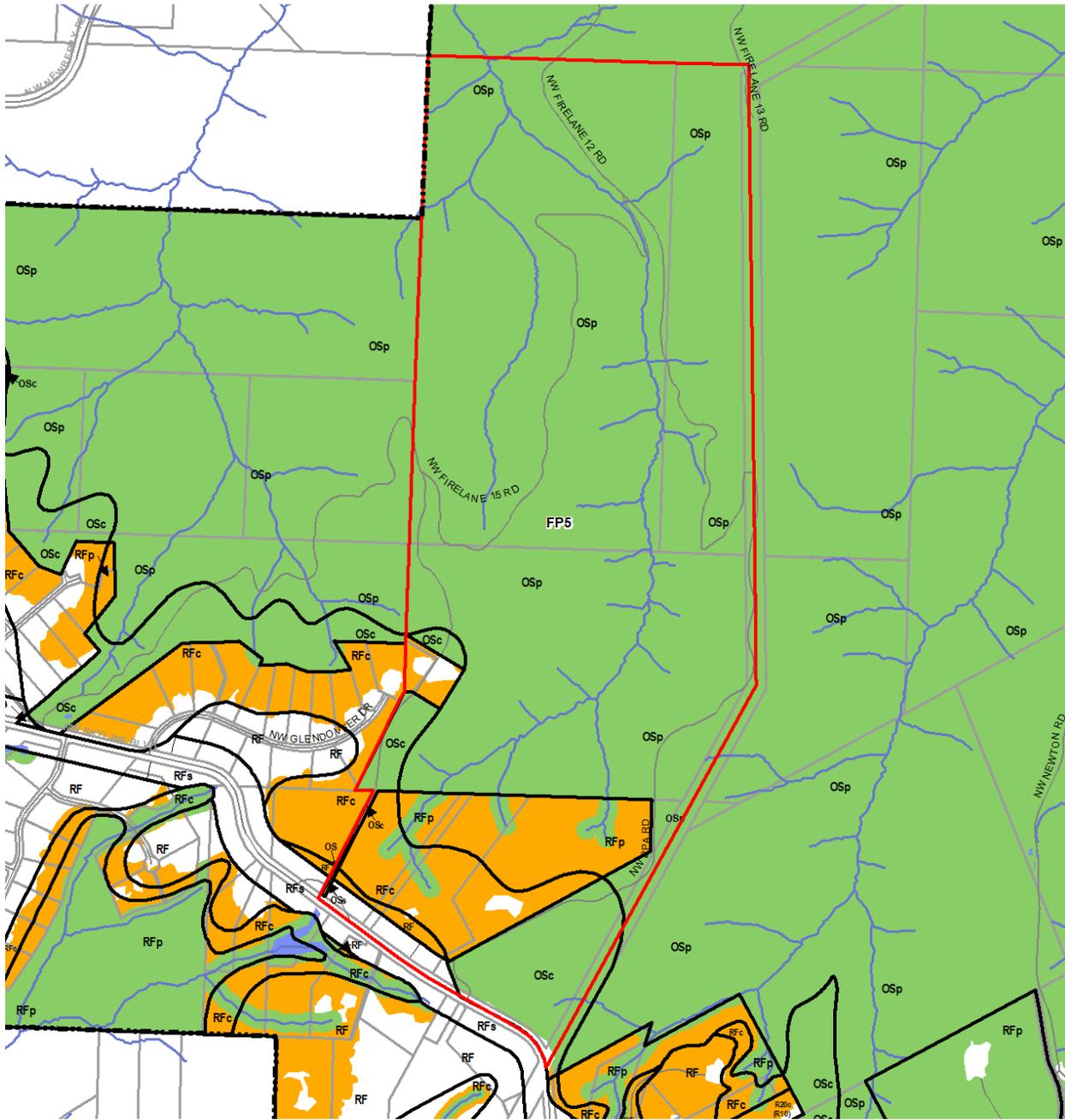
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

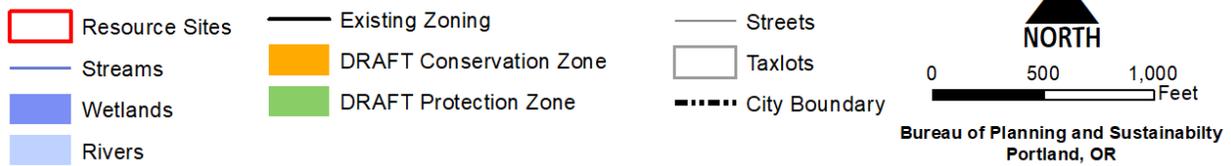
0 345 690 Feet

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Portland, OR

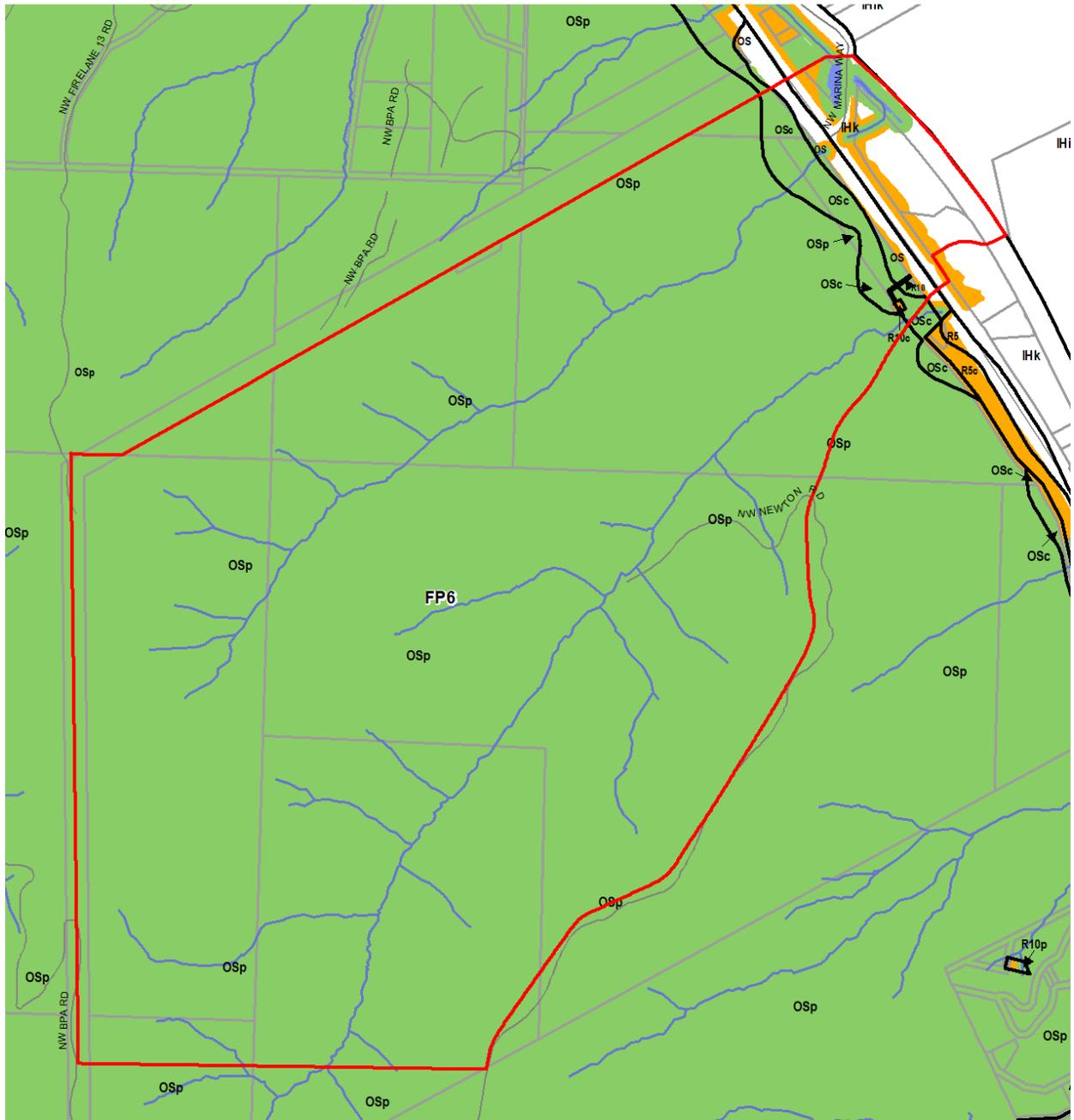
**Existing and Proposed Environmental Overlay Zones - Resource Site FP5**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP6**



**Legend**

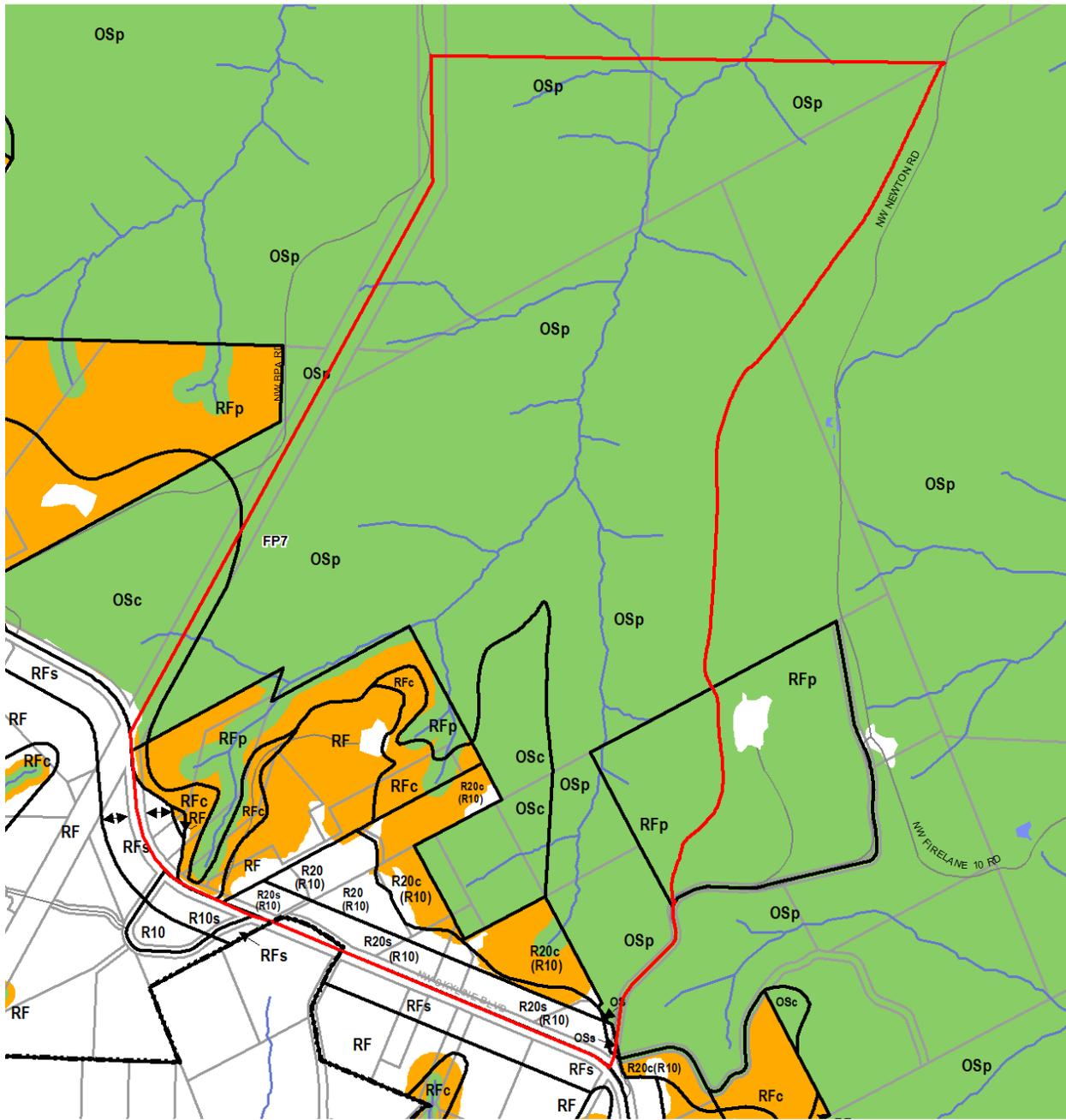
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

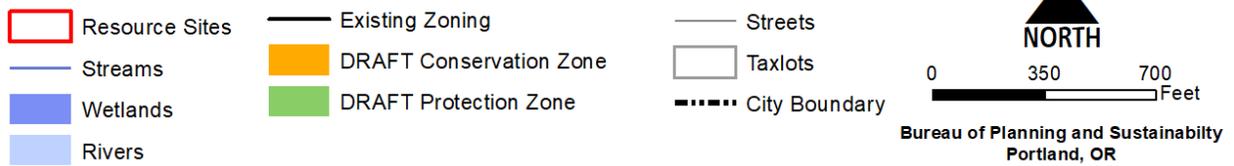
0 437.5 875 Feet

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**Existing and Proposed Environmental Overlay Zones - Resource Site FP7**



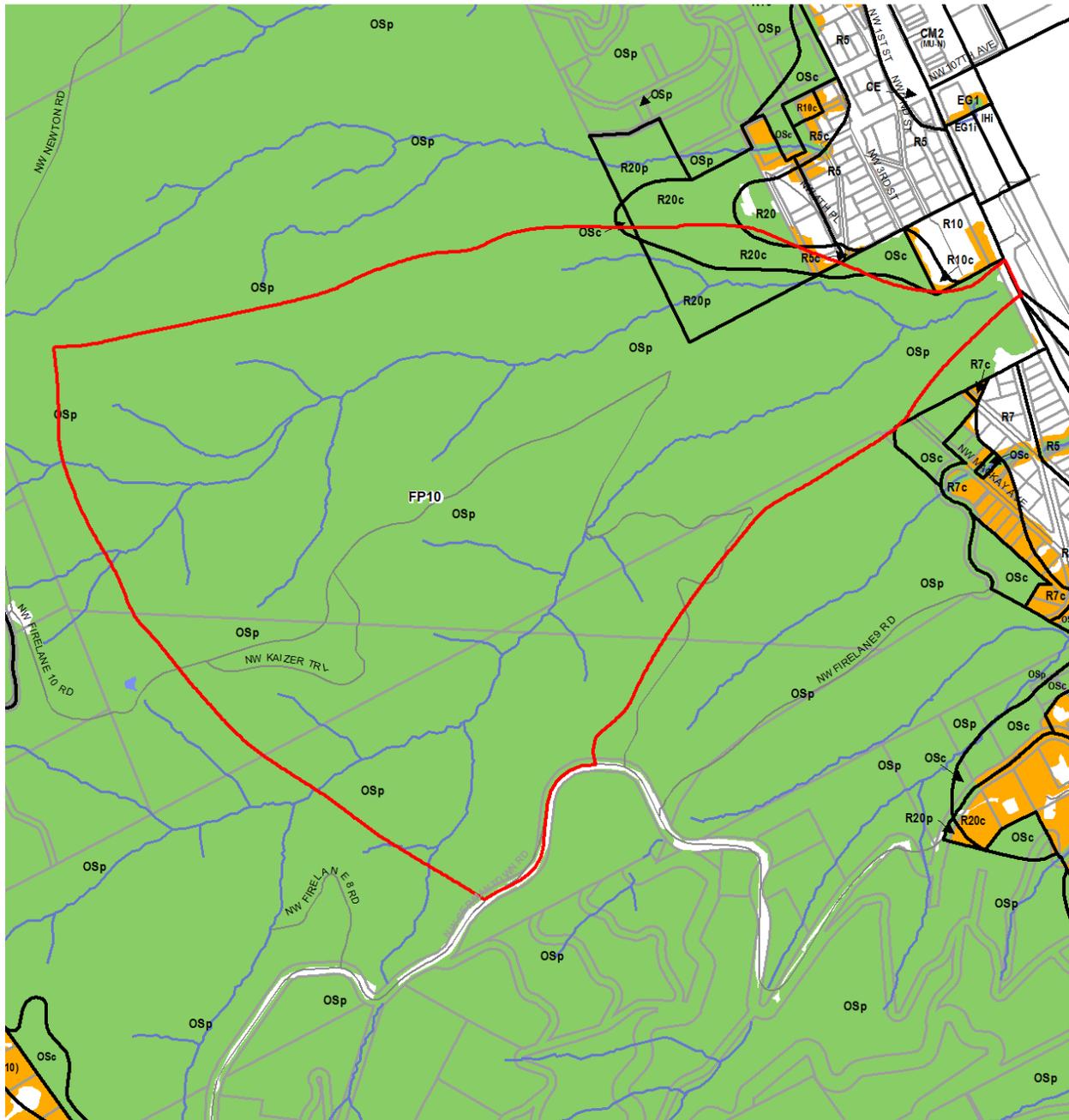
**Legend**







**Existing and Proposed Environmental Overlay Zones - Resource Site FP10**



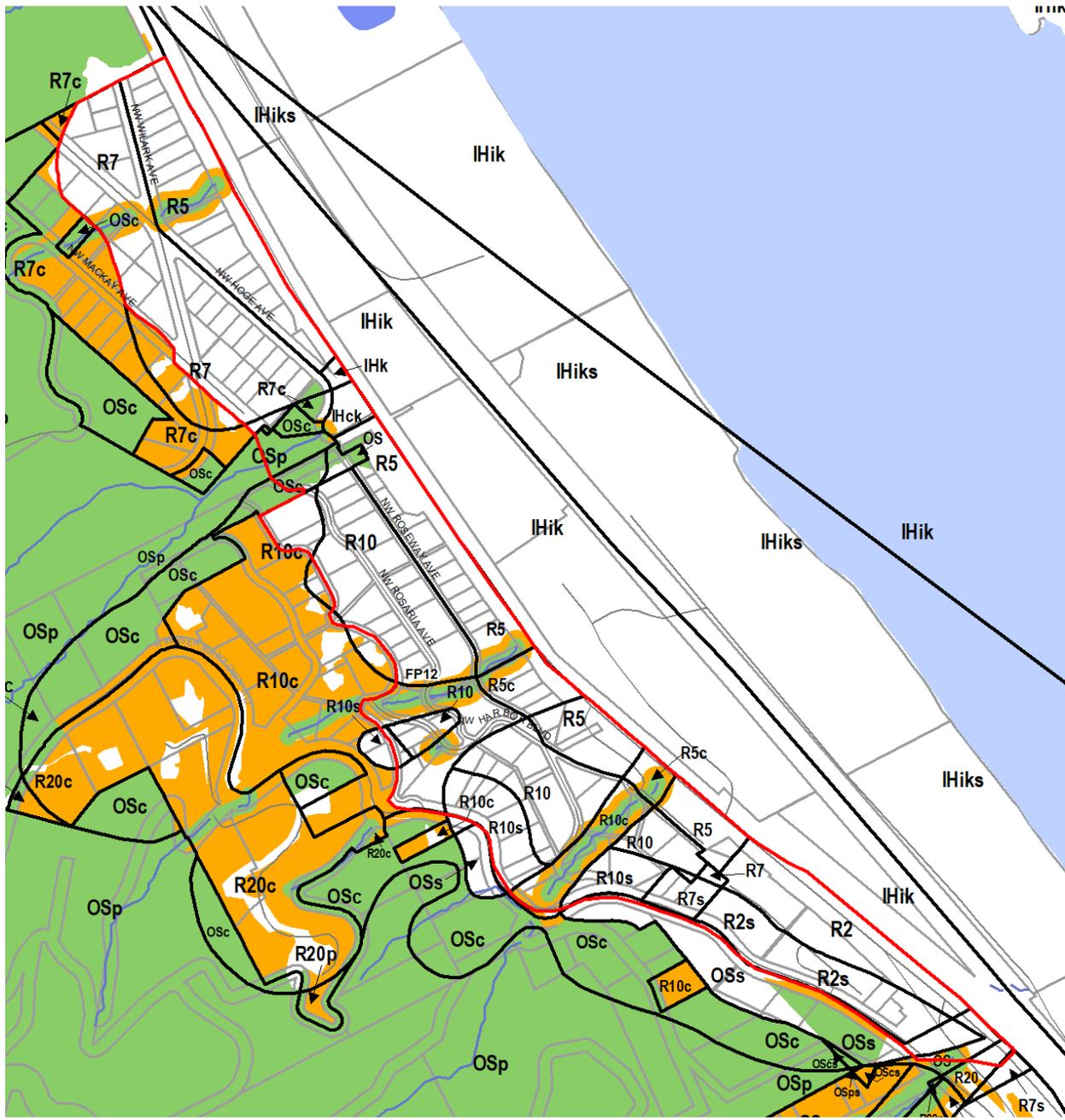
**Legend**

Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

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**Portland, OR**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP12**

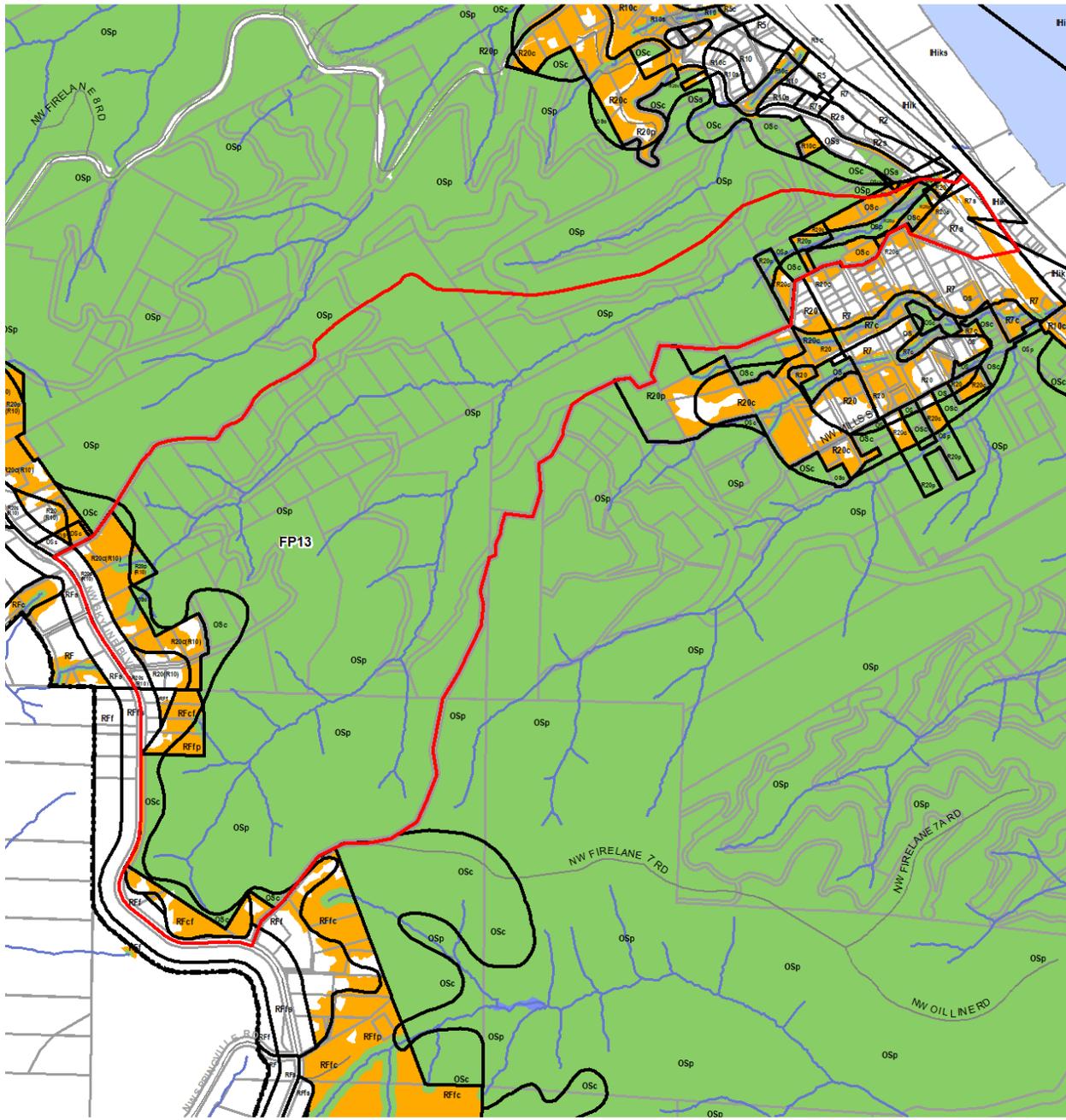


**Legend**

Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

NORTH  
 0 290 580 Feet  
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 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site FP13**



**Legend**

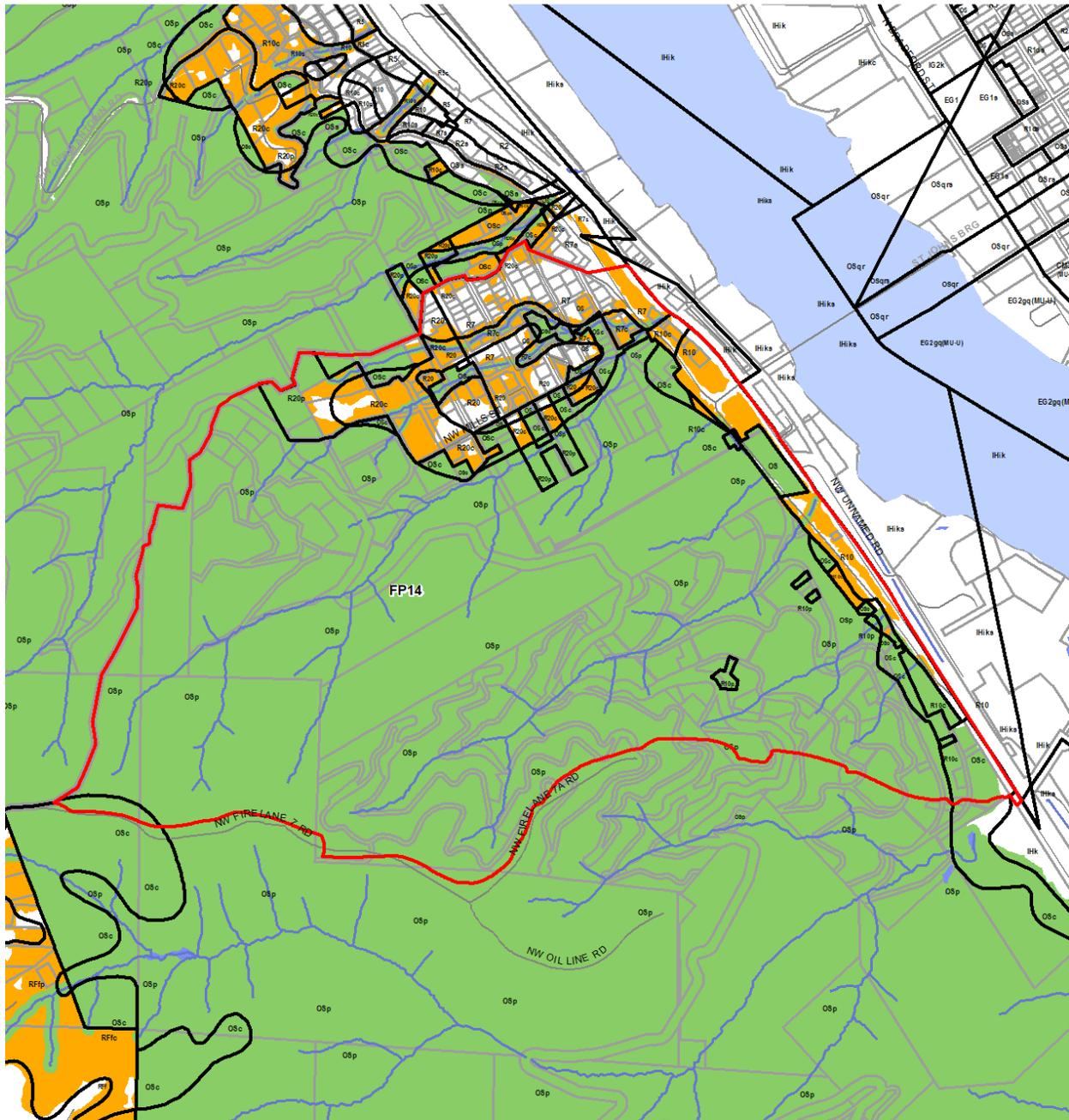
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

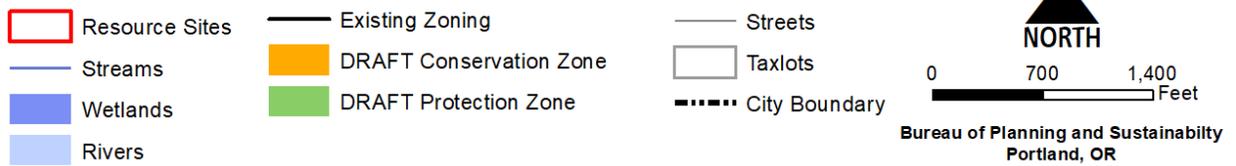
0 625 1,250 Feet

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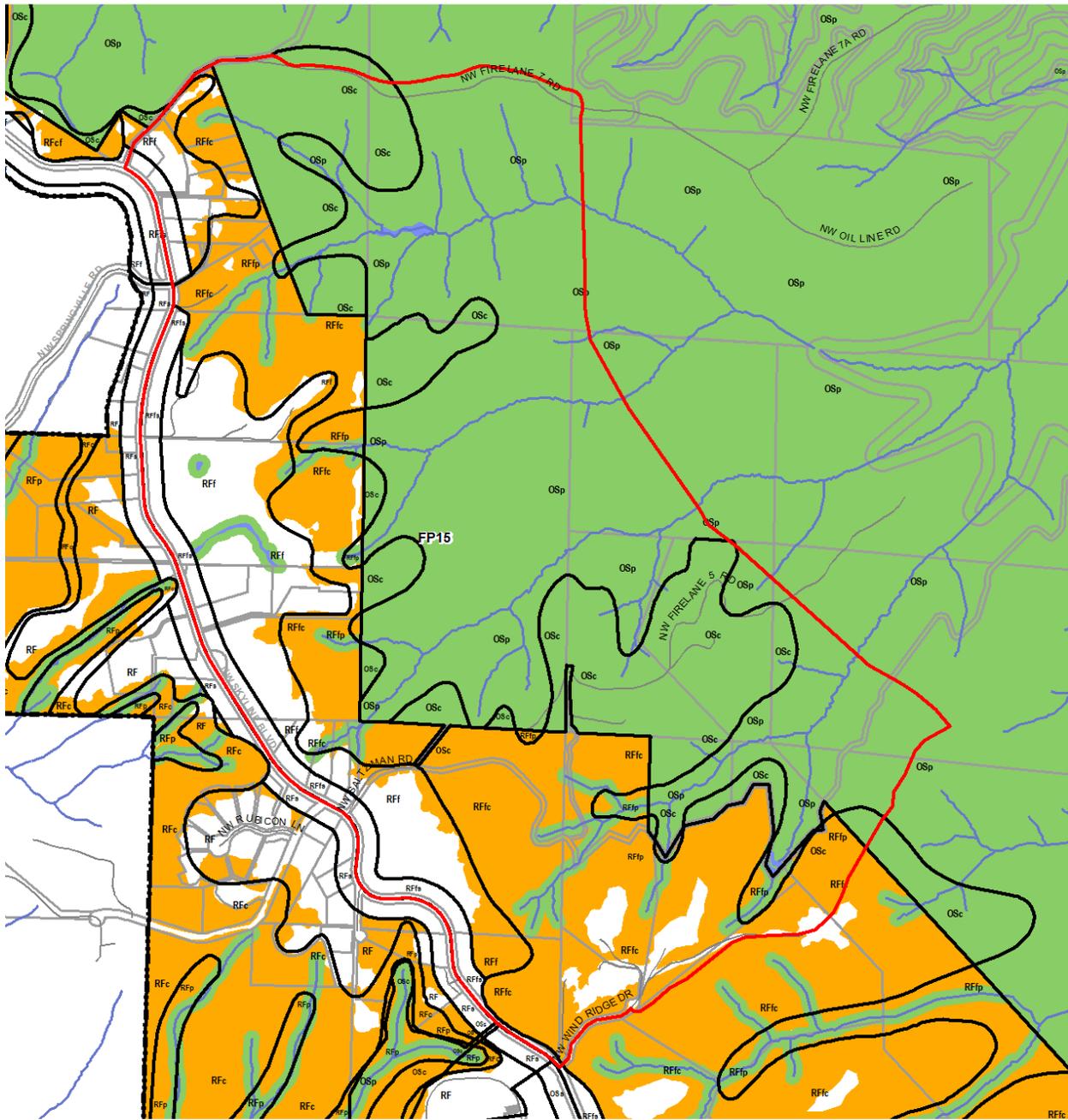
**Existing and Proposed Environmental Overlay Zones - Resource Site FP14**



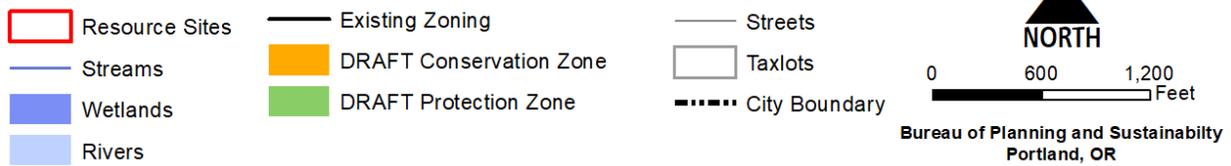
**Legend**



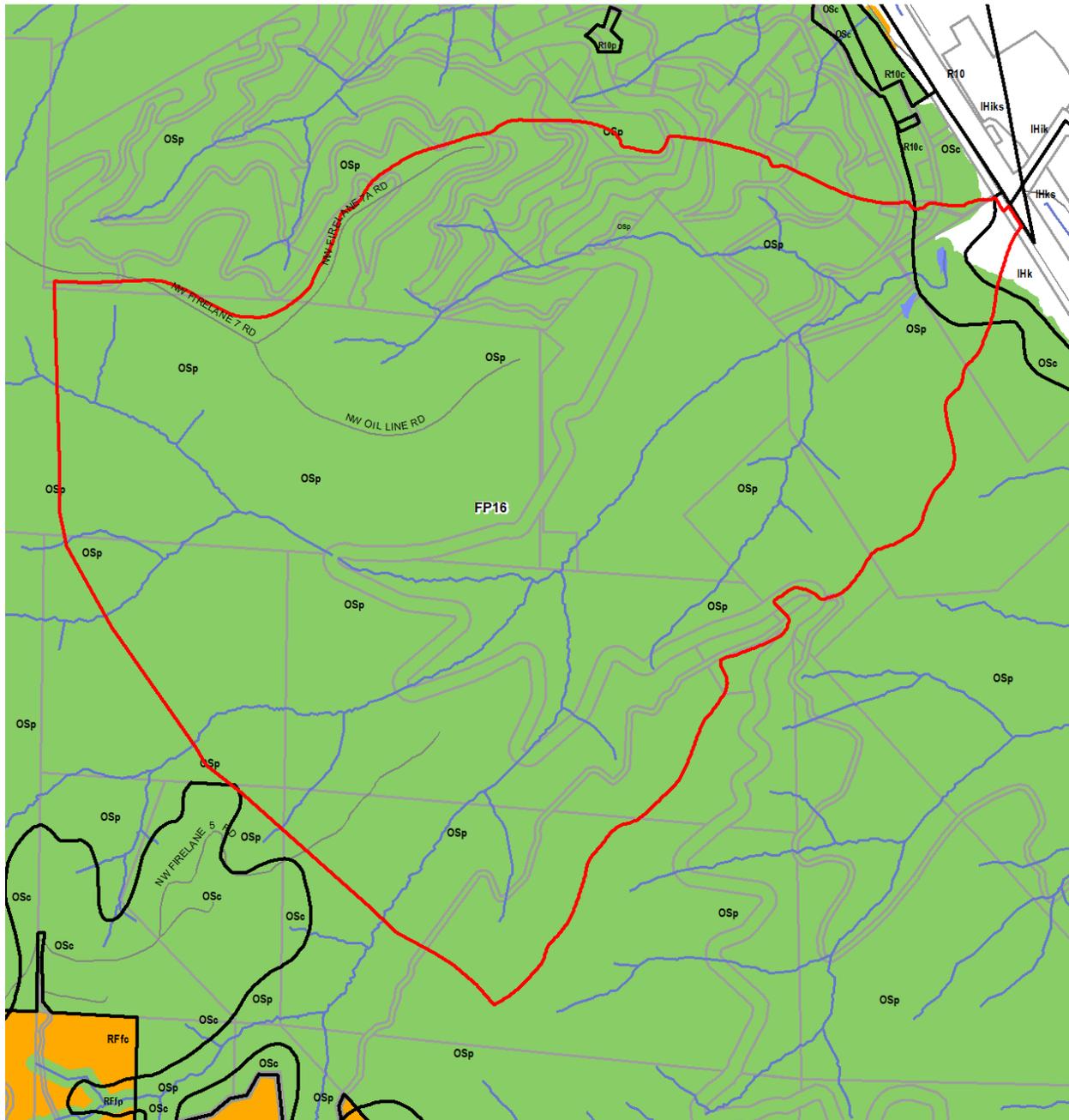
**Existing and Proposed Environmental Overlay Zones - Resource Site FP15**



**Legend**



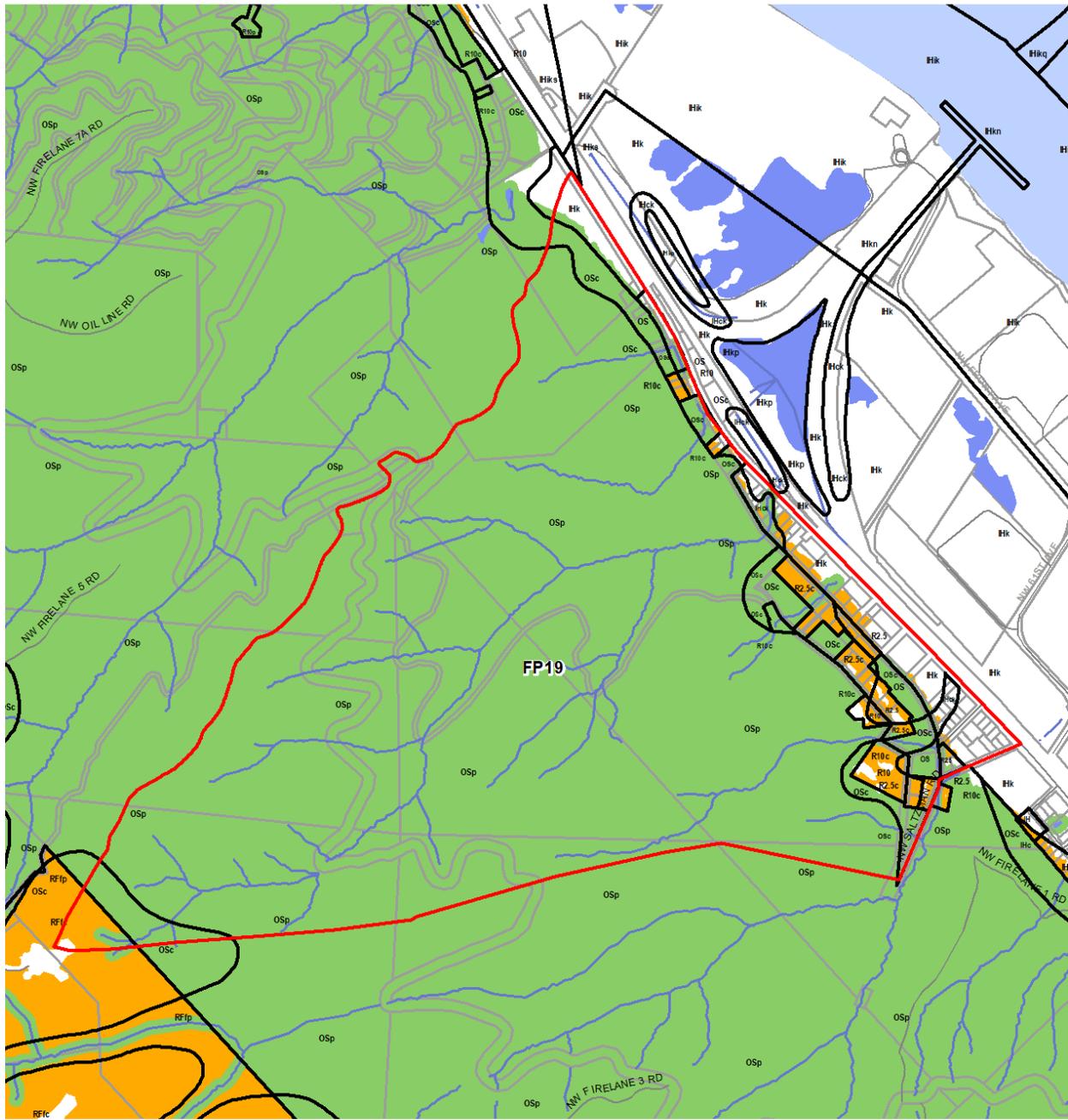
**Existing and Proposed Environmental Overlay Zones - Resource Site FP16**



**Legend**

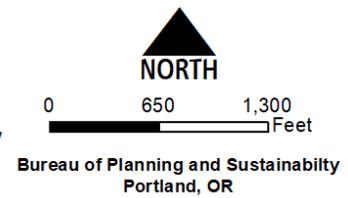
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 500 1,000 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site FP19**

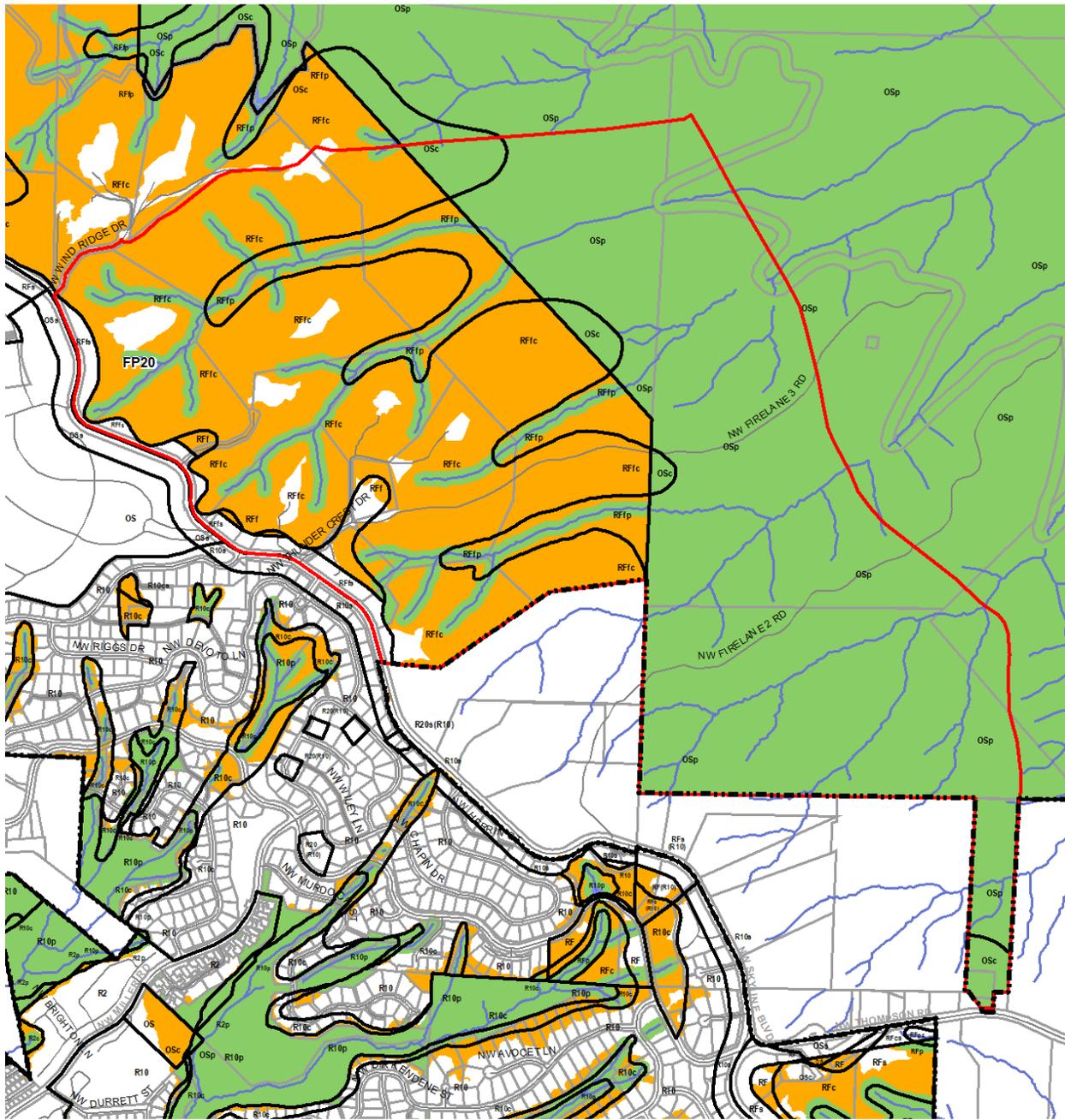


**Legend**

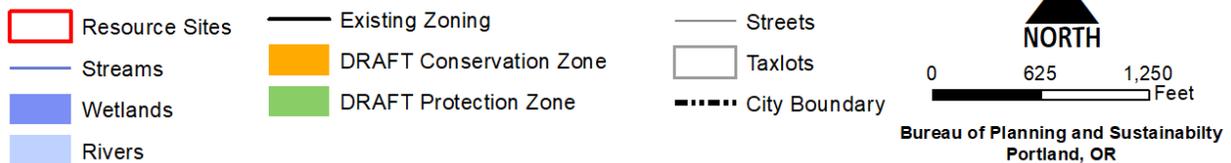
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |



**Existing and Proposed Environmental Overlay Zones - Resource Site FP20**



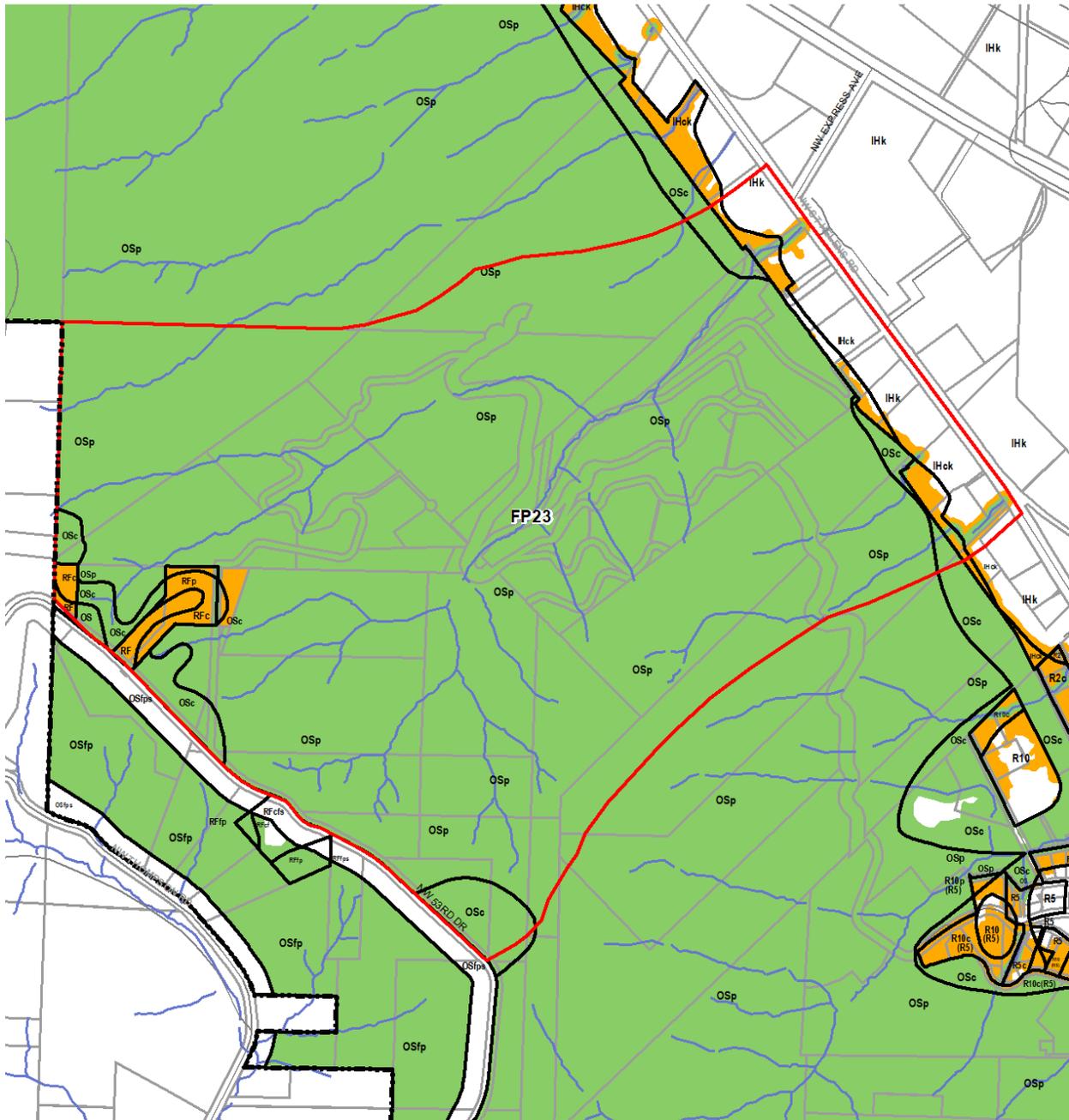
**Legend**



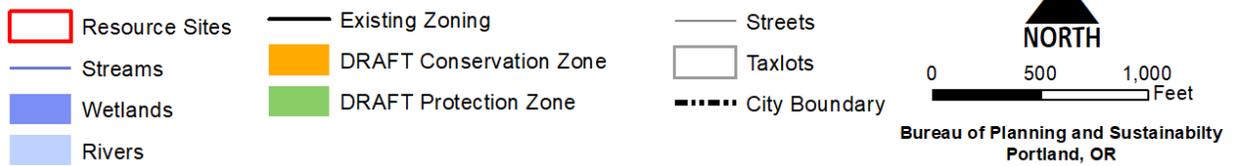




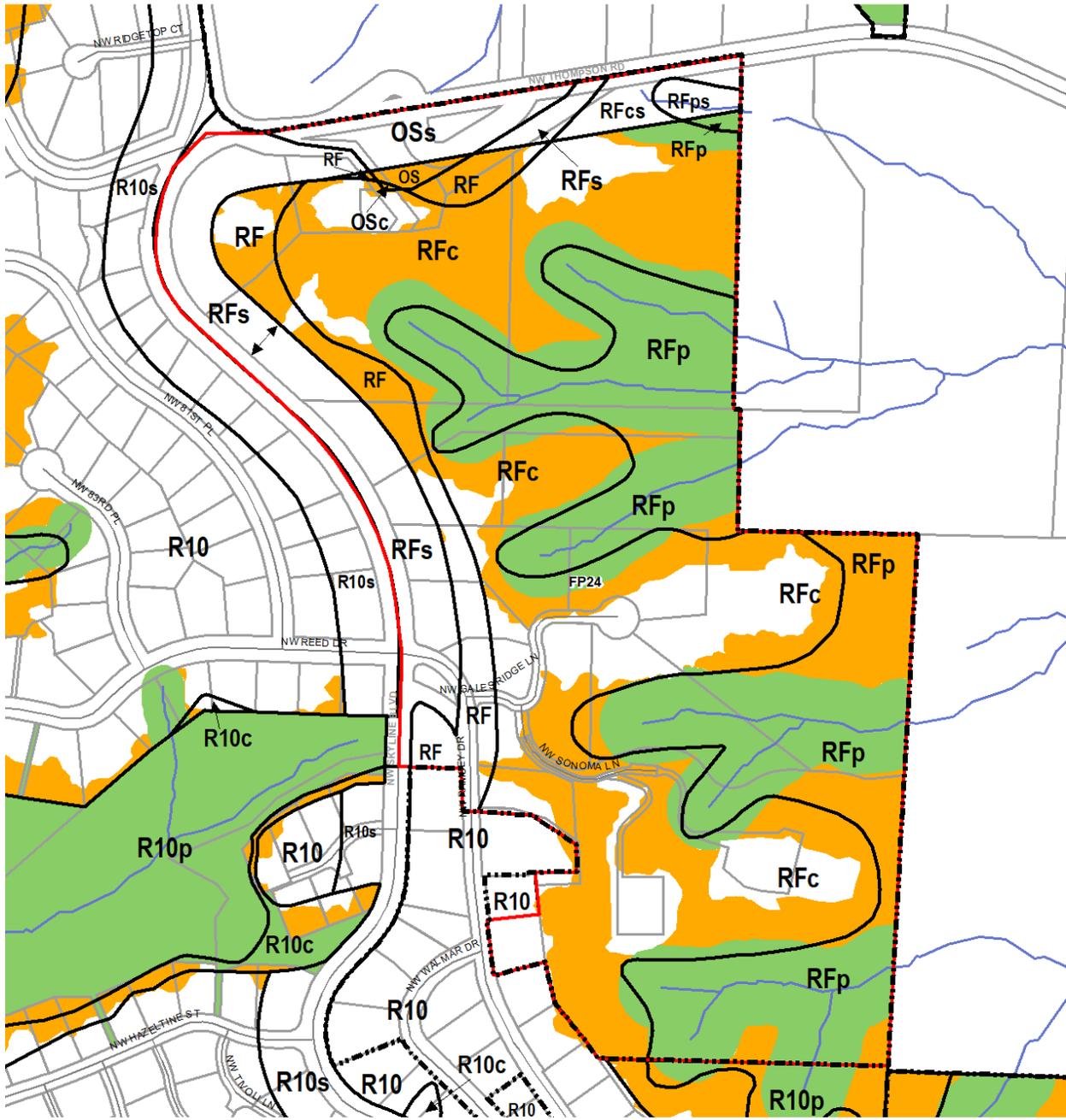
**Existing and Proposed Environmental Overlay Zones - Resource Site FP23**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP24**



**Legend**

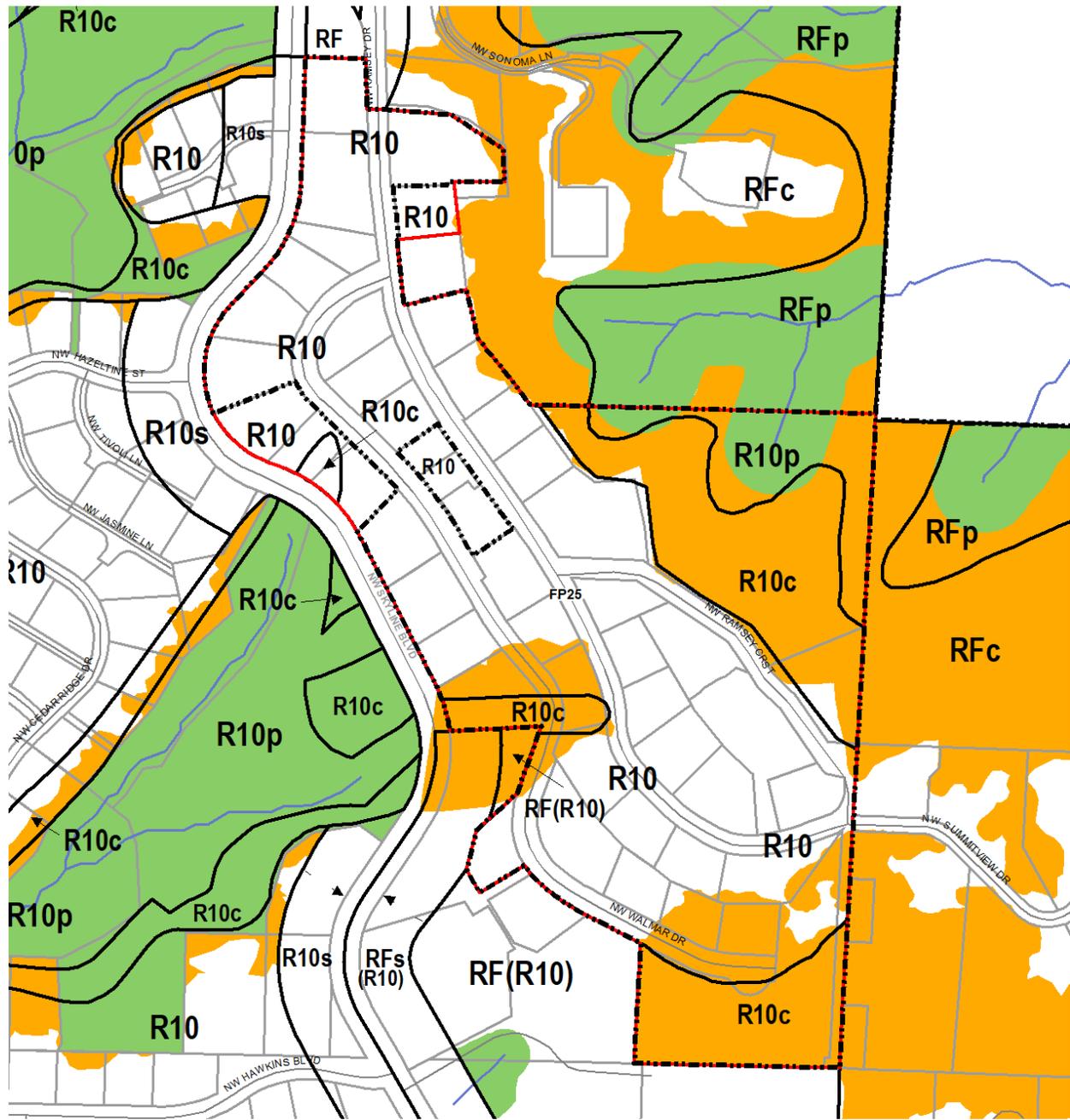
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |

**NORTH**

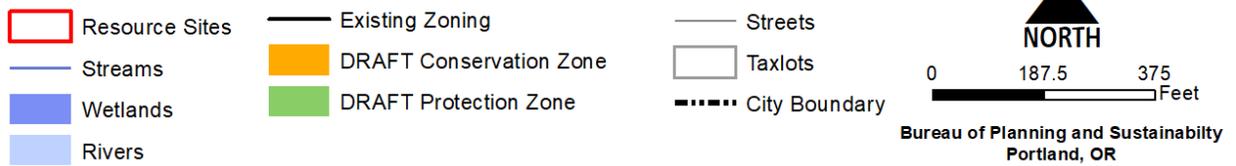
0      225      450  
Feet

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**Existing and Proposed Environmental Overlay Zones - Resource Site FP25**

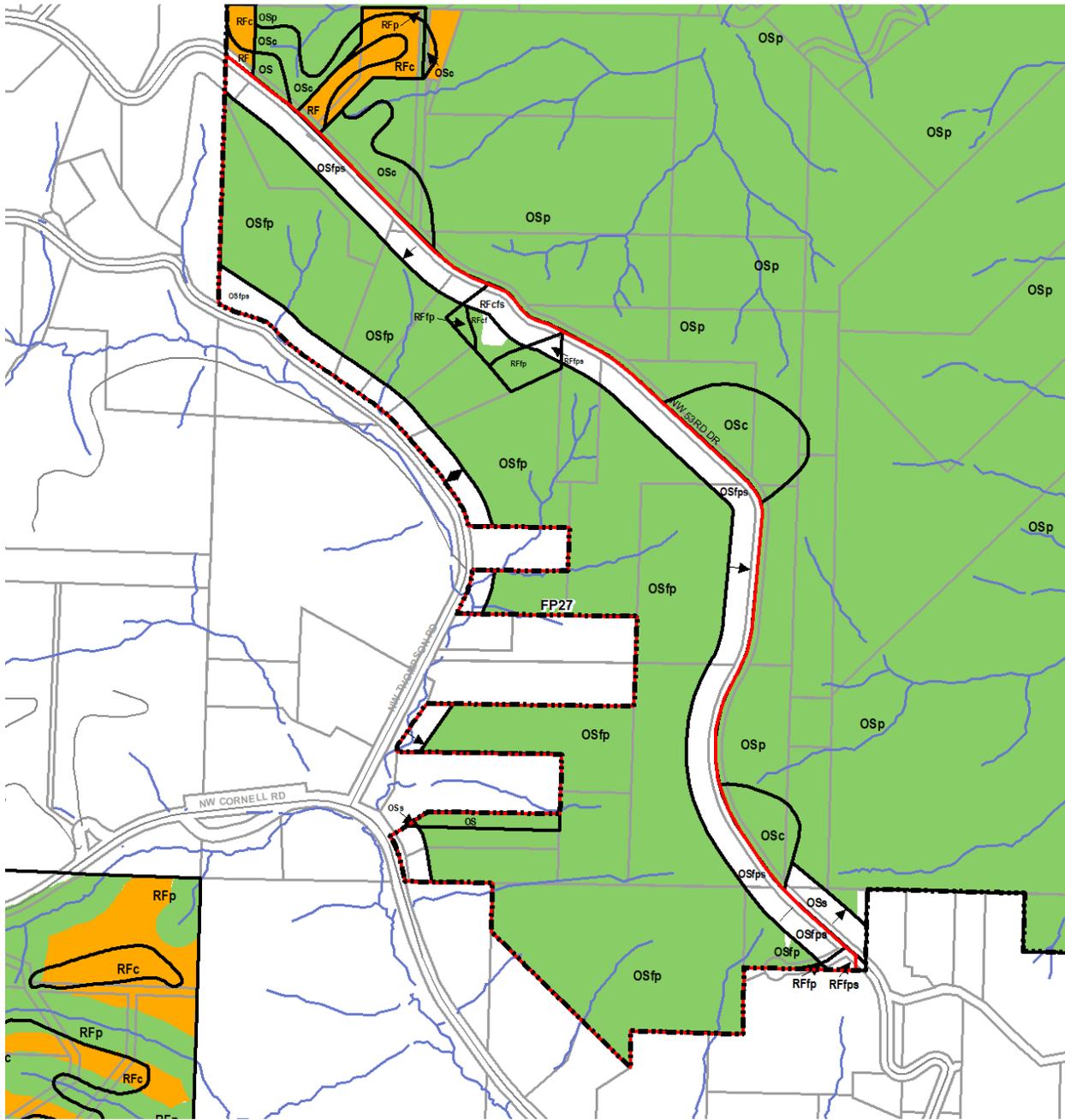


**Legend**





**Existing and Proposed Environmental Overlay Zones - Resource Site FP27**

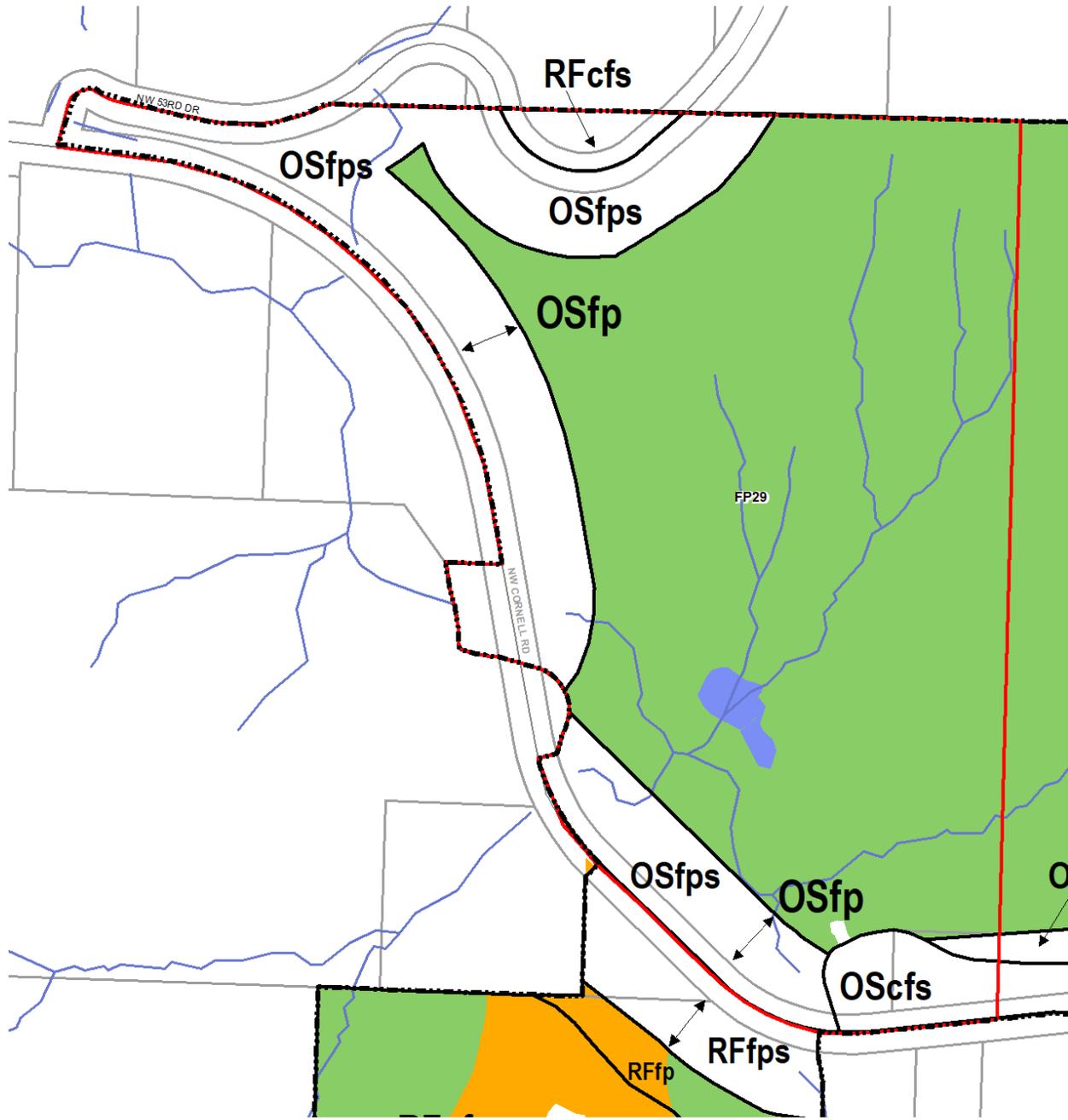


**Legend**

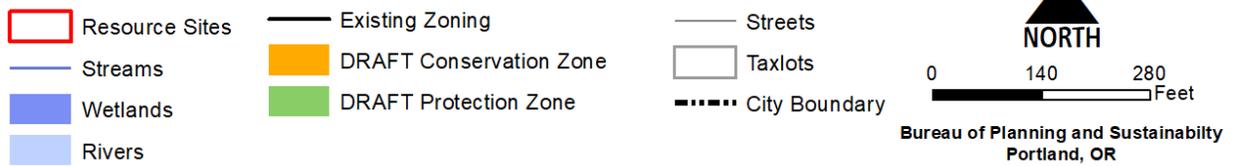
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 425 850 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR



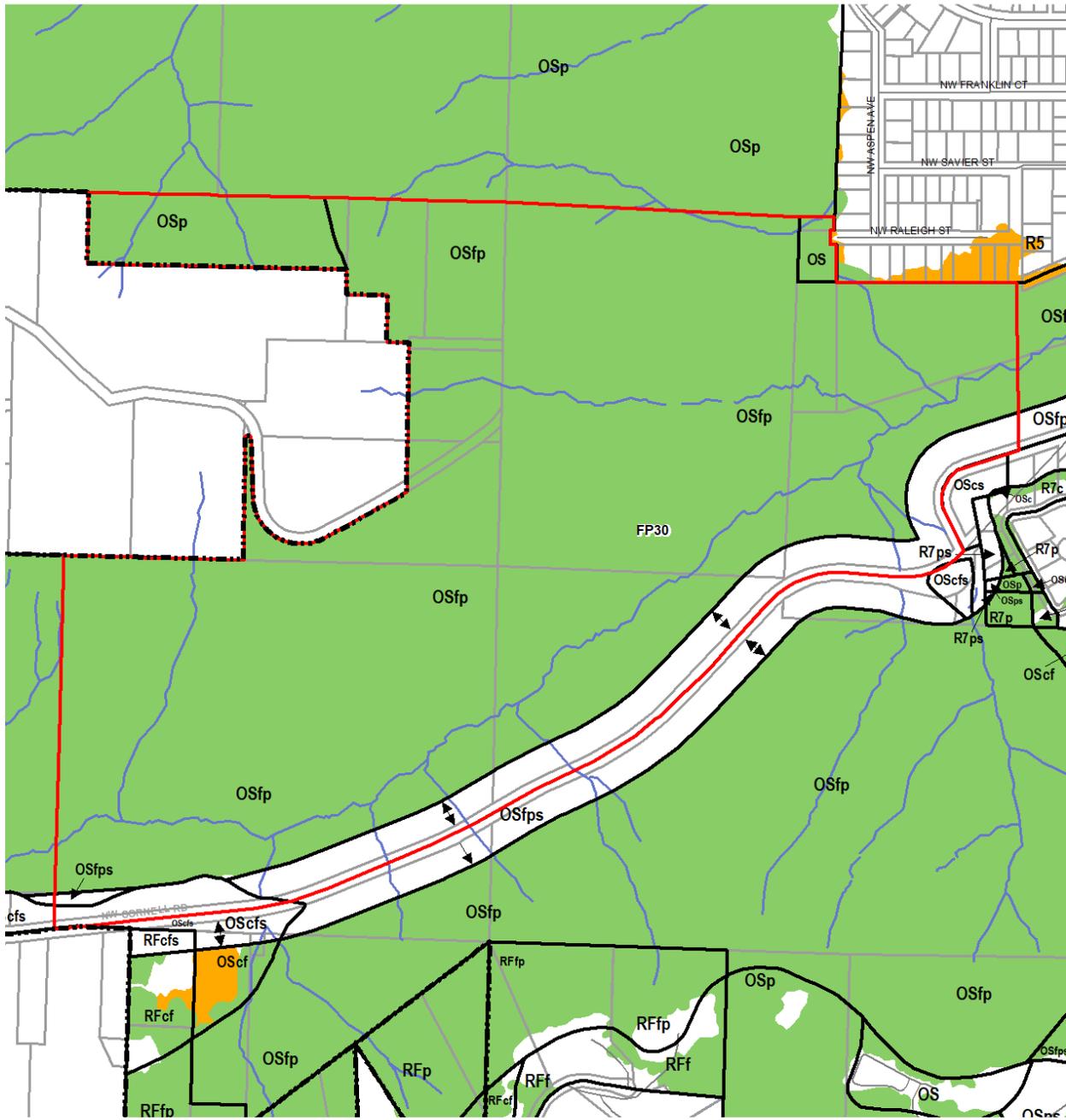
**Existing and Proposed Environmental Overlay Zones - Resource Site FP29**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP30**



**Legend**

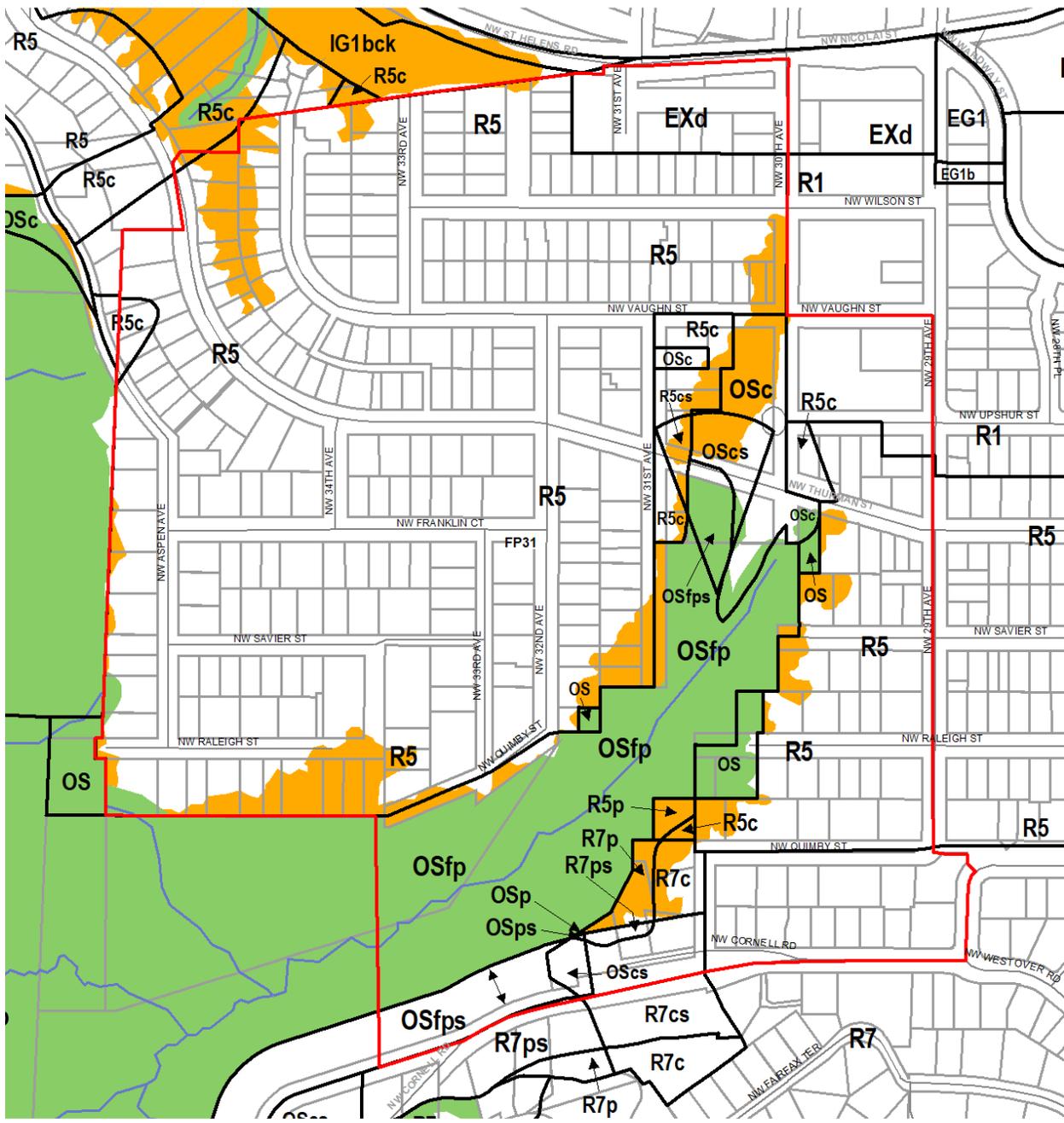
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 345 690 Feet

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**Existing and Proposed Environmental Overlay Zones - Resource Site FP31**



**Legend**

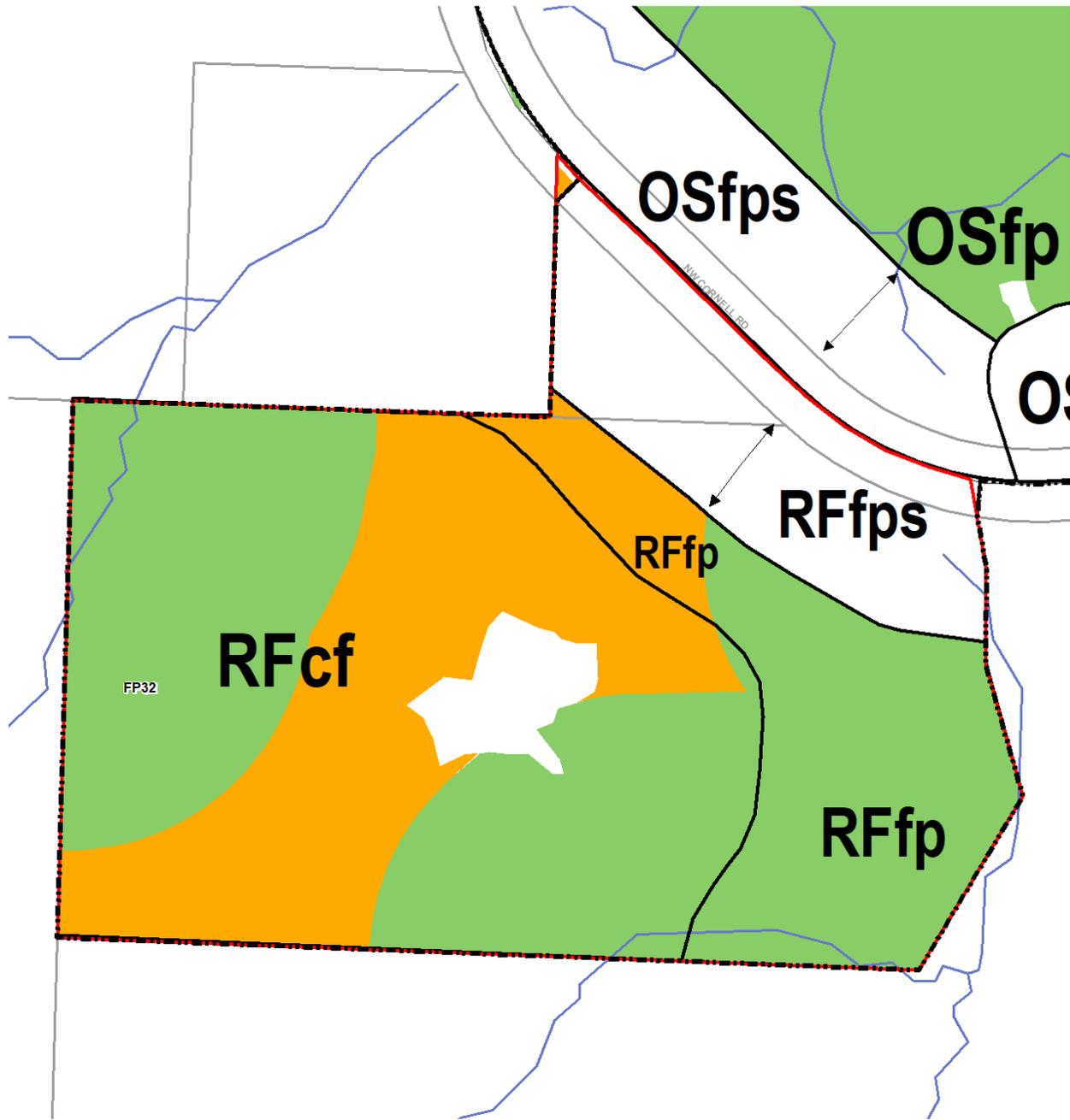
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |

**NORTH**

0      230      460  
Feet

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**Existing and Proposed Environmental Overlay Zones - Resource Site FP32**

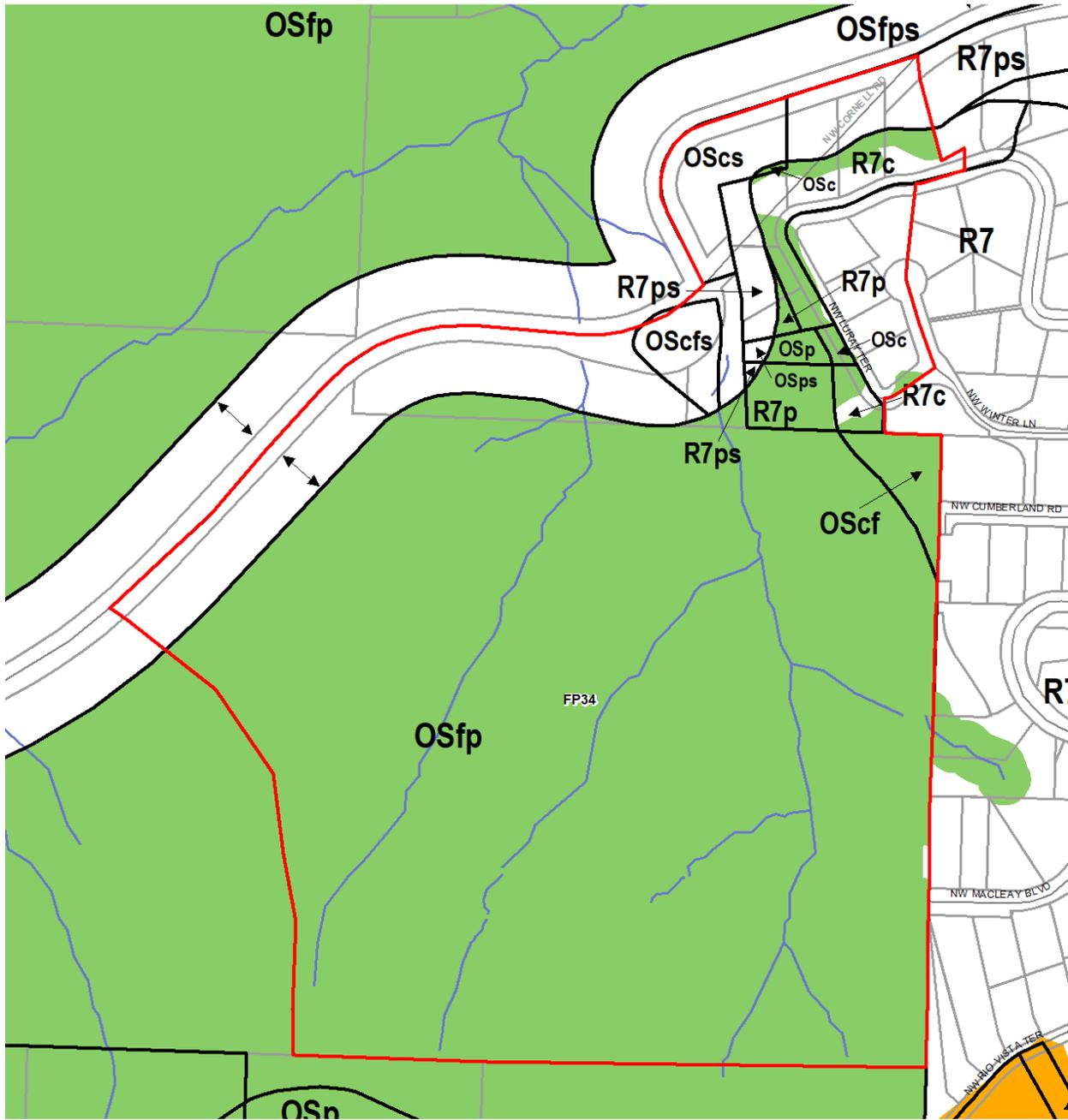


**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 75 150 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR



**Existing and Proposed Environmental Overlay Zones - Resource Site FP34**

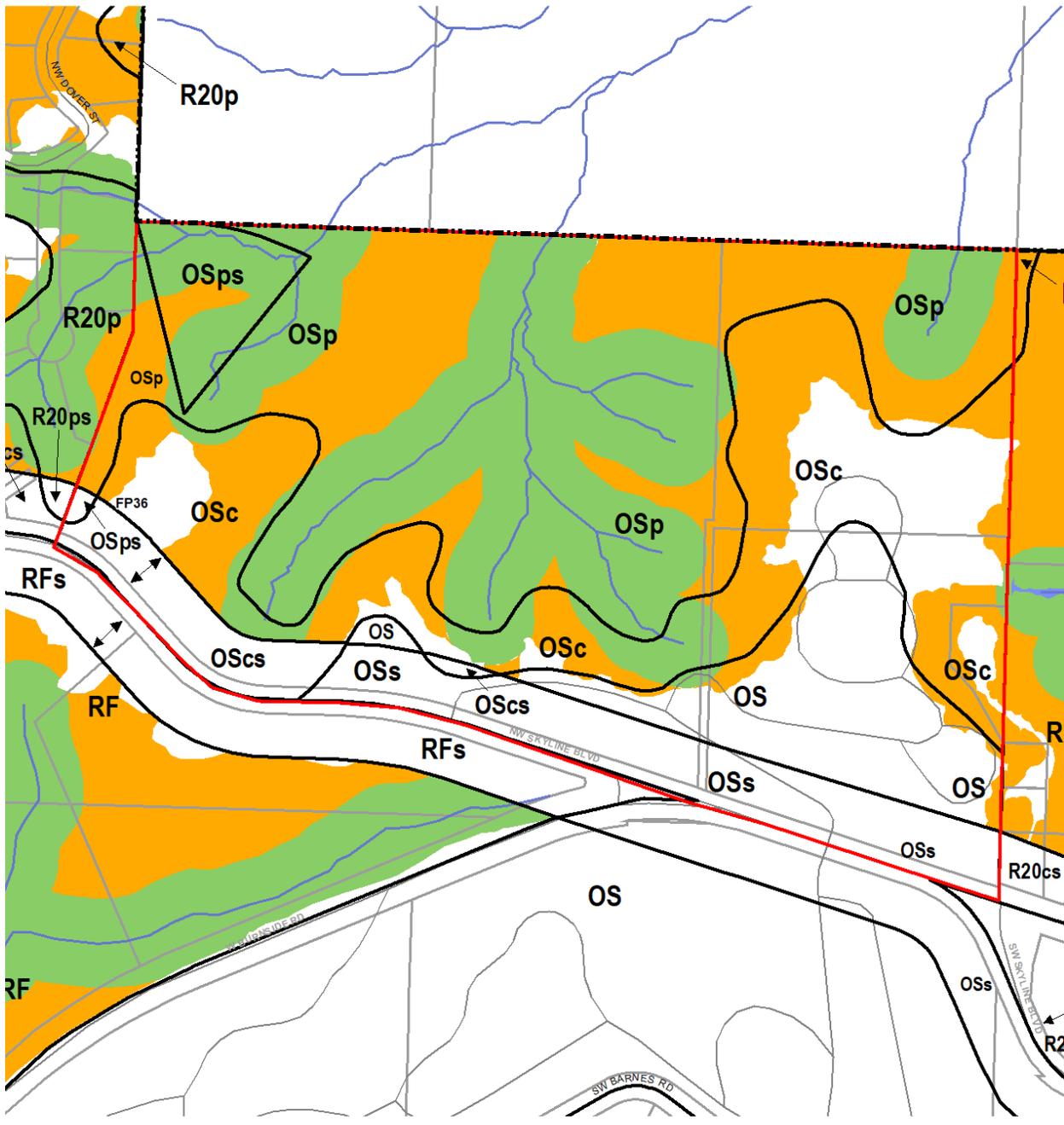


**Legend**

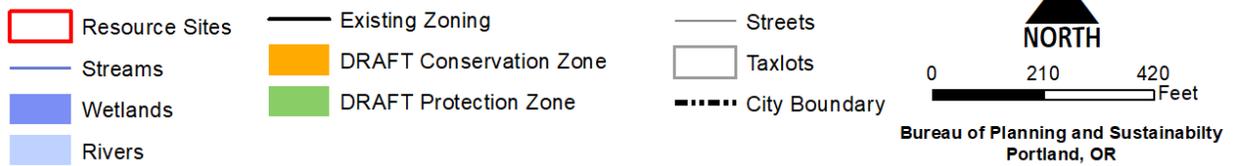
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 180 360 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR



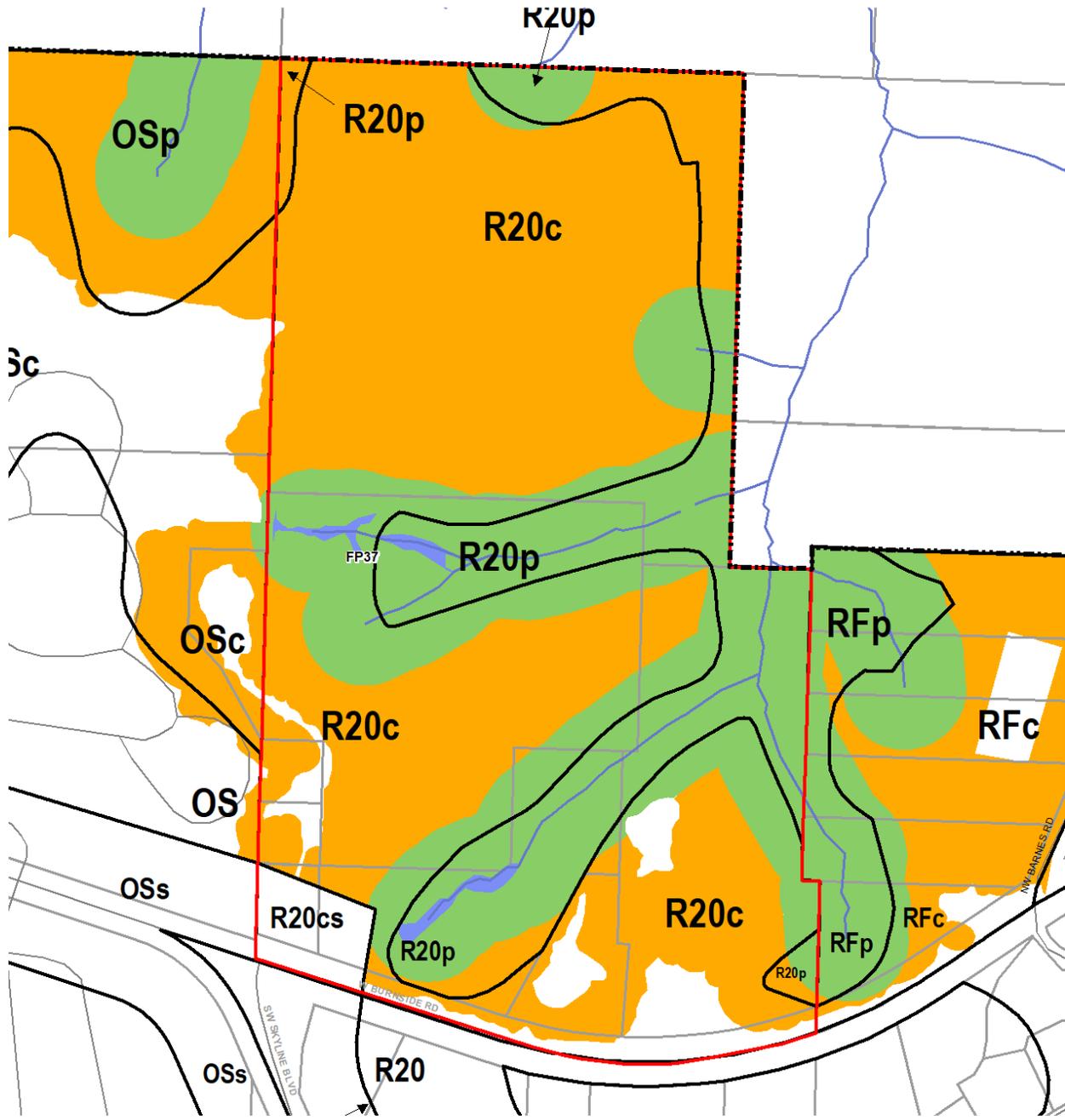
**Existing and Proposed Environmental Overlay Zones - Resource Site FP36**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP37**

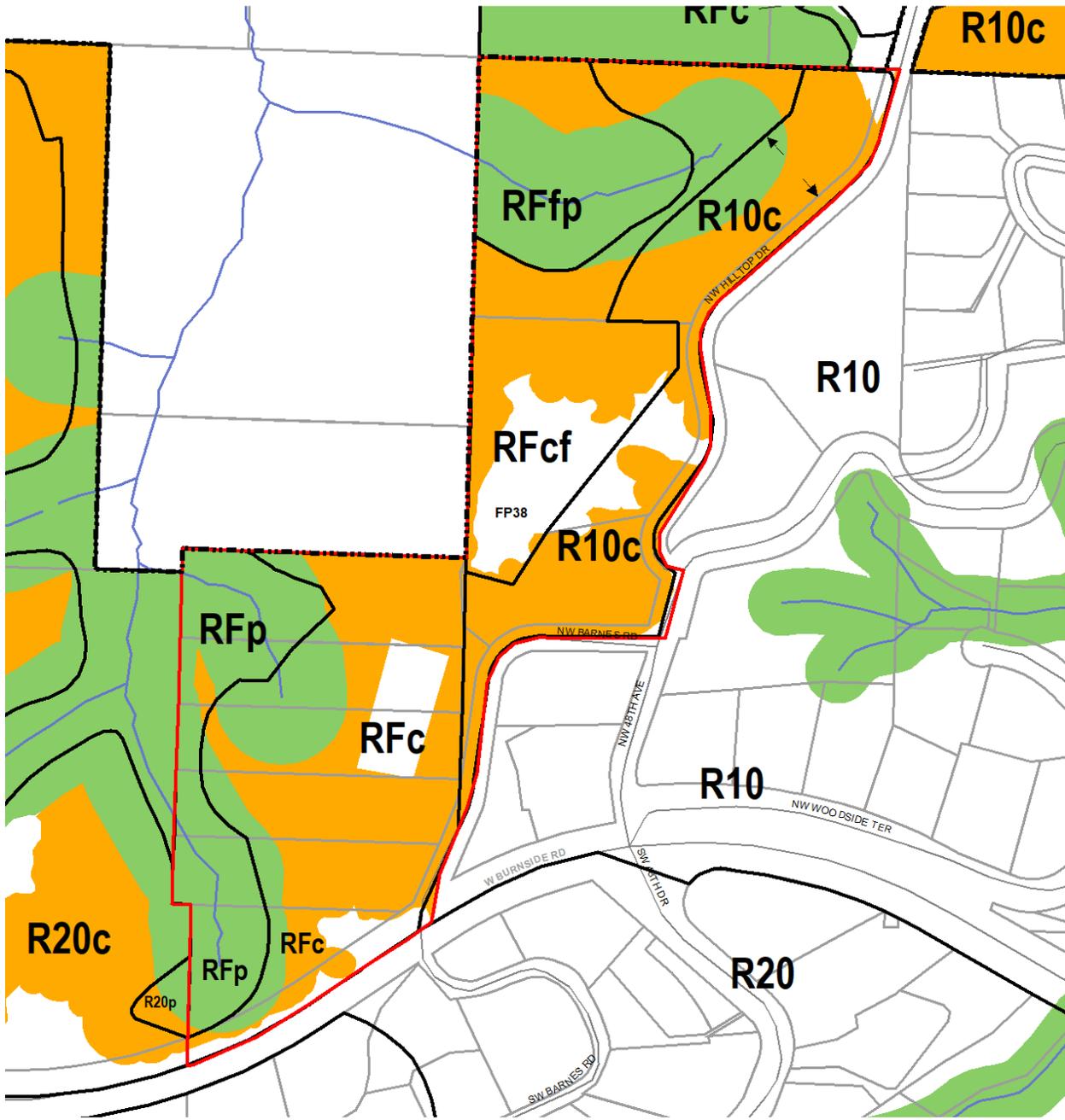


**Legend**

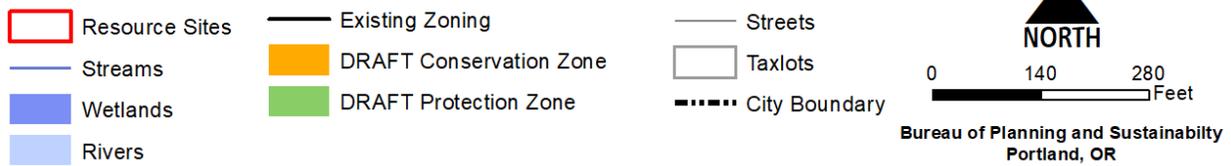
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

NORTH  
 0 150 300 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

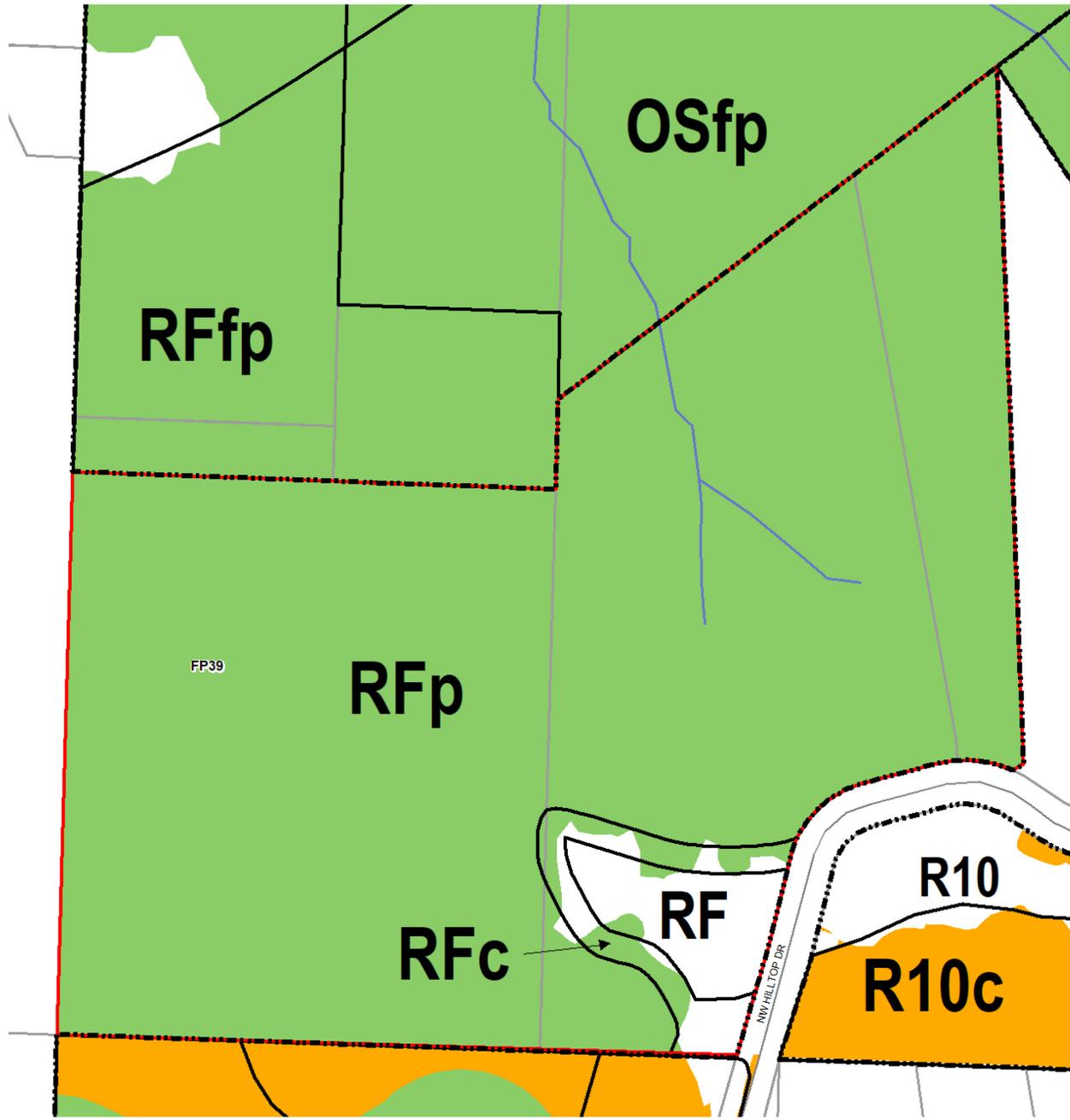
**Existing and Proposed Environmental Overlay Zones - Resource Site FP38**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site FP39**

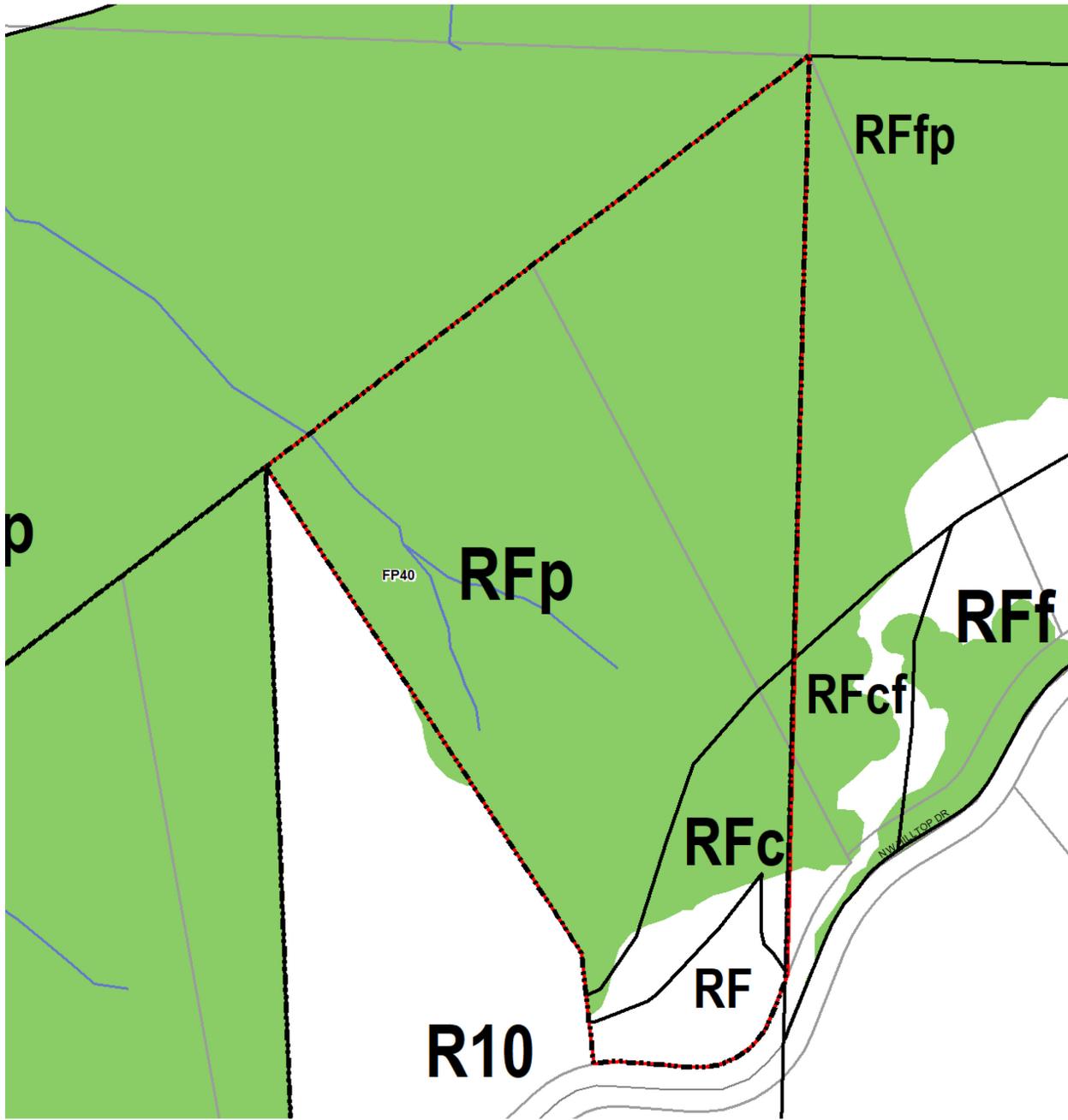


**Legend**

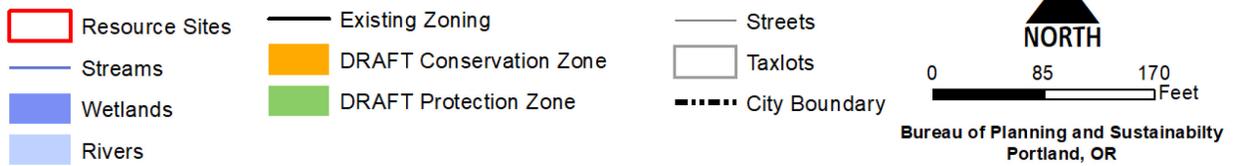
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |

**NORTH**  
  
 0 85 170 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

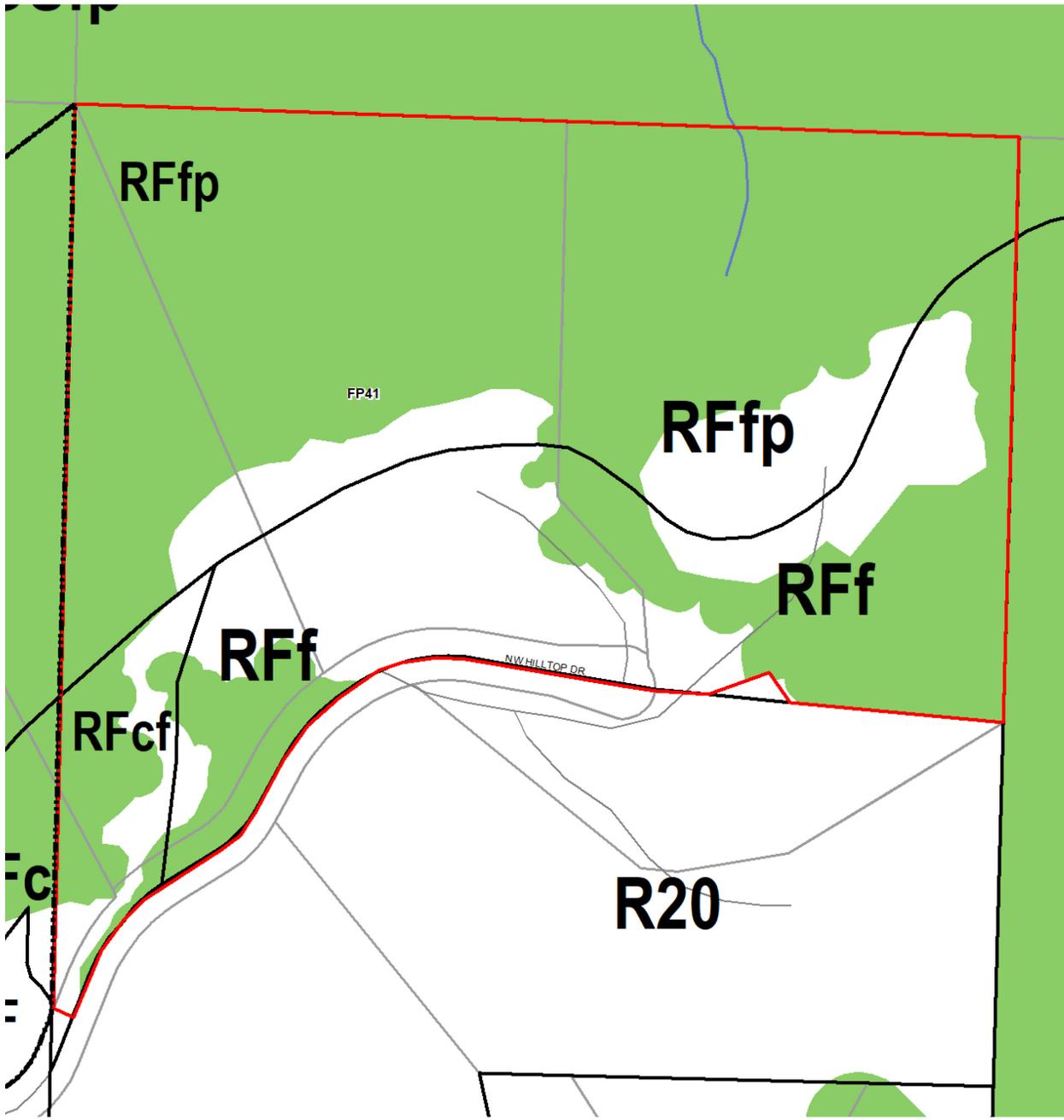
**Existing and Proposed Environmental Overlay Zones - Resource Site FP40**



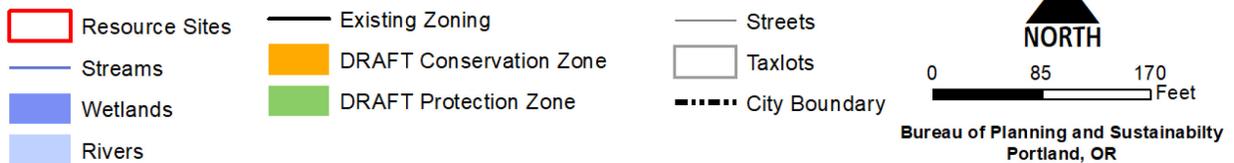
**Legend**



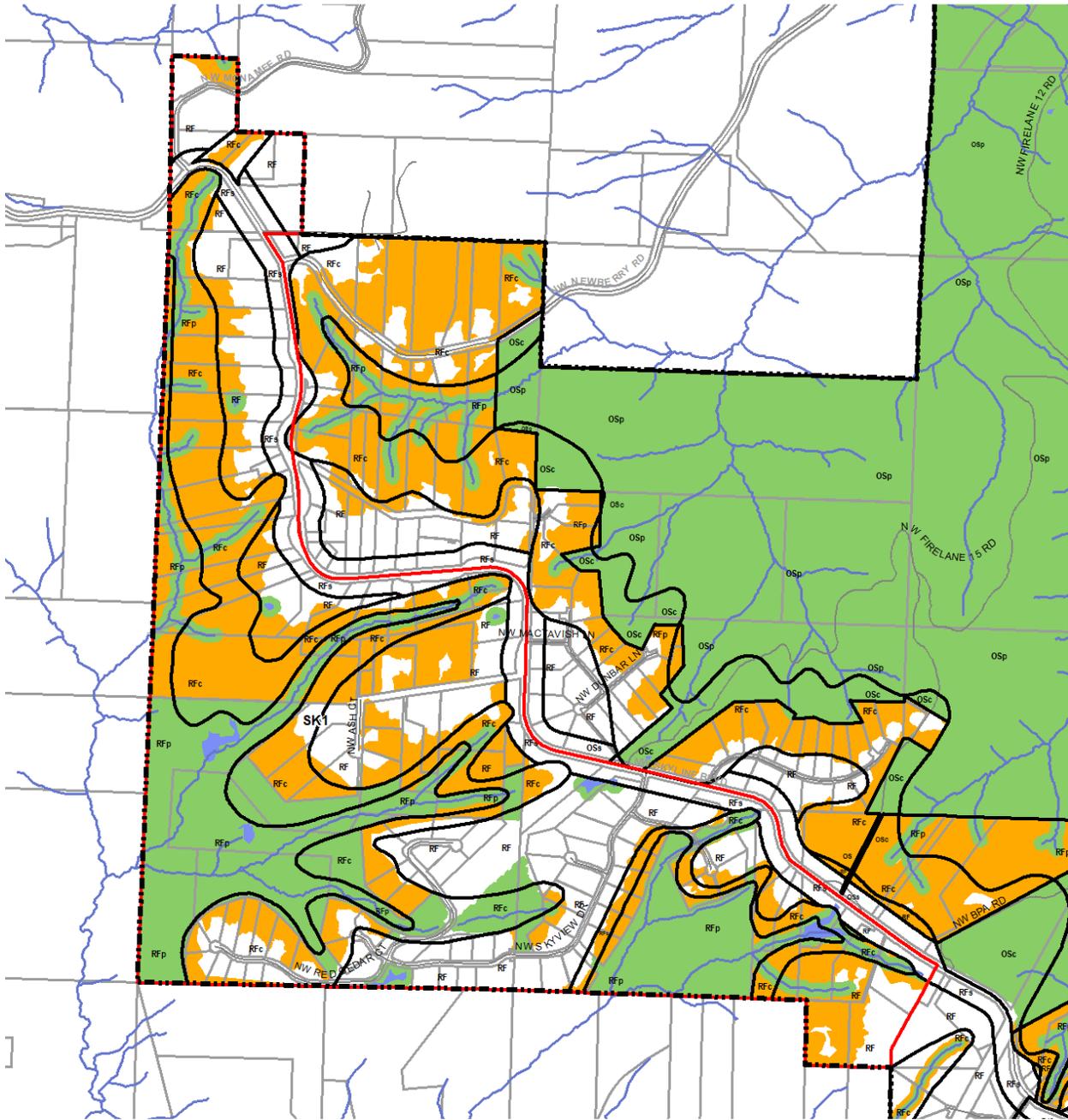
**Existing and Proposed Environmental Overlay Zones - Resource Site FP41**



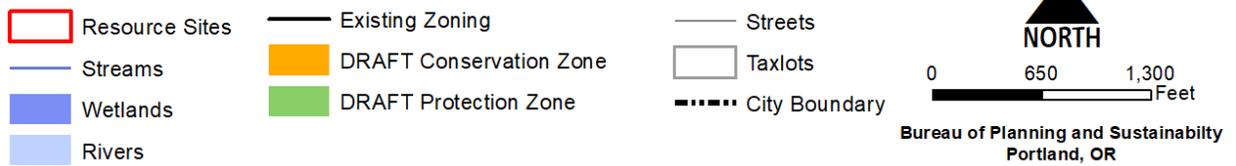
**Legend**



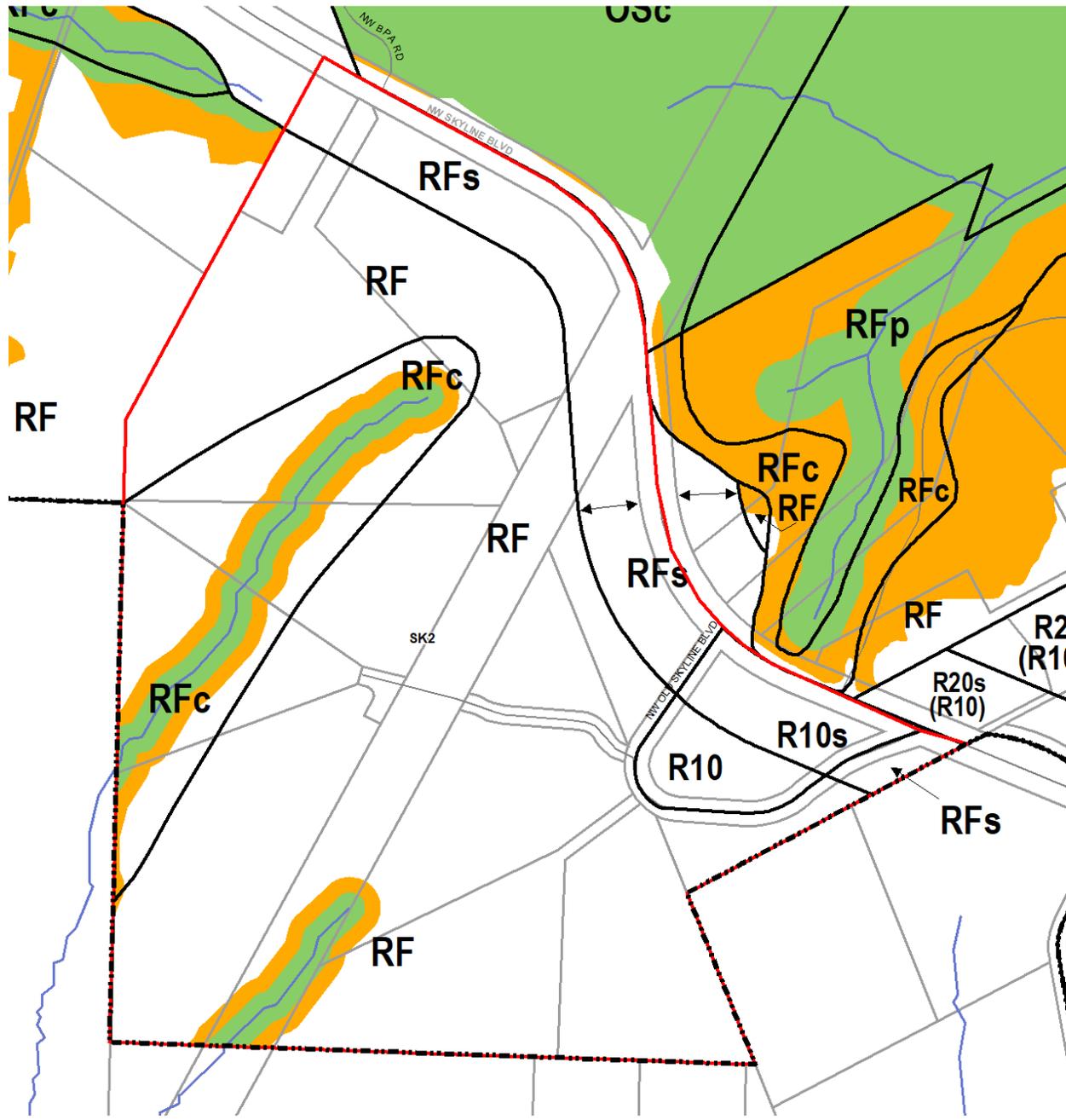
**Existing and Proposed Environmental Overlay Zones - Resource Site SK1**



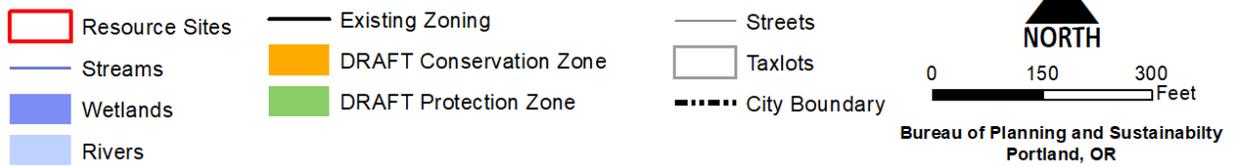
**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site SK2**

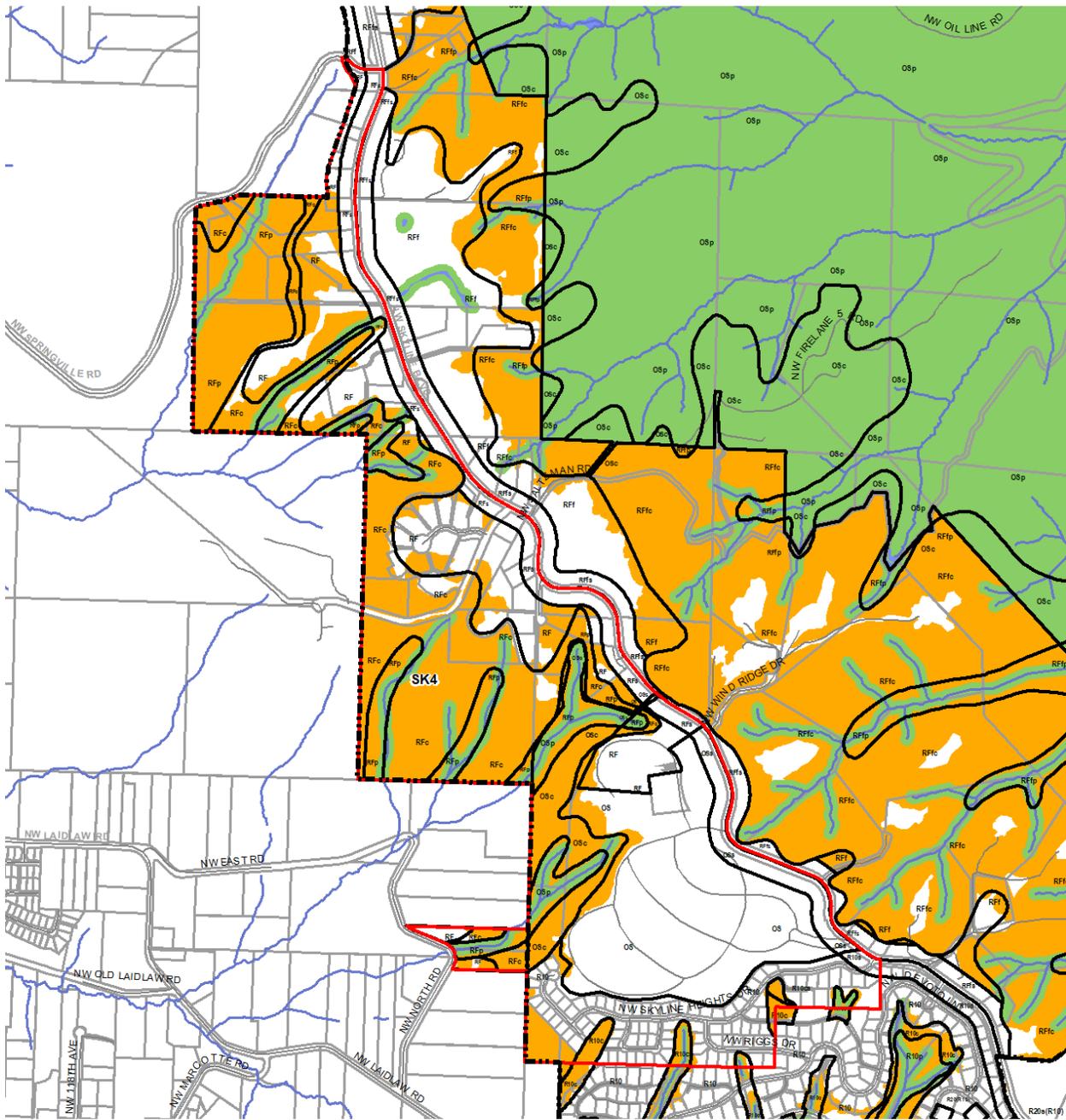


**Legend**

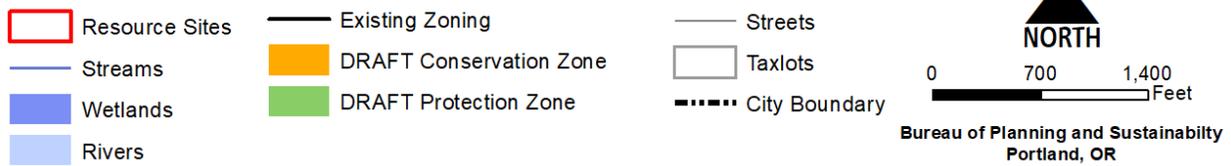




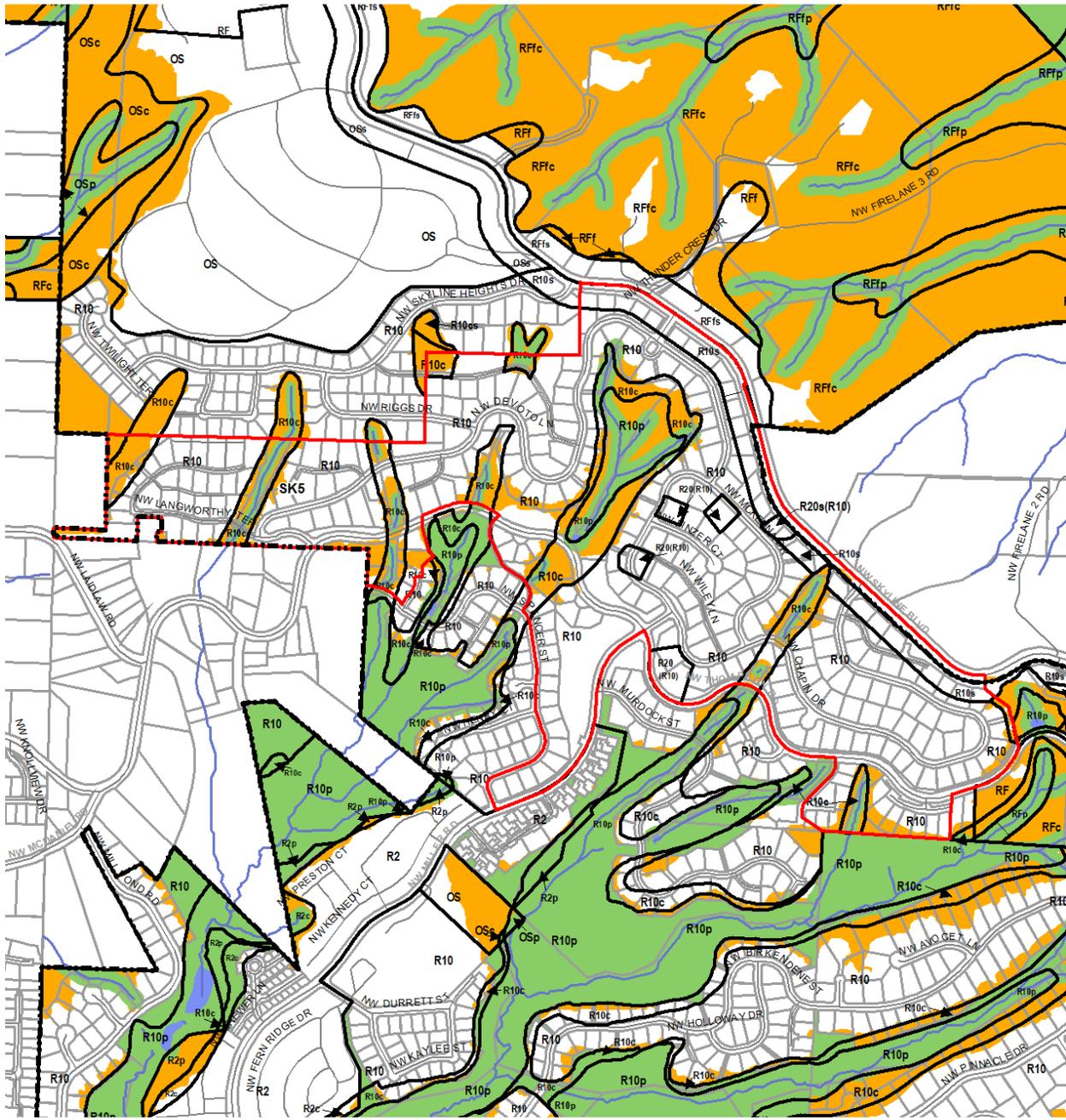
**Existing and Proposed Environmental Overlay Zones - Resource Site SK4**



**Legend**



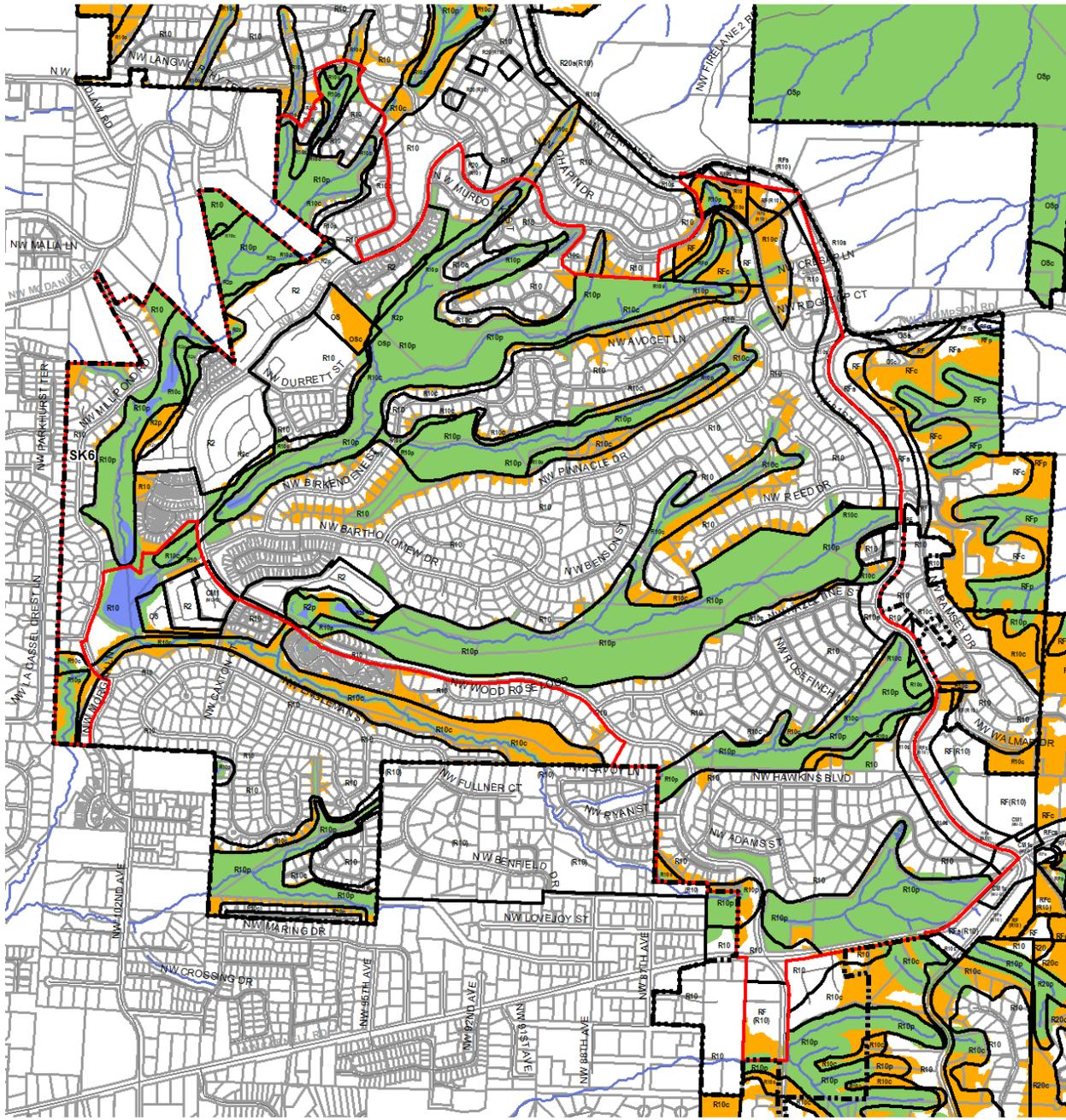
**Existing and Proposed Environmental Overlay Zones - Resource Site SK5**



**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 490 980 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

**Existing and Proposed Environmental Overlay Zones - Resource Site SK6**



**Legend**

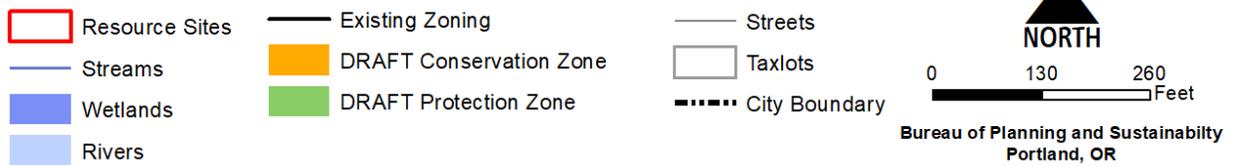
Resource Sites	Existing Zoning	Streets	 <b>NORTH</b>  0 750 1,500 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			



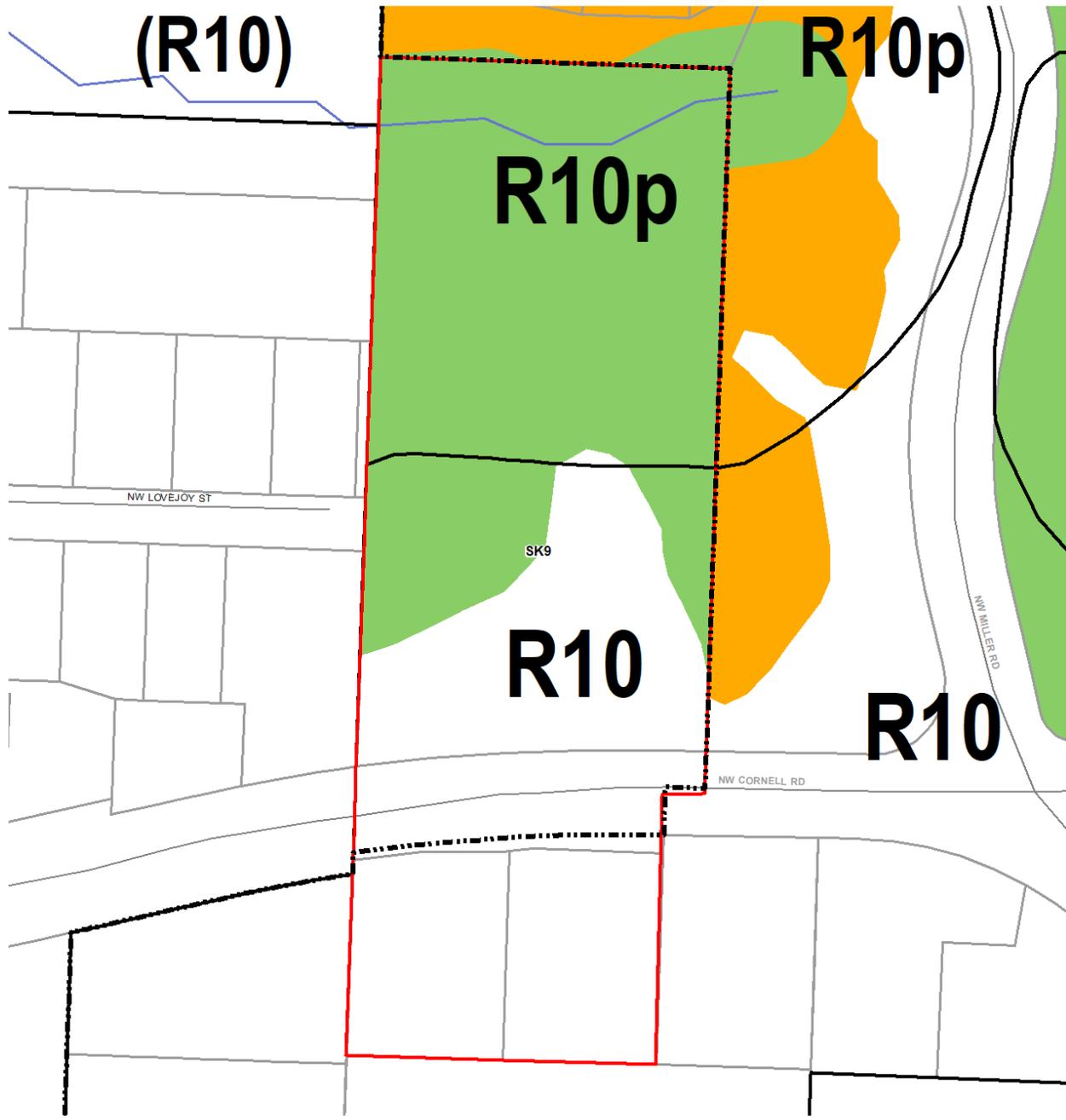
**Existing and Proposed Environmental Overlay Zones - Resource Site SK8**



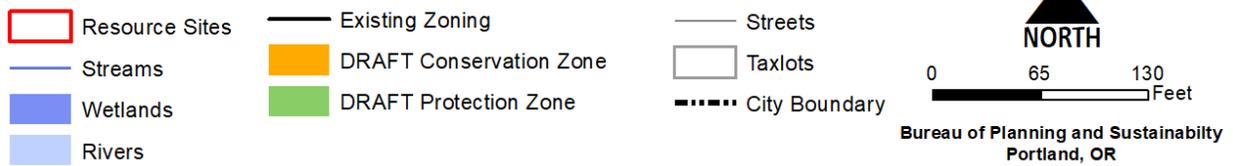
**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site SK9**



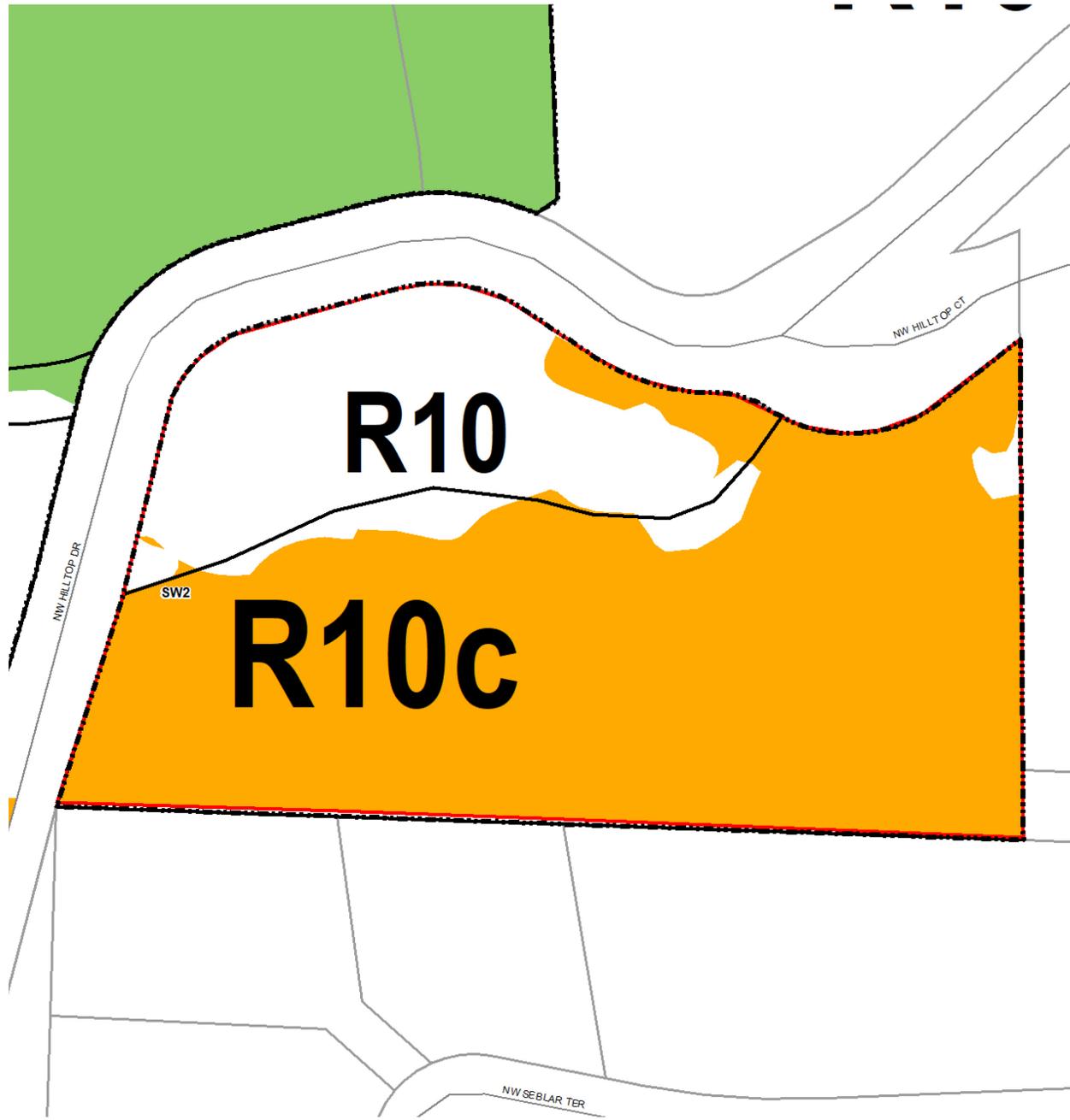
**Legend**



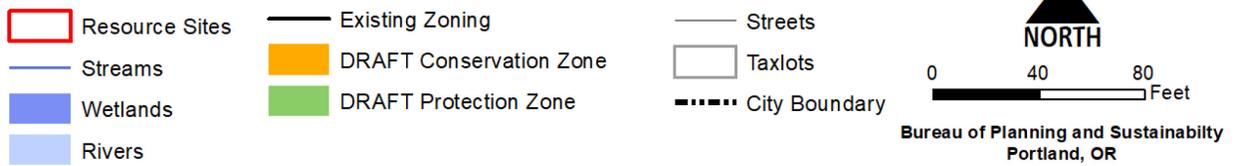




**Existing and Proposed Environmental Overlay Zones - Resource Site SW2**

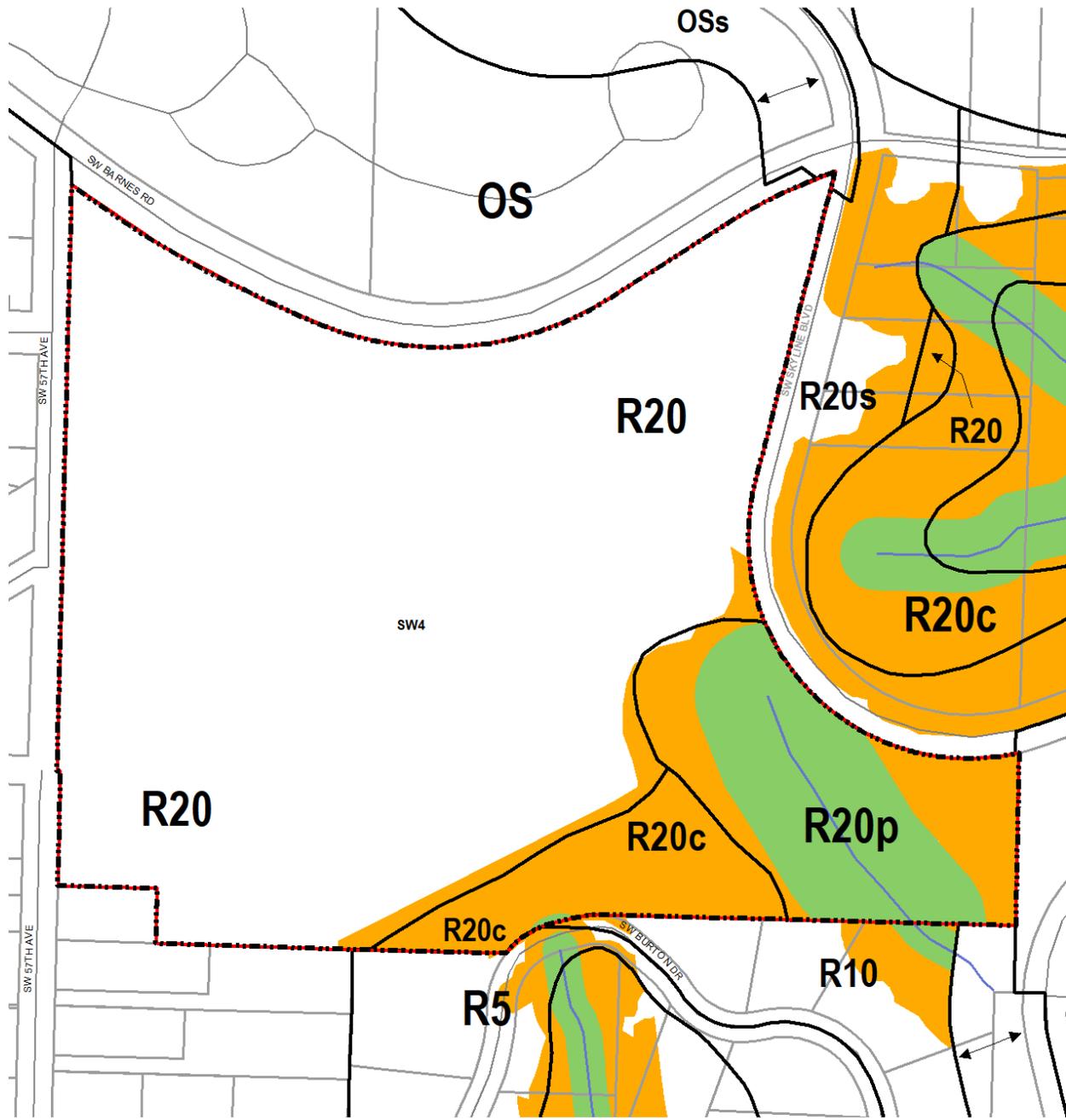


**Legend**

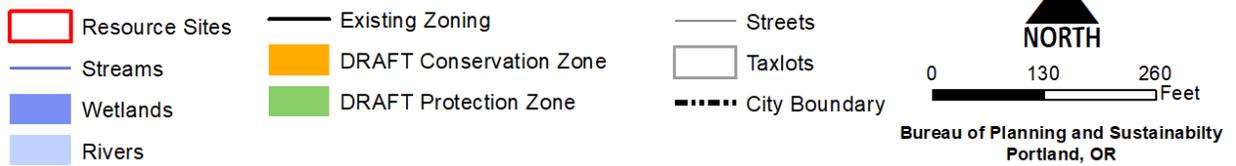




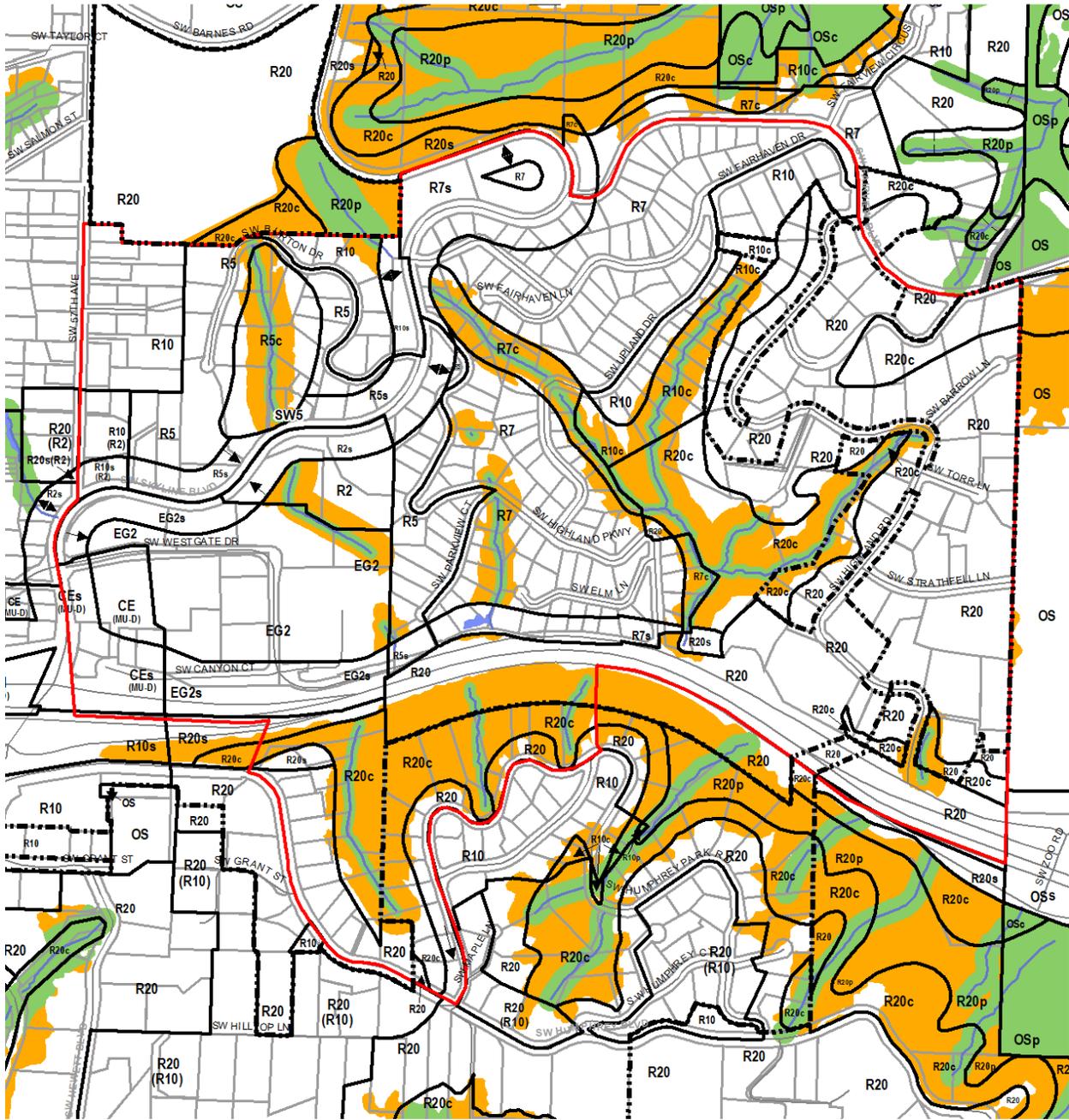
**Existing and Proposed Environmental Overlay Zones - Resource Site SW4**



**Legend**



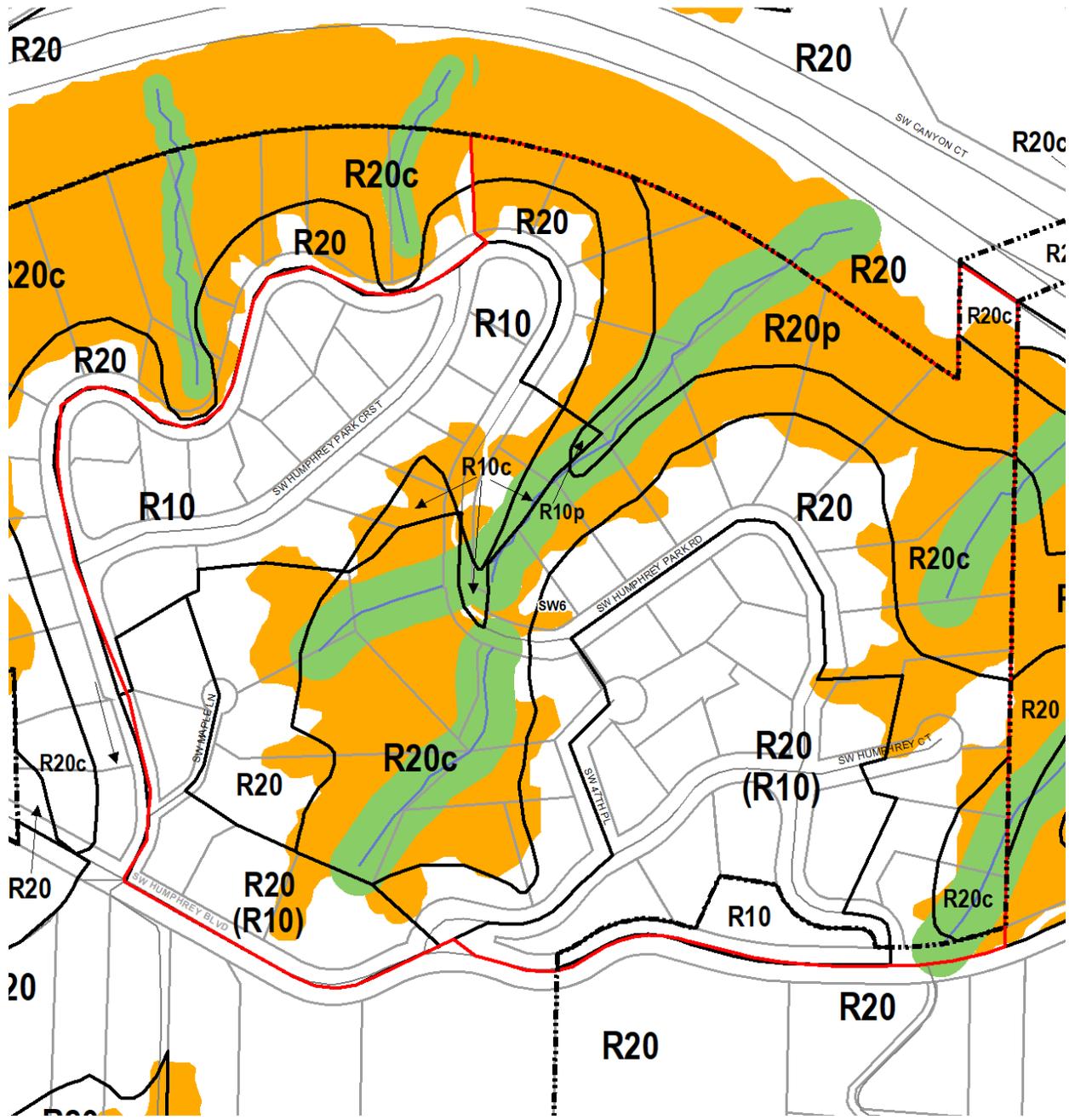
**Existing and Proposed Environmental Overlay Zones - Resource Site SW5**



**Legend**

- |                |                         |               |  |
|----------------|-------------------------|---------------|--|
| Resource Sites | Existing Zoning         | Streets       | NORTH<br>0 400 800 Feet<br>Bureau of Planning and Sustainability<br>Portland, OR |
| Streams        | DRAFT Conservation Zone | Taxlots       |  |
| Wetlands       | DRAFT Protection Zone   | City Boundary |  |
| Rivers         |                         |               |  |
|                |                         |               |  |

**Existing and Proposed Environmental Overlay Zones - Resource Site SW6**

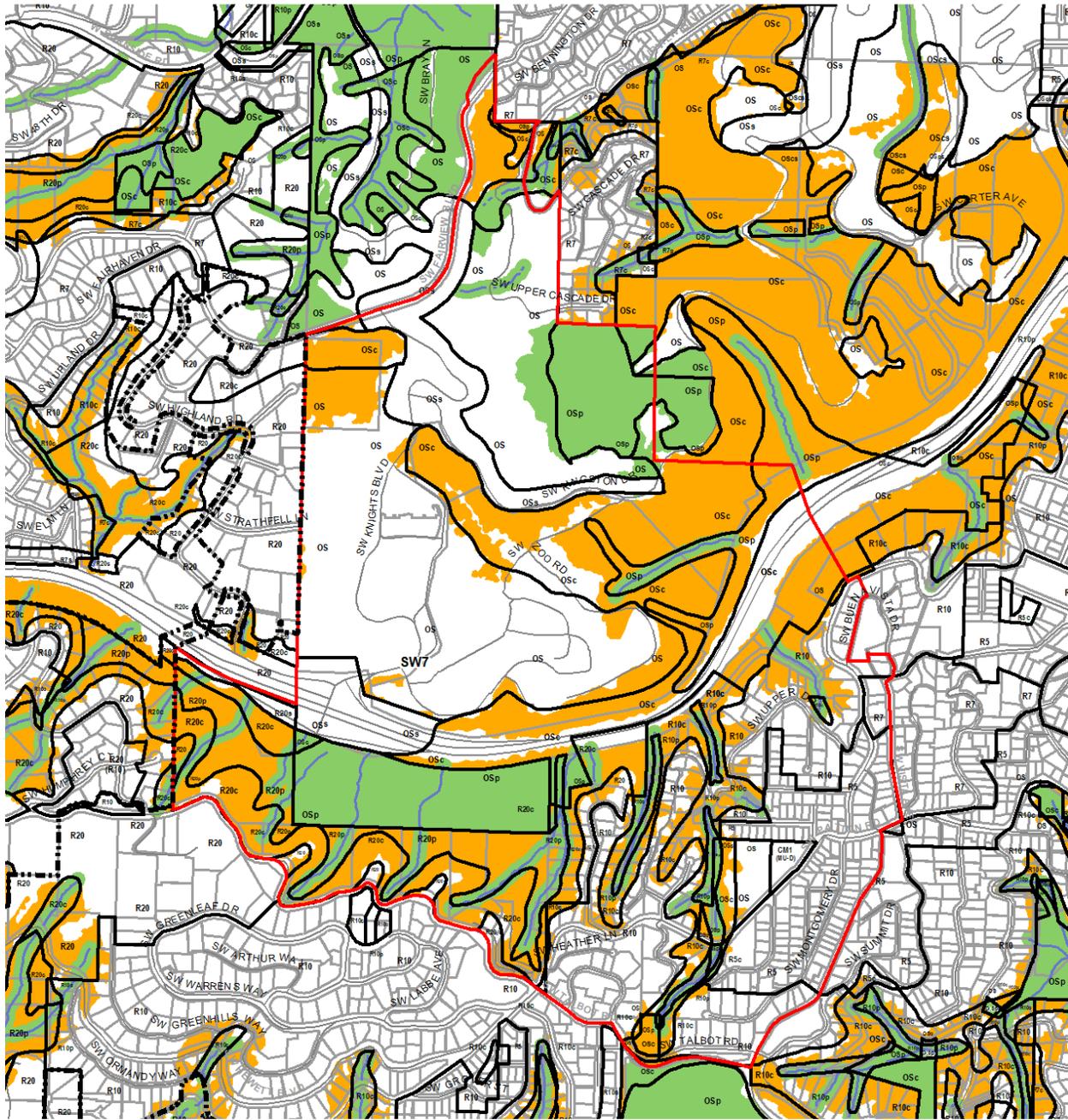


**Legend**

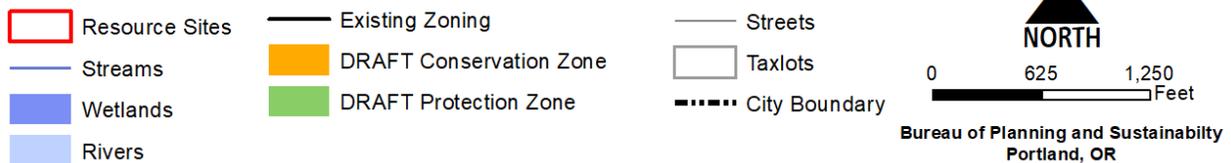
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

NORTH  
 0 160 320 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

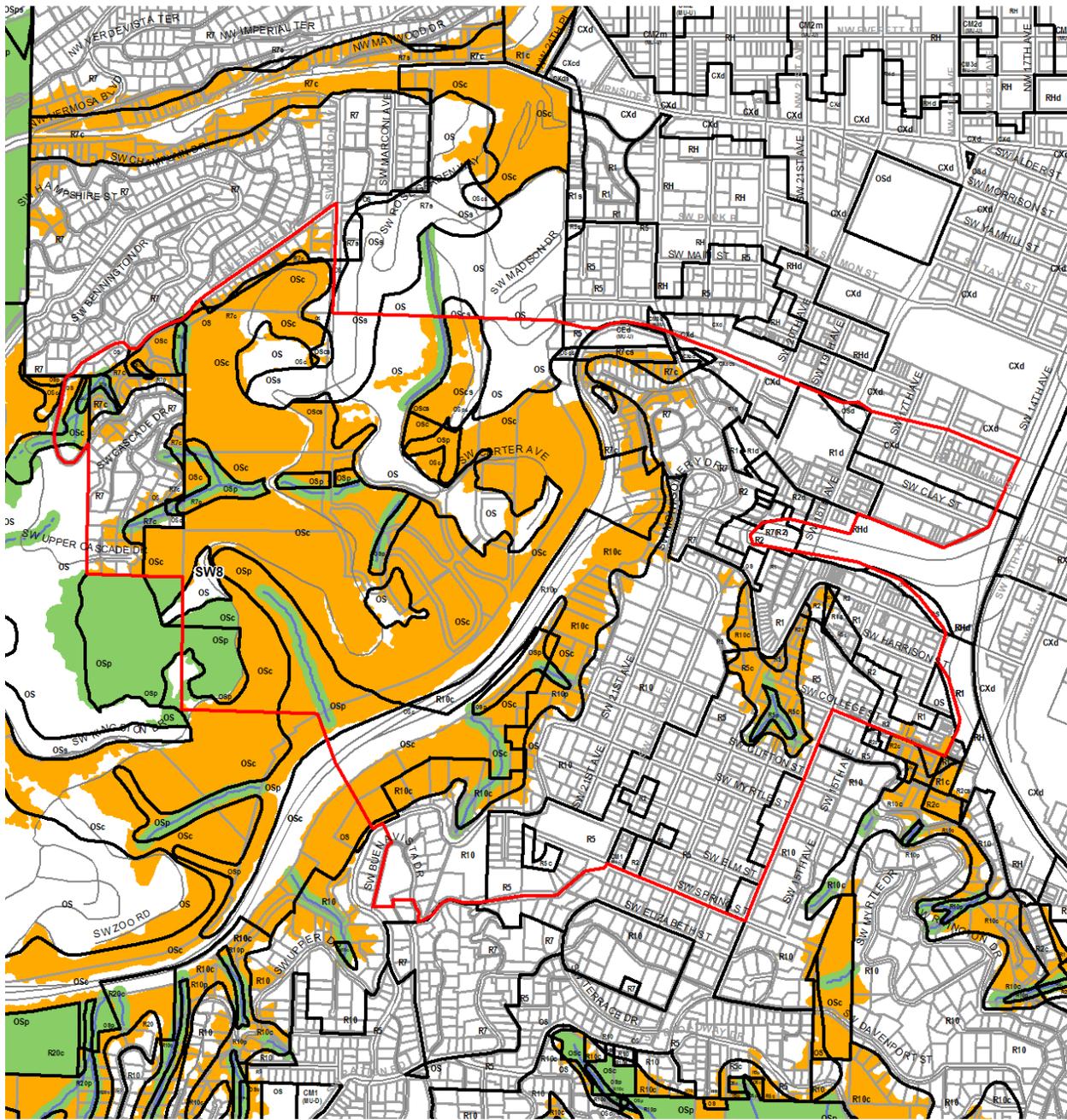
**Existing and Proposed Environmental Overlay Zones - Resource Site SW7**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site SW8**





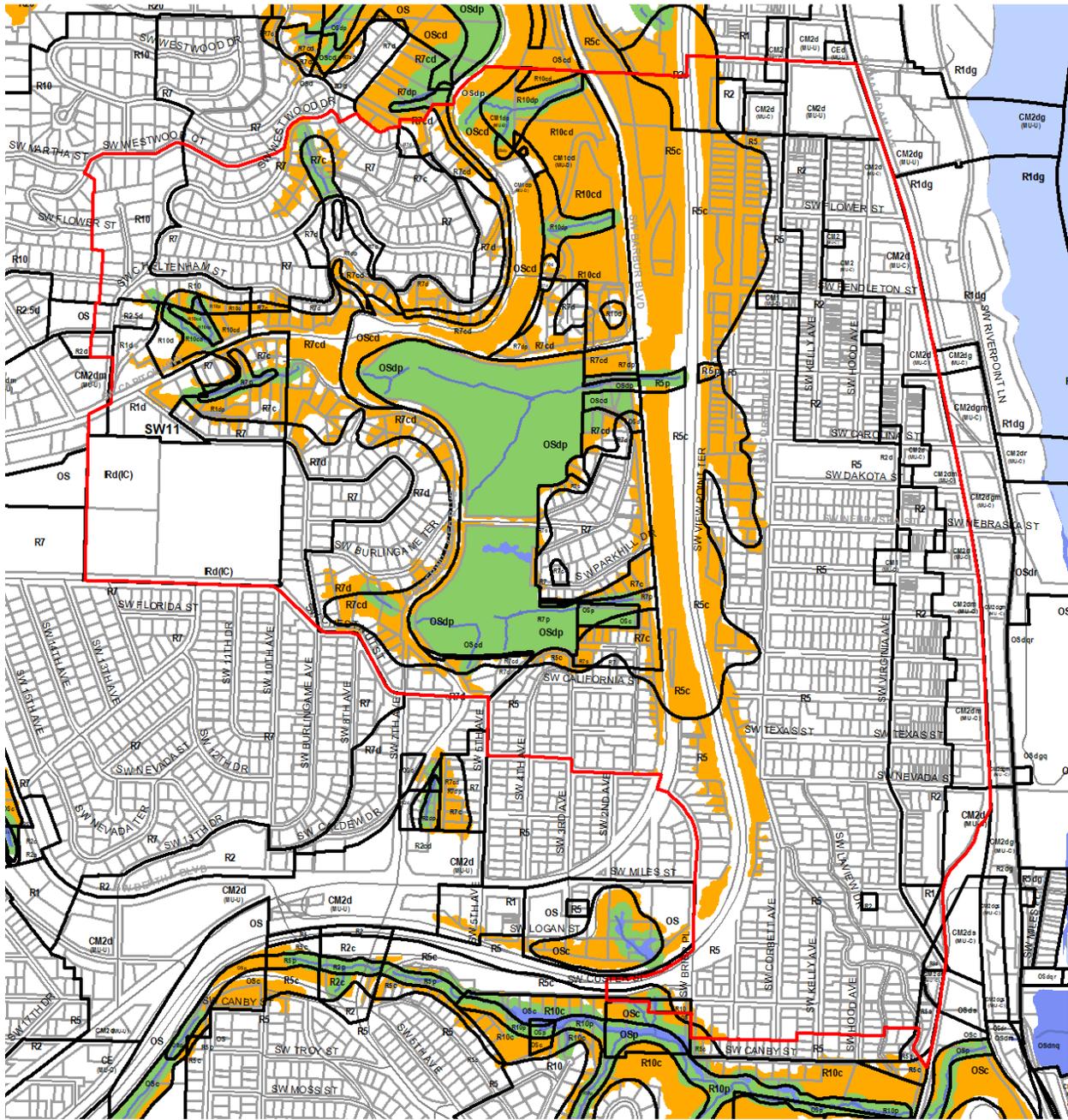
**Existing and Proposed Environmental Overlay Zones - Resource Site SW10**



**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 800 1,600 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

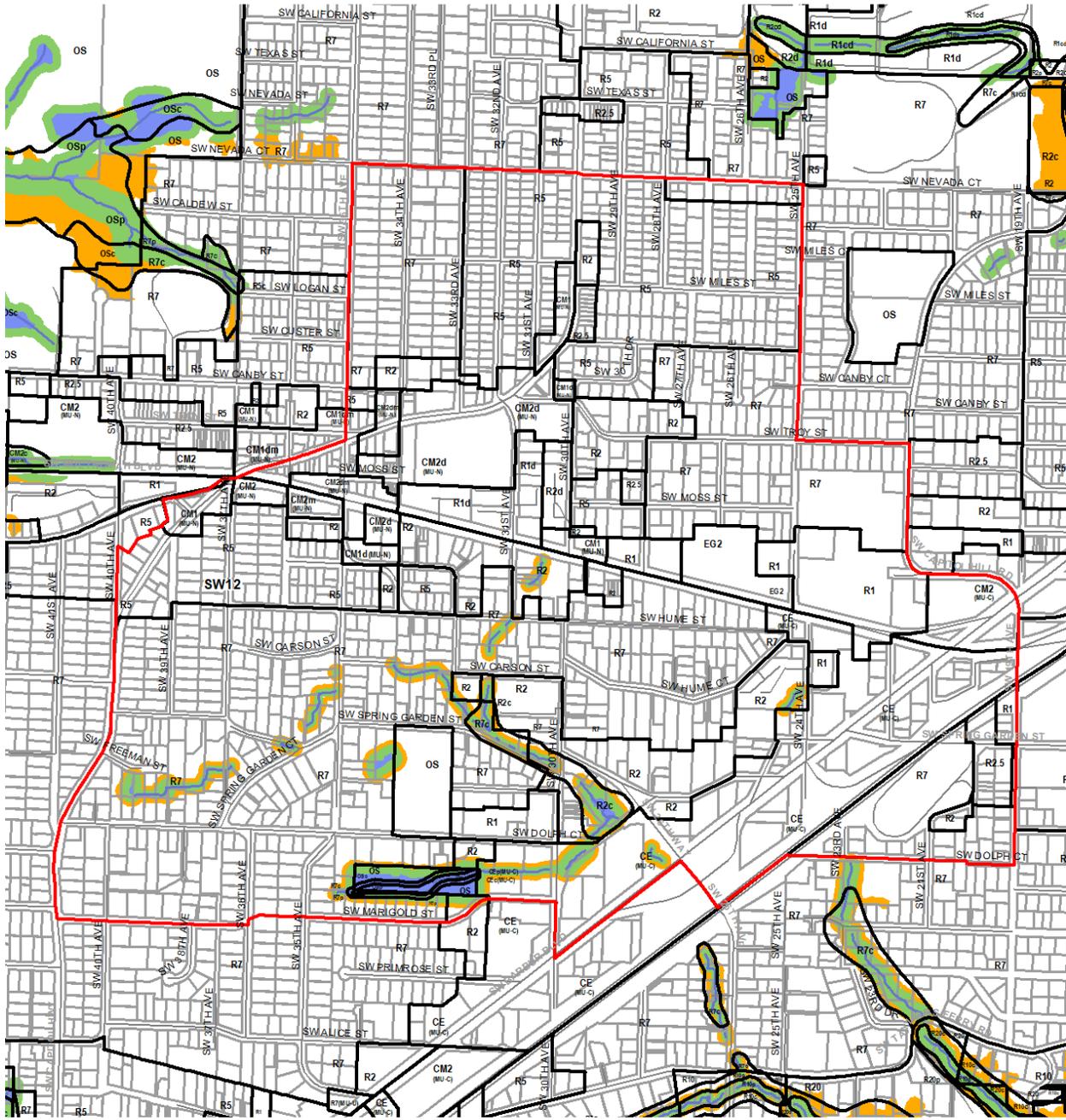
**Existing and Proposed Environmental Overlay Zones - Resource Site SW11**



**Legend**

- |                |                         |               |  |
|----------------|-------------------------|---------------|--|
| Resource Sites | Existing Zoning         | Streets       | NORTH<br>0 550 1,100 Feet<br>Bureau of Planning and Sustainability<br>Portland, OR |
| Streams        | DRAFT Conservation Zone | Taxlots       |  |
| Wetlands       | DRAFT Protection Zone   | City Boundary |  |
| Rivers         |                         |               |  |
|                |                         |               |  |

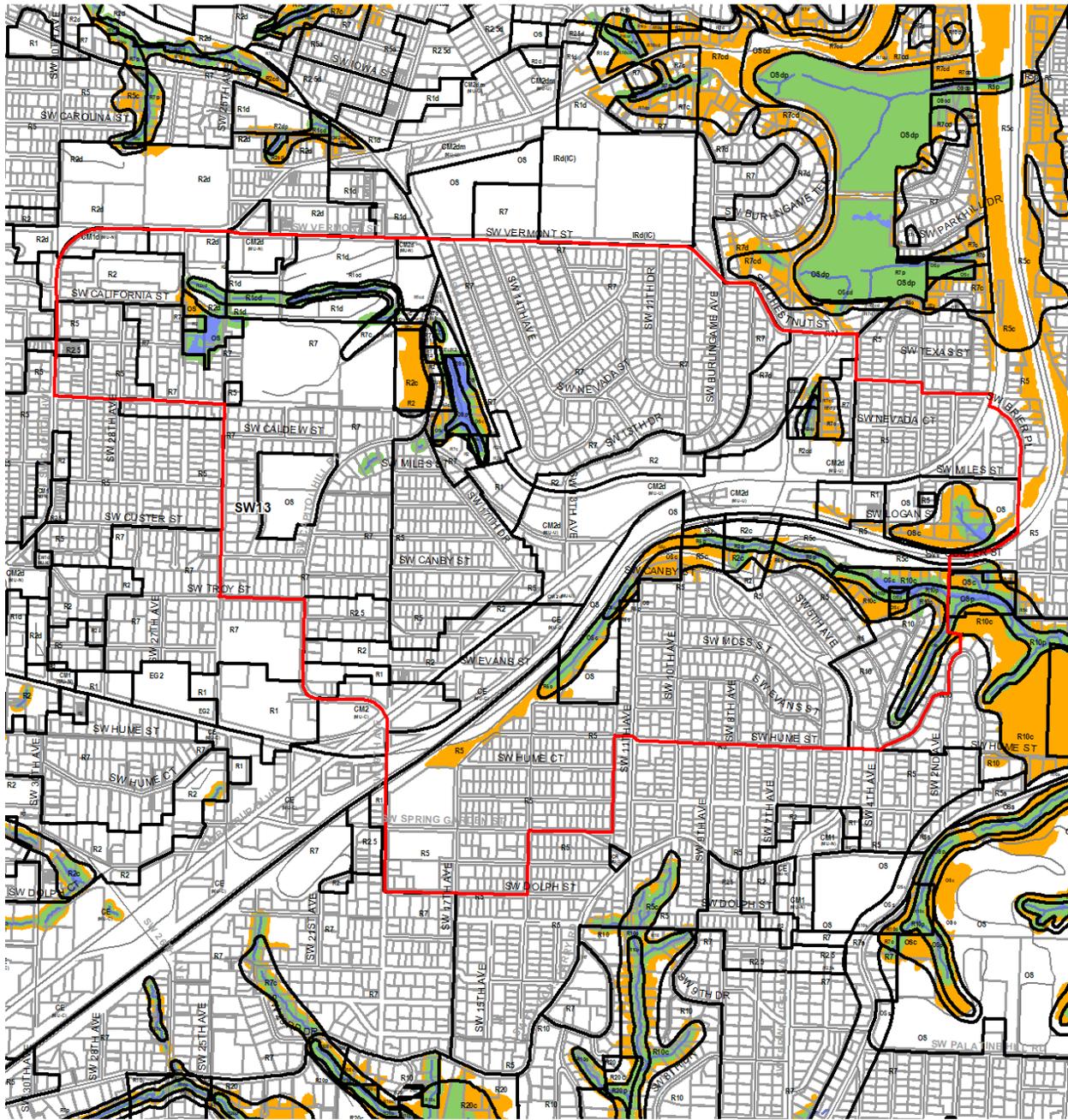
**Existing and Proposed Environmental Overlay Zones - Resource Site SW12**



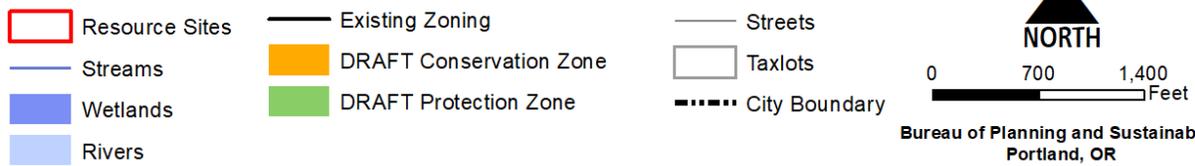
**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 550 1,100 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

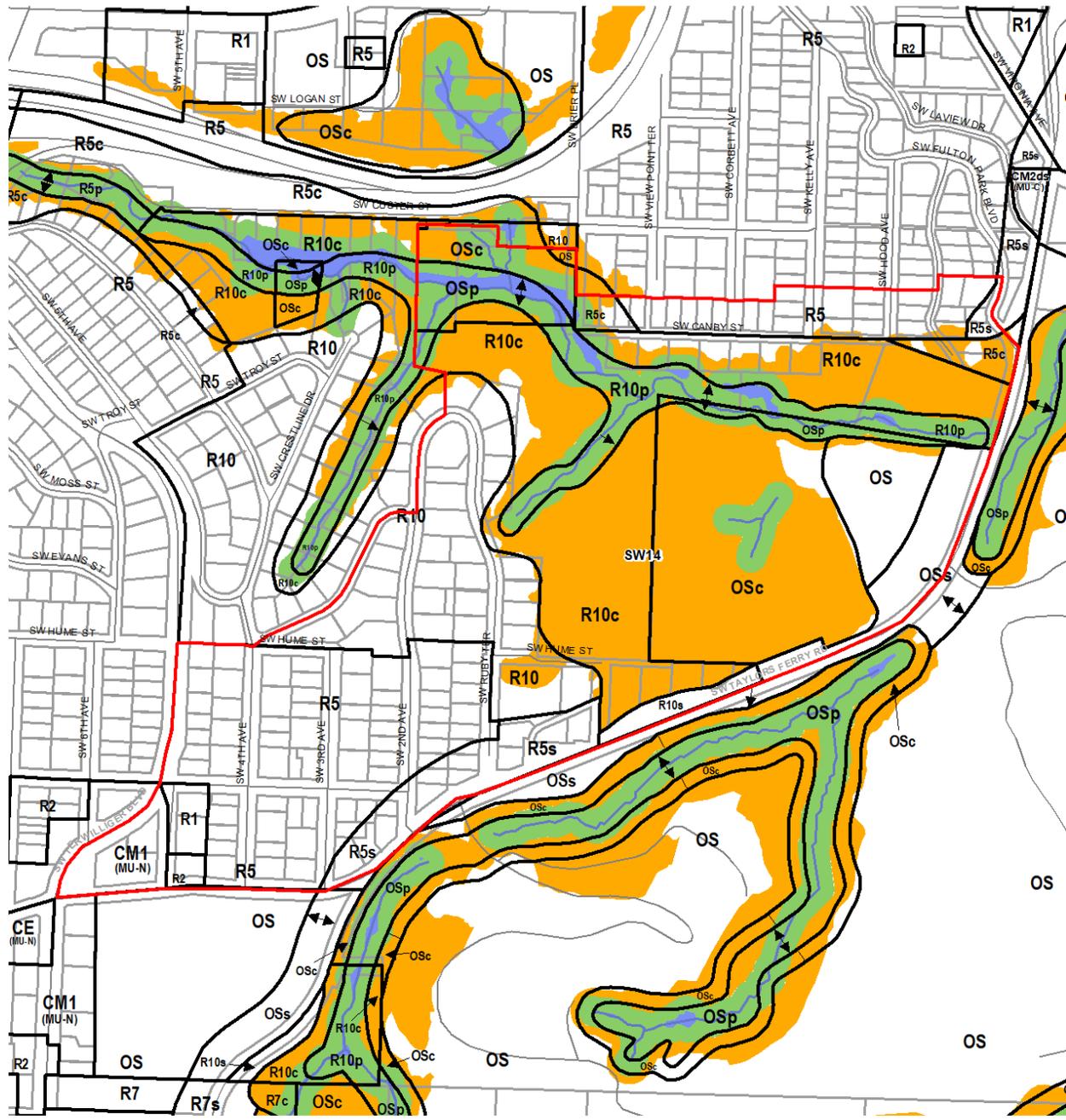
**Existing and Proposed Environmental Overlay Zones - Resource Site SW13**



**Legend**

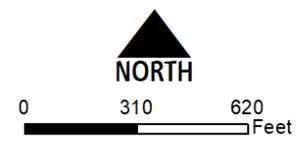


**Existing and Proposed Environmental Overlay Zones - Resource Site SW14**



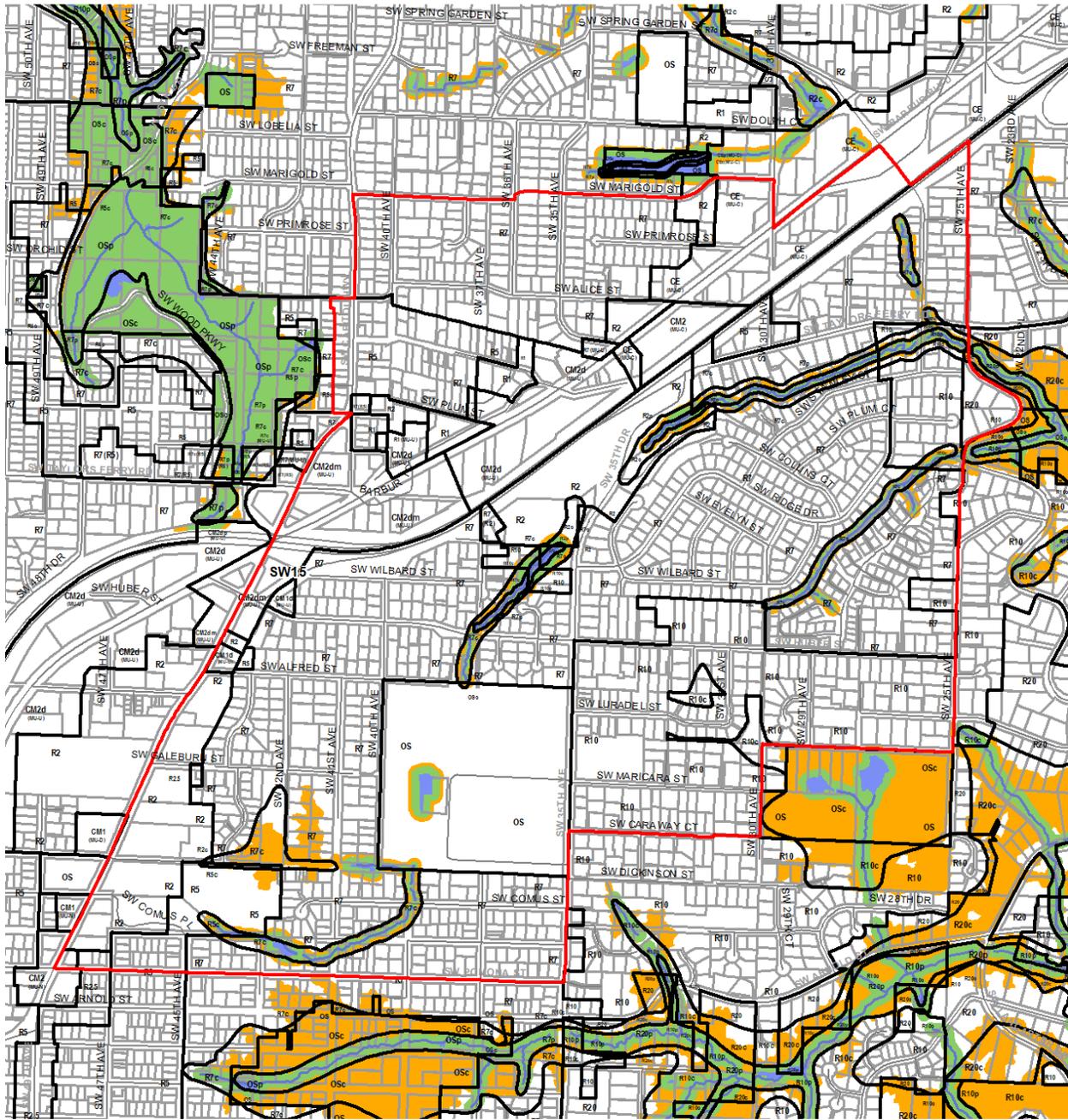
**Legend**

- Resource Sites
- Streams
- Wetlands
- Rivers
- Existing Zoning
- DRAFT Conservation Zone
- DRAFT Protection Zone
- Streets
- Taxlots
- City Boundary



Bureau of Planning and Sustainability  
Portland, OR

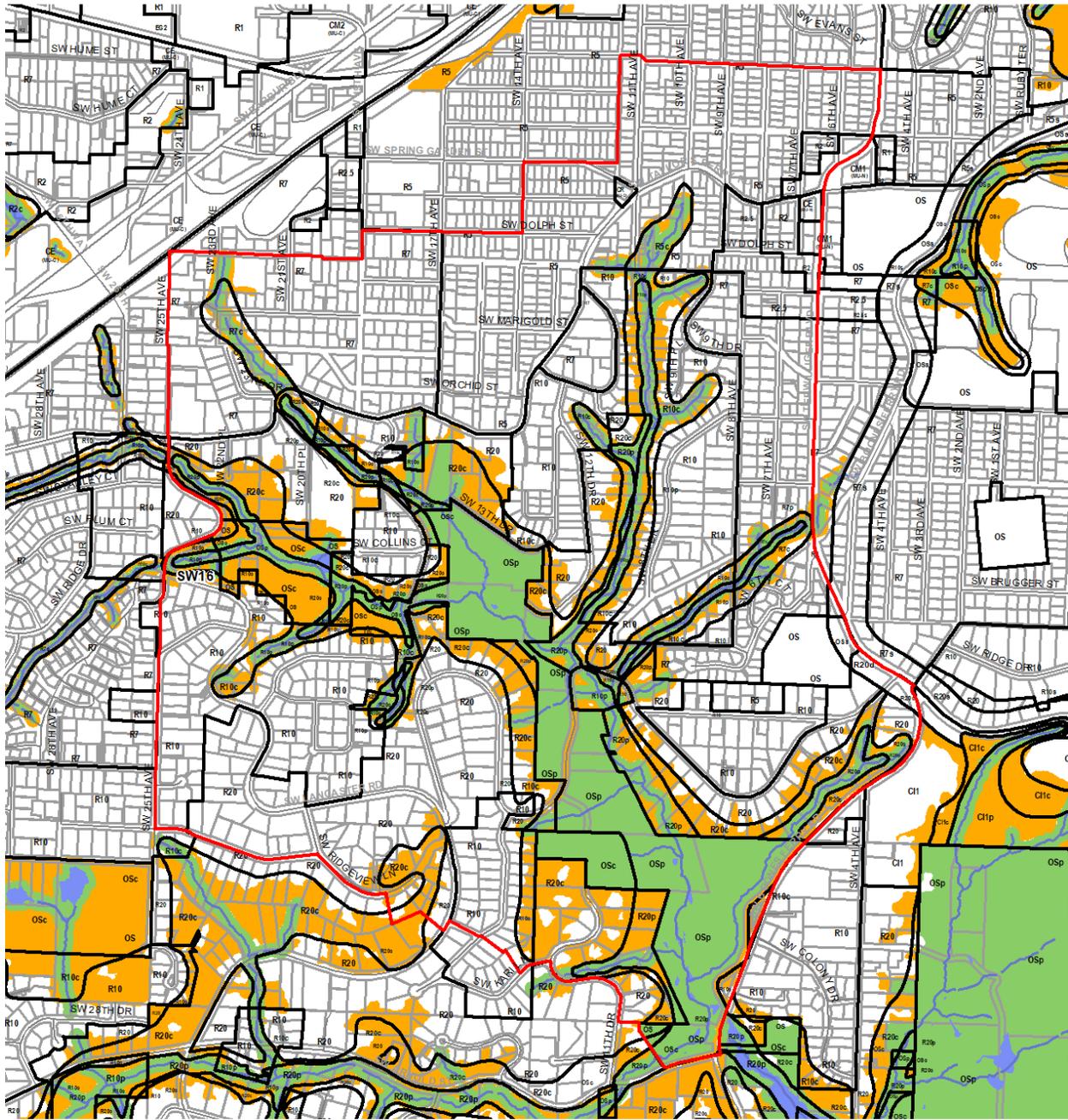
**Existing and Proposed Environmental Overlay Zones - Resource Site SW15**



**Legend**

Resource Sites	Existing Zoning	Streets	 <b>NORTH</b>  0 650 1,300 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

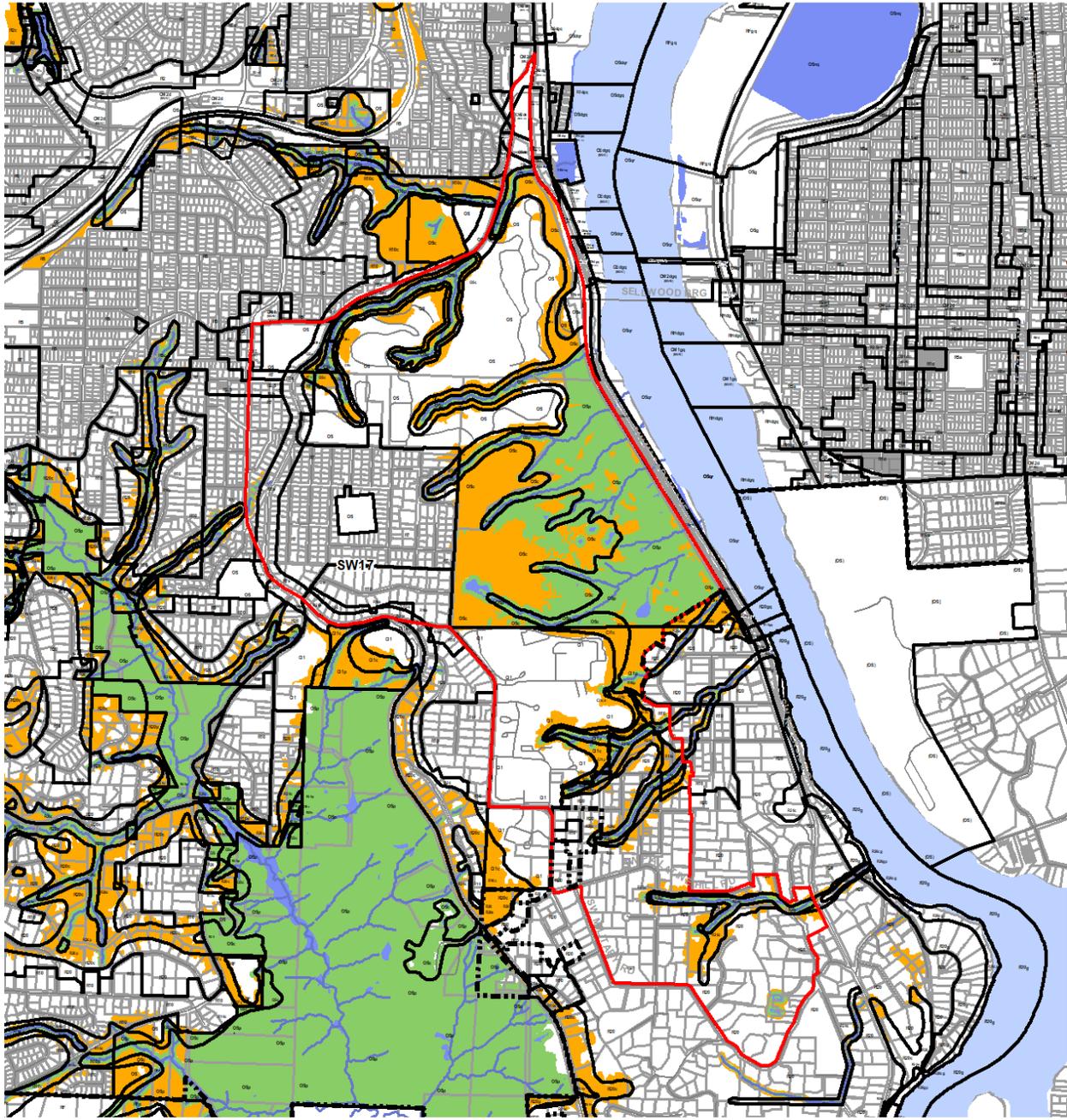
**Existing and Proposed Environmental Overlay Zones - Resource Site SW16**



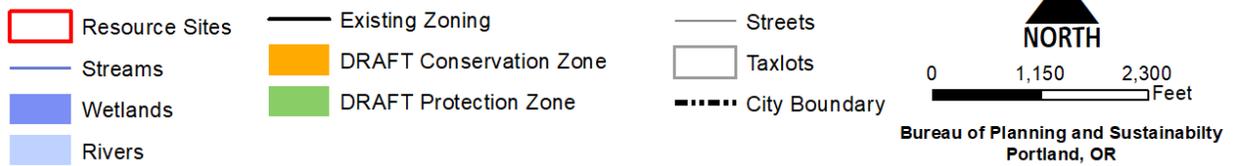
**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 650 1,300 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

**Existing and Proposed Environmental Overlay Zones - Resource Site SW17**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site SW18**



**Legend**

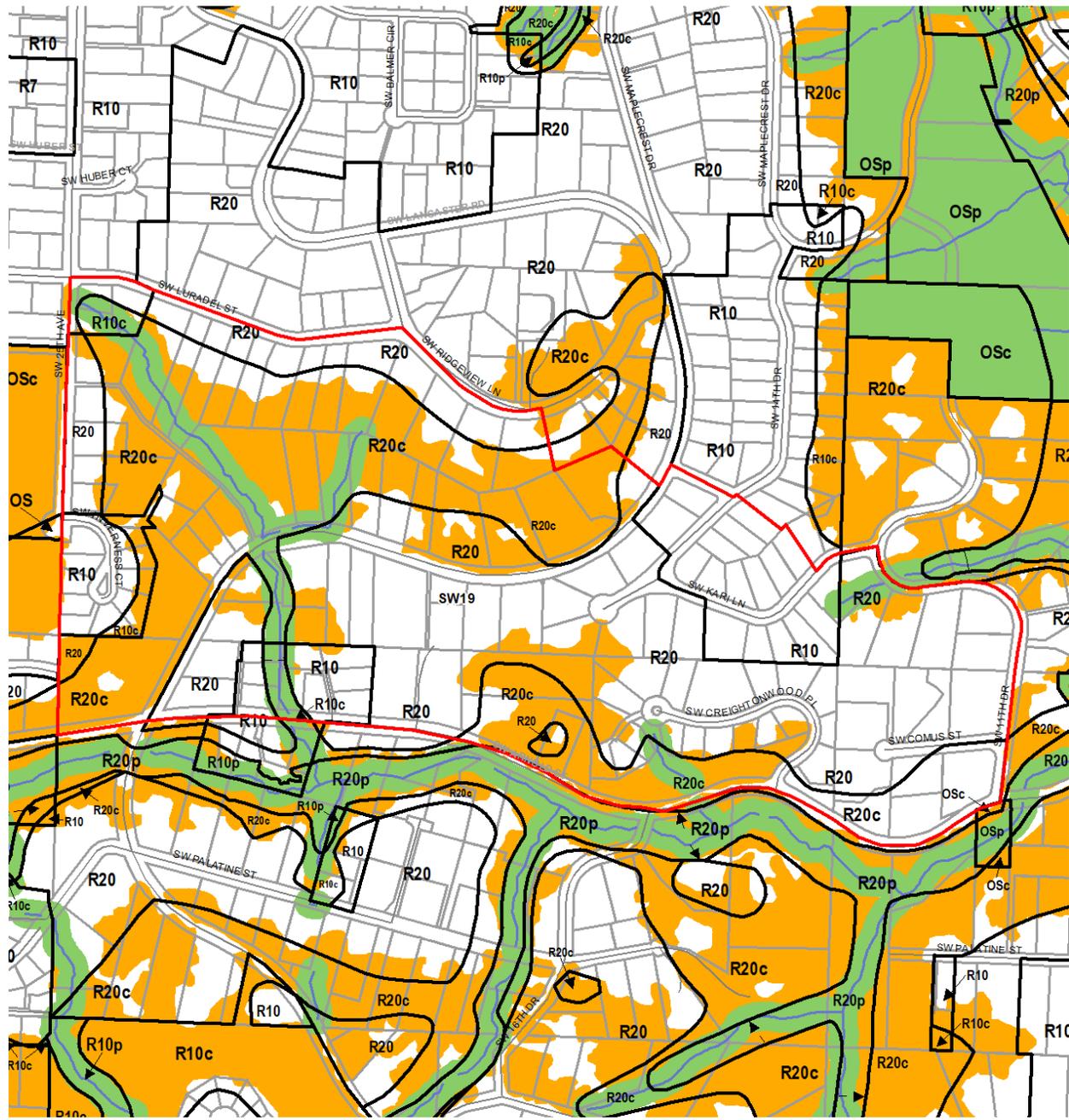
- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |

**NORTH**

0      265      530  
Feet

Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site SW19**



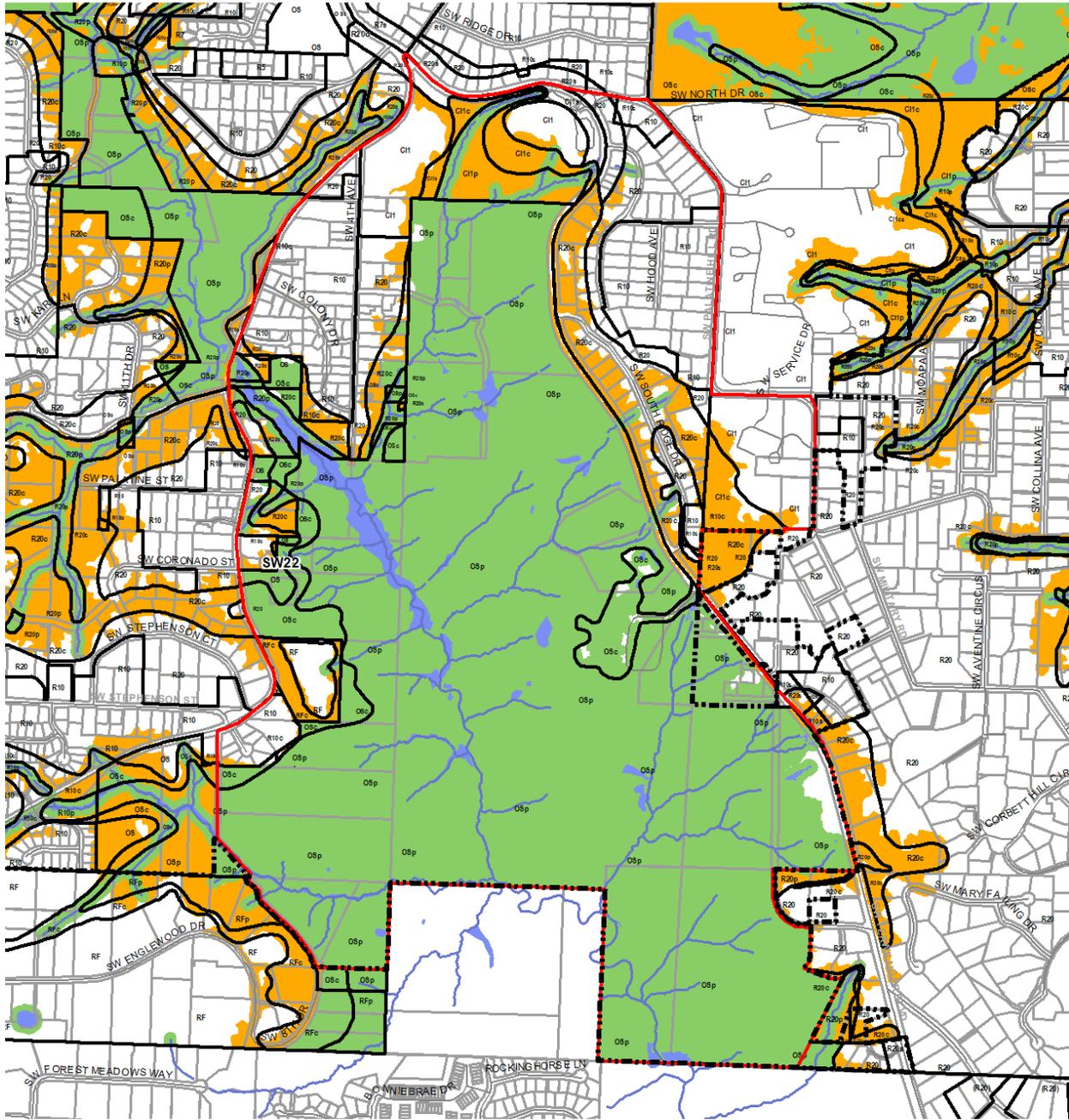
**Legend**

Resource Sites	Existing Zoning	Streets	 <b>NORTH</b>  0 320 640 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			





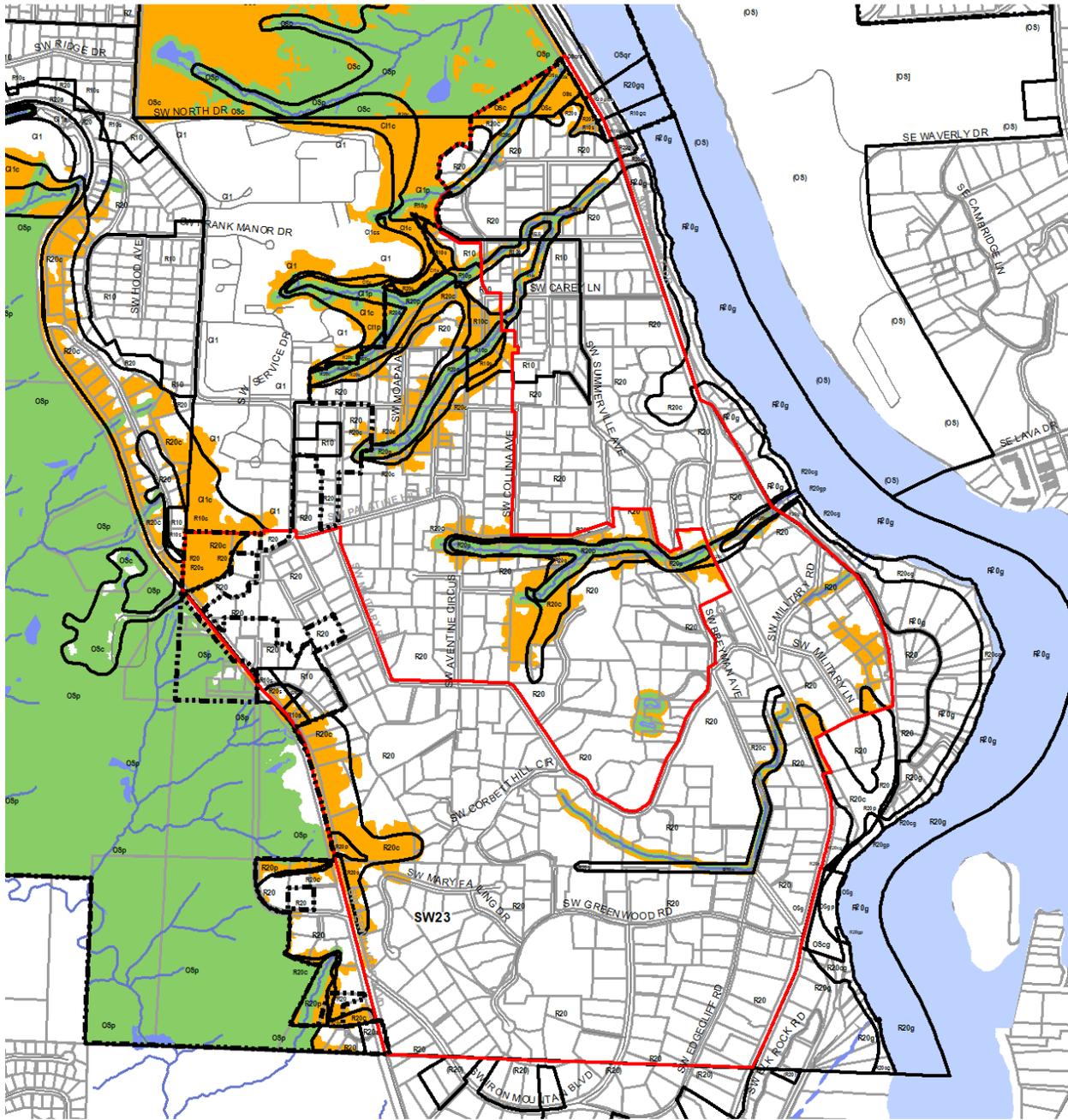
**Existing and Proposed Environmental Overlay Zones - Resource Site SW22**



**Legend**

Resource Sites	Existing Zoning	Streets	 NORTH 0 700 1,400 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

**Existing and Proposed Environmental Overlay Zones - Resource Site SW23**



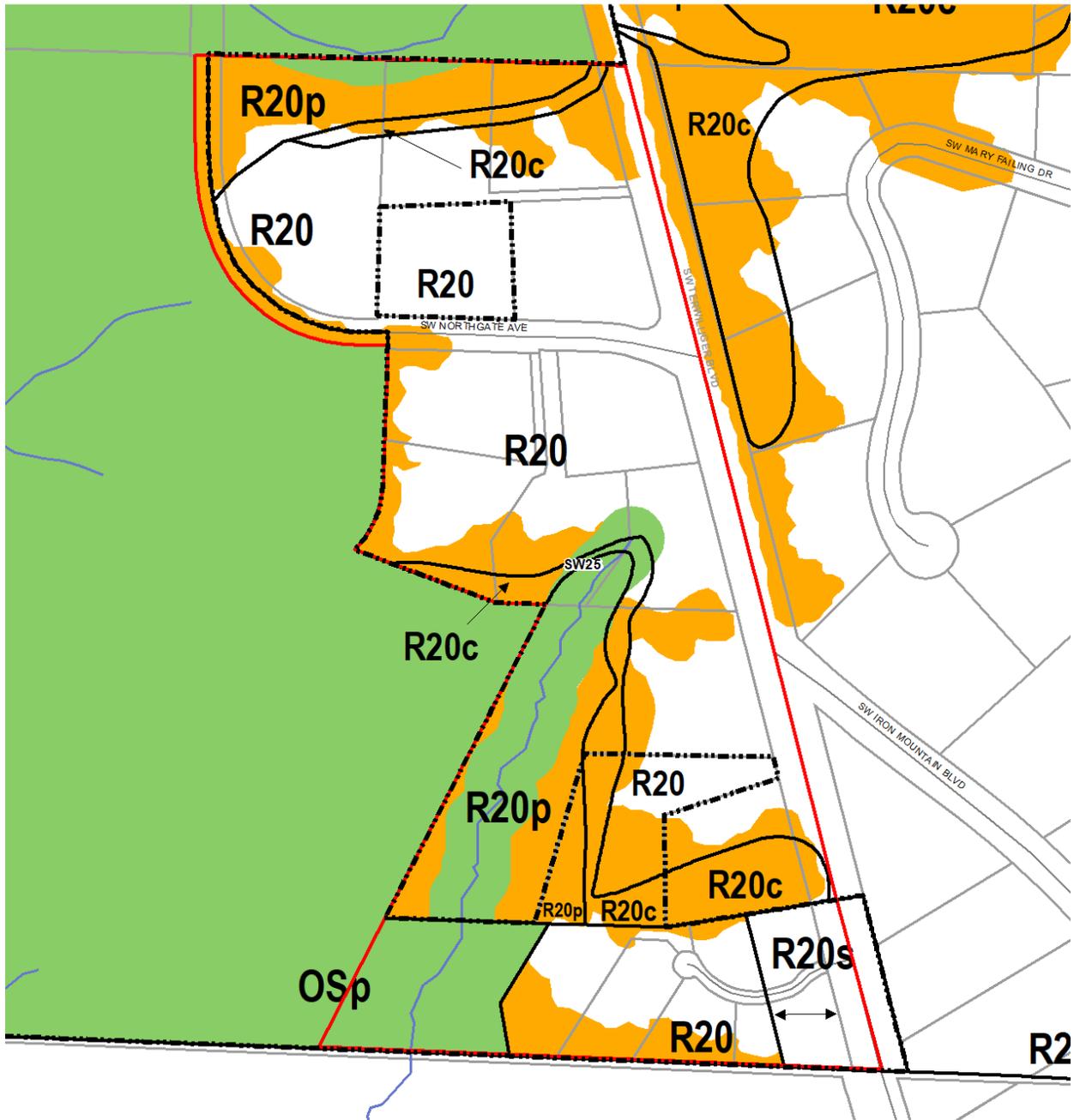
**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |

**NORTH**  
  
 0 750 1,500 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR



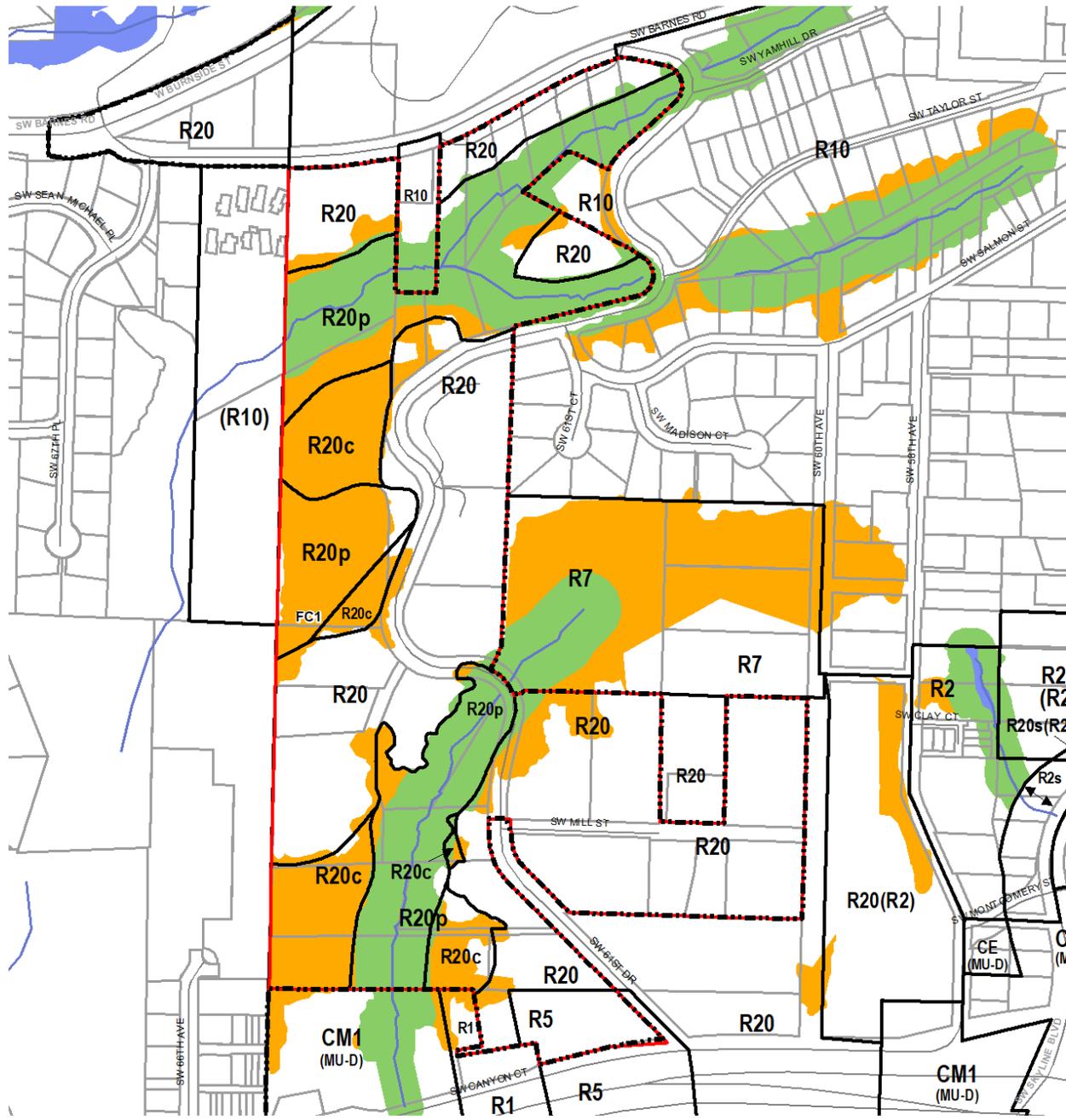
**Existing and Proposed Environmental Overlay Zones - Resource Site SW25**



**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 145 290 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site FC1**

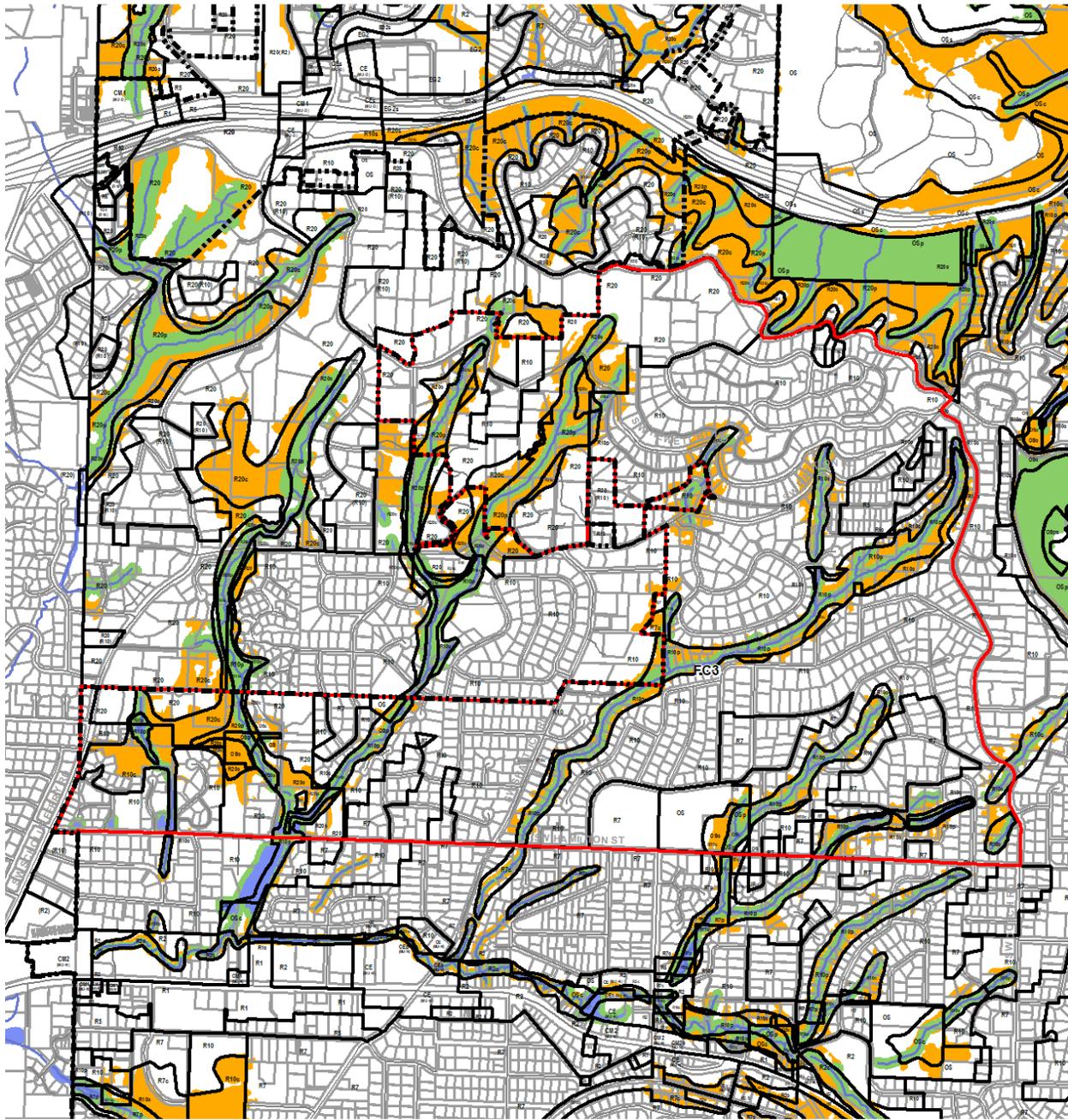


**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 255 510 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR



**Existing and Proposed Environmental Overlay Zones - Resource Site FC3**

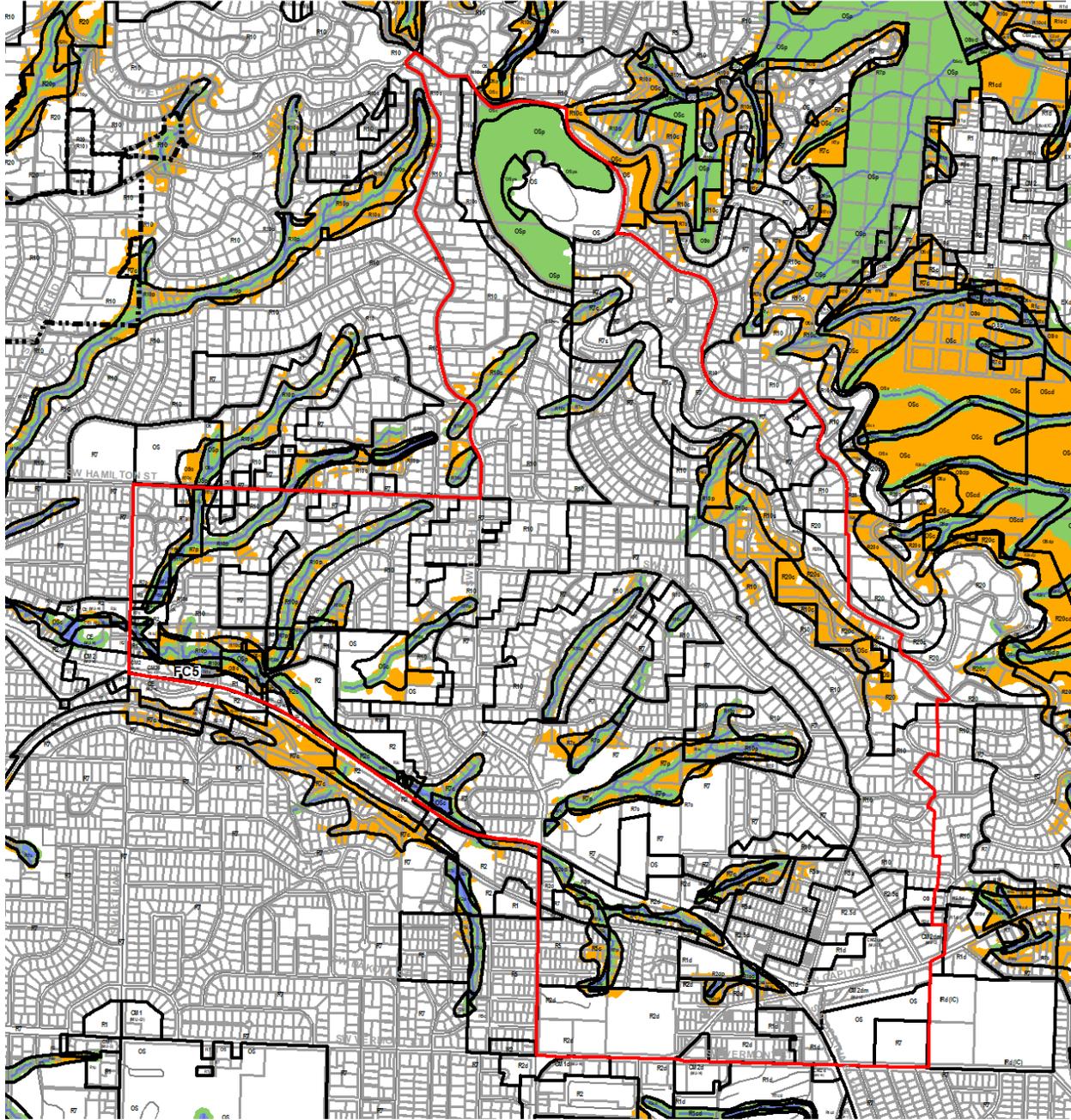


**Legend**

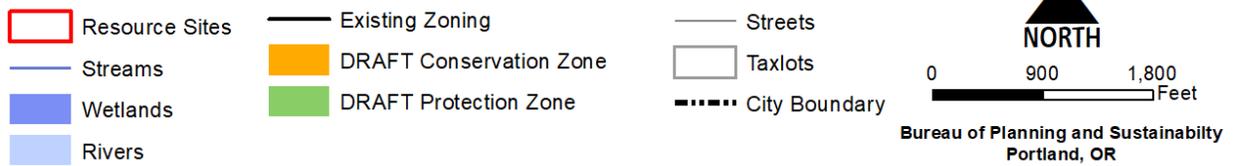
Resource Sites	Existing Zoning	Streets	NORTH 0 850 1,700 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			



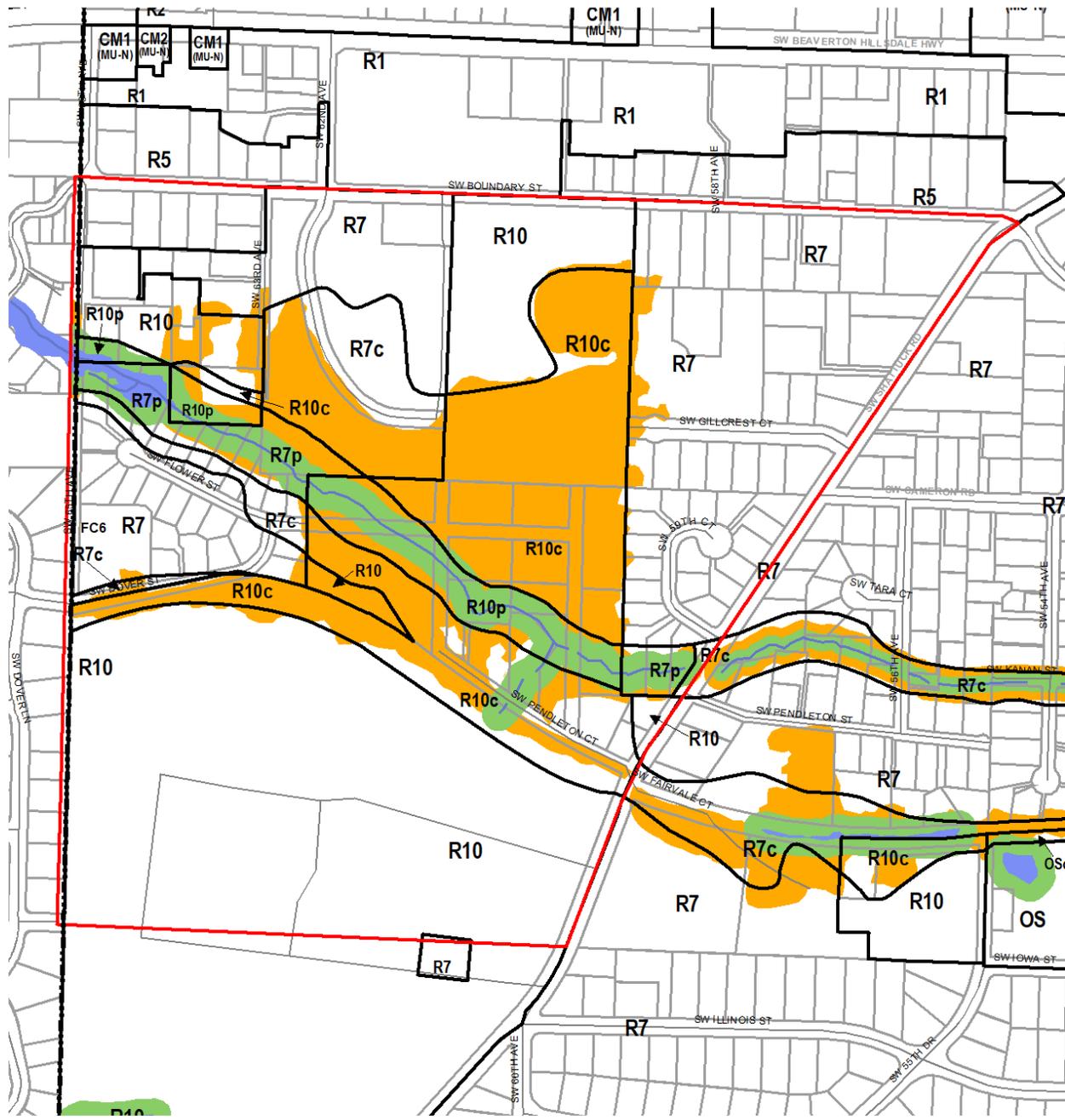
**Existing and Proposed Environmental Overlay Zones - Resource Site FC5**



**Legend**



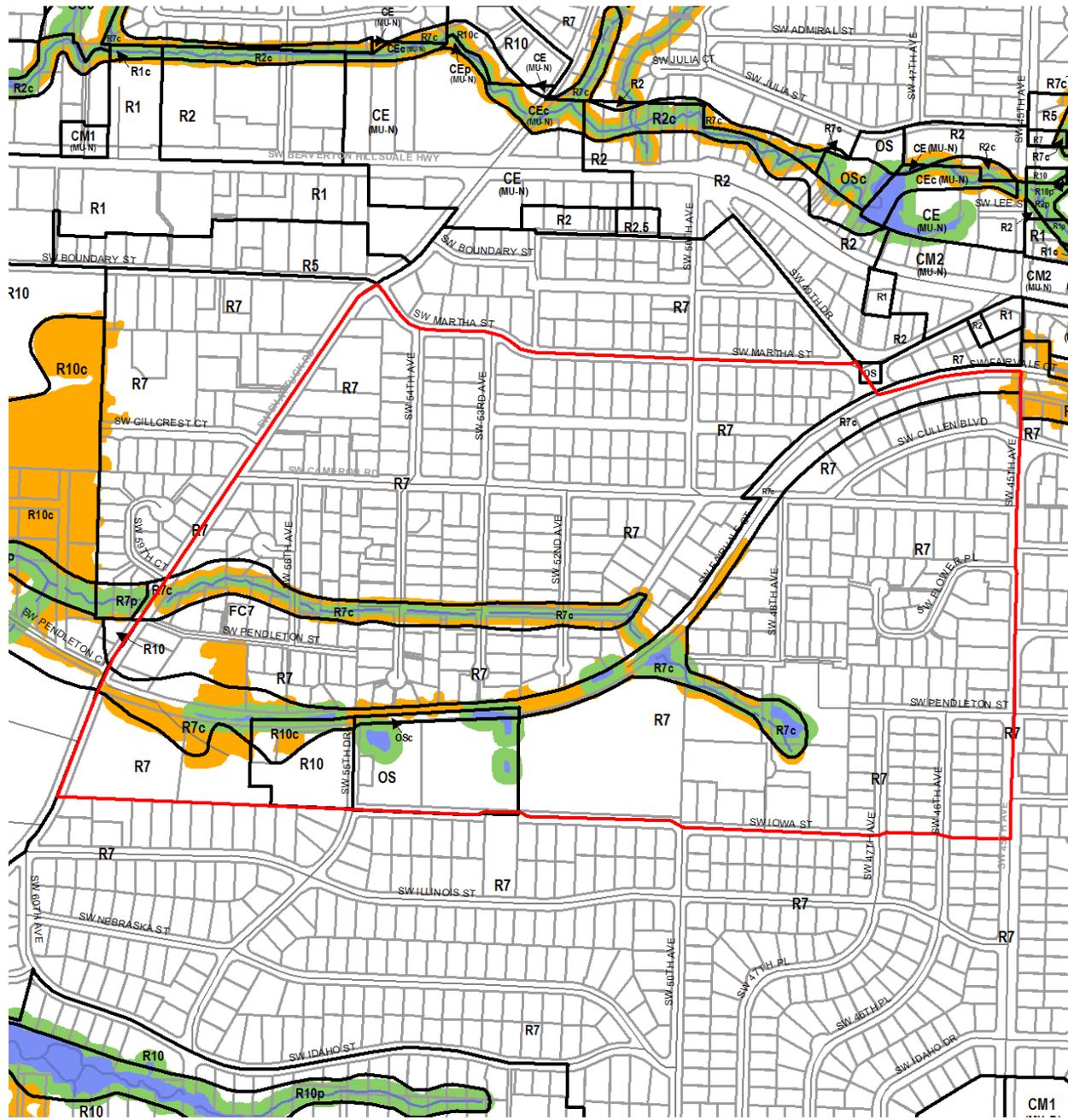
**Existing and Proposed Environmental Overlay Zones - Resource Site FC6**



**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 270 540 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site FC7**

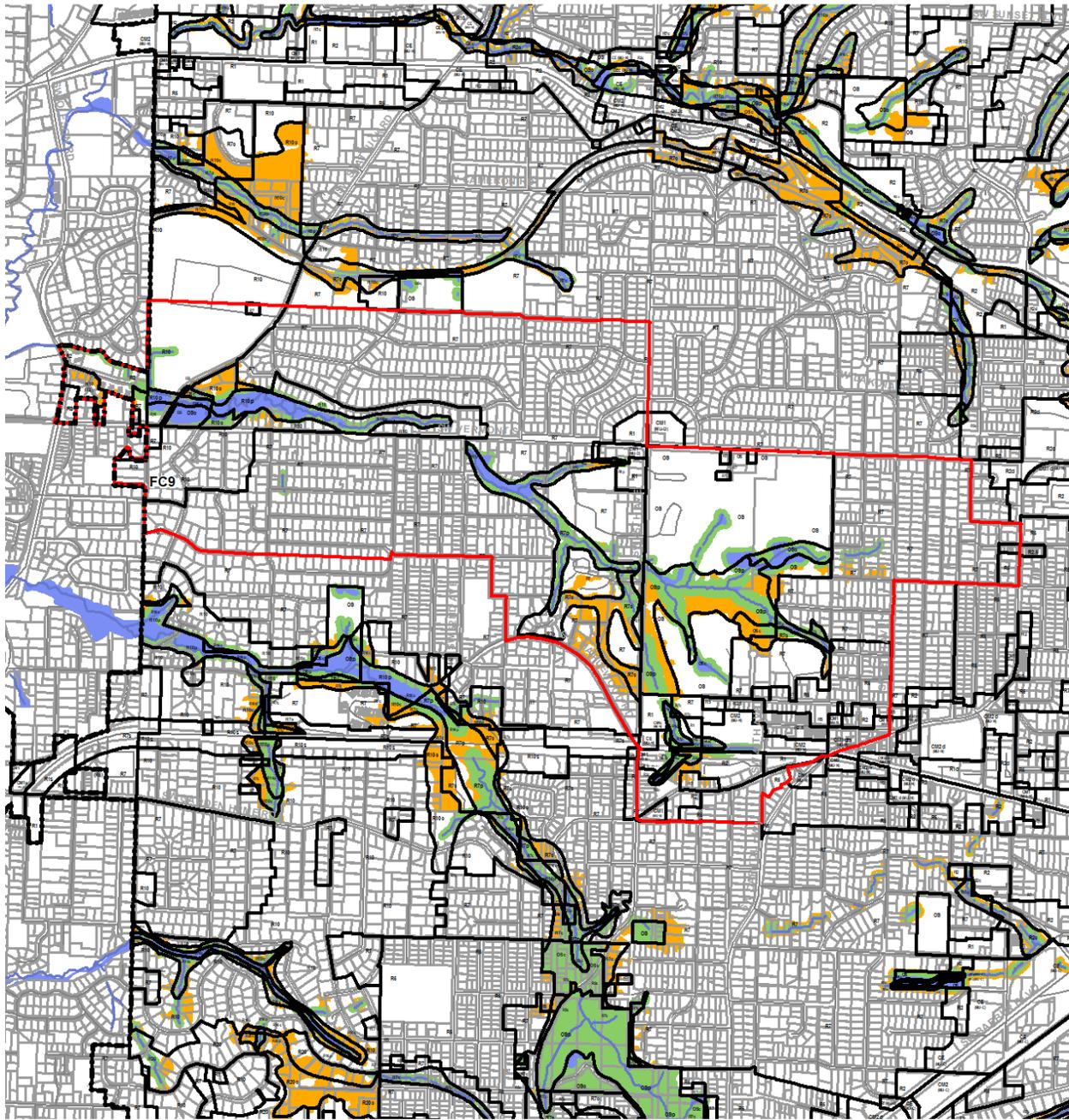


**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 380 760 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			



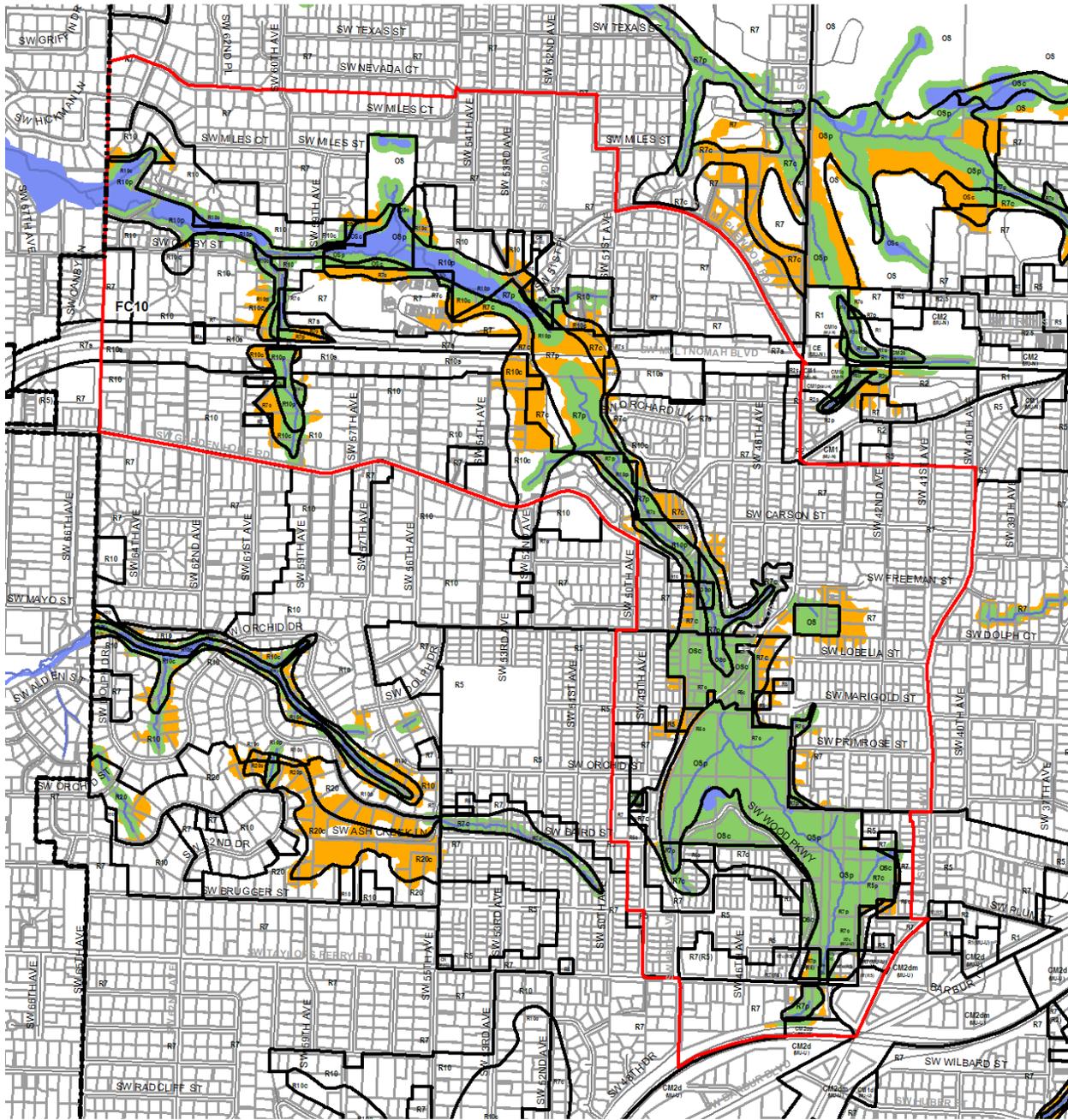
**Existing and Proposed Environmental Overlay Zones - Resource Site FC9**



**Legend**

Resource Sites	Existing Zoning	Streets	 <b>NORTH</b>  0 1,000 2,000 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

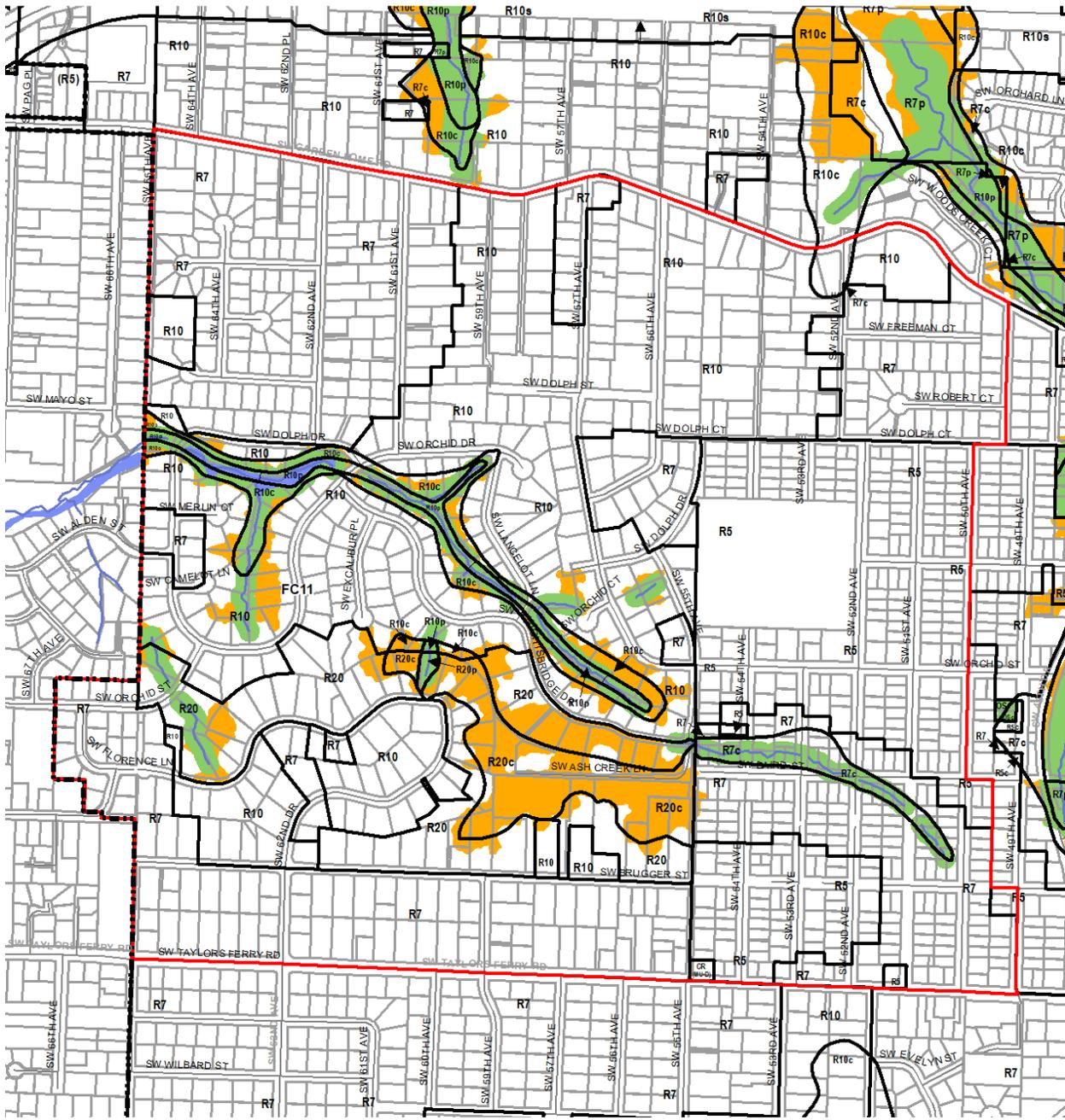
**Existing and Proposed Environmental Overlay Zones - Resource Site FC10**



**Legend**

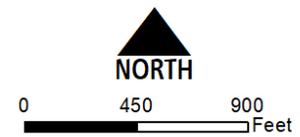
- |                |                         |               |  |
|----------------|-------------------------|---------------|--|
| Resource Sites | Existing Zoning         | Streets       | NORTH<br>0 700 1,400 Feet<br>Bureau of Planning and Sustainability<br>Portland, OR |
| Streams        | DRAFT Conservation Zone | Taxlots       |  |
| Wetlands       | DRAFT Protection Zone   | City Boundary |  |
| Rivers         |                         |               |  |
|                |                         |               |  |

**Existing and Proposed Environmental Overlay Zones - Resource Site FC11**



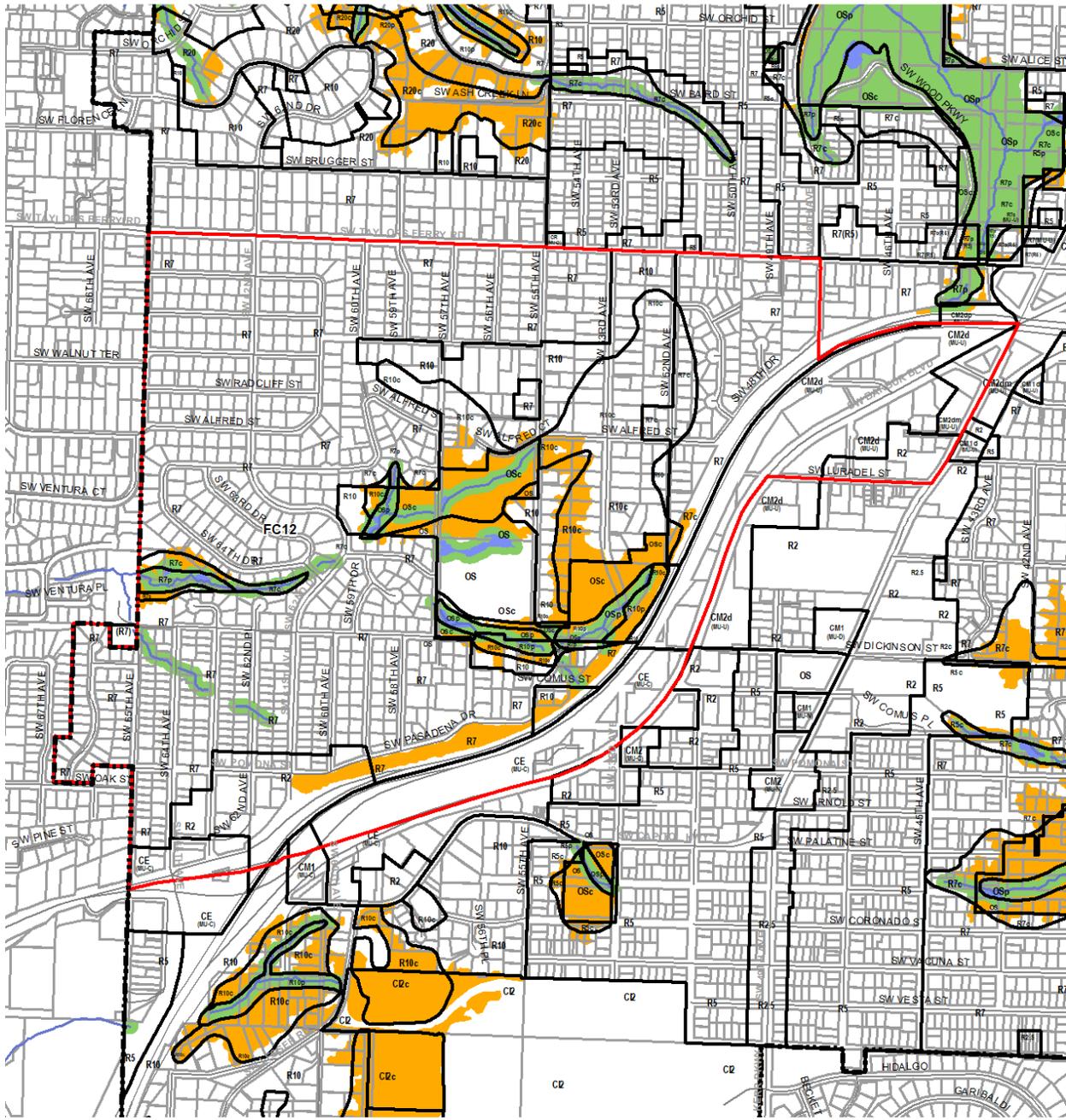
**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |



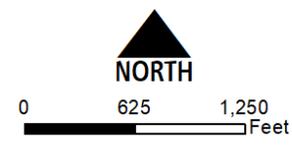
Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site FC12**



**Legend**

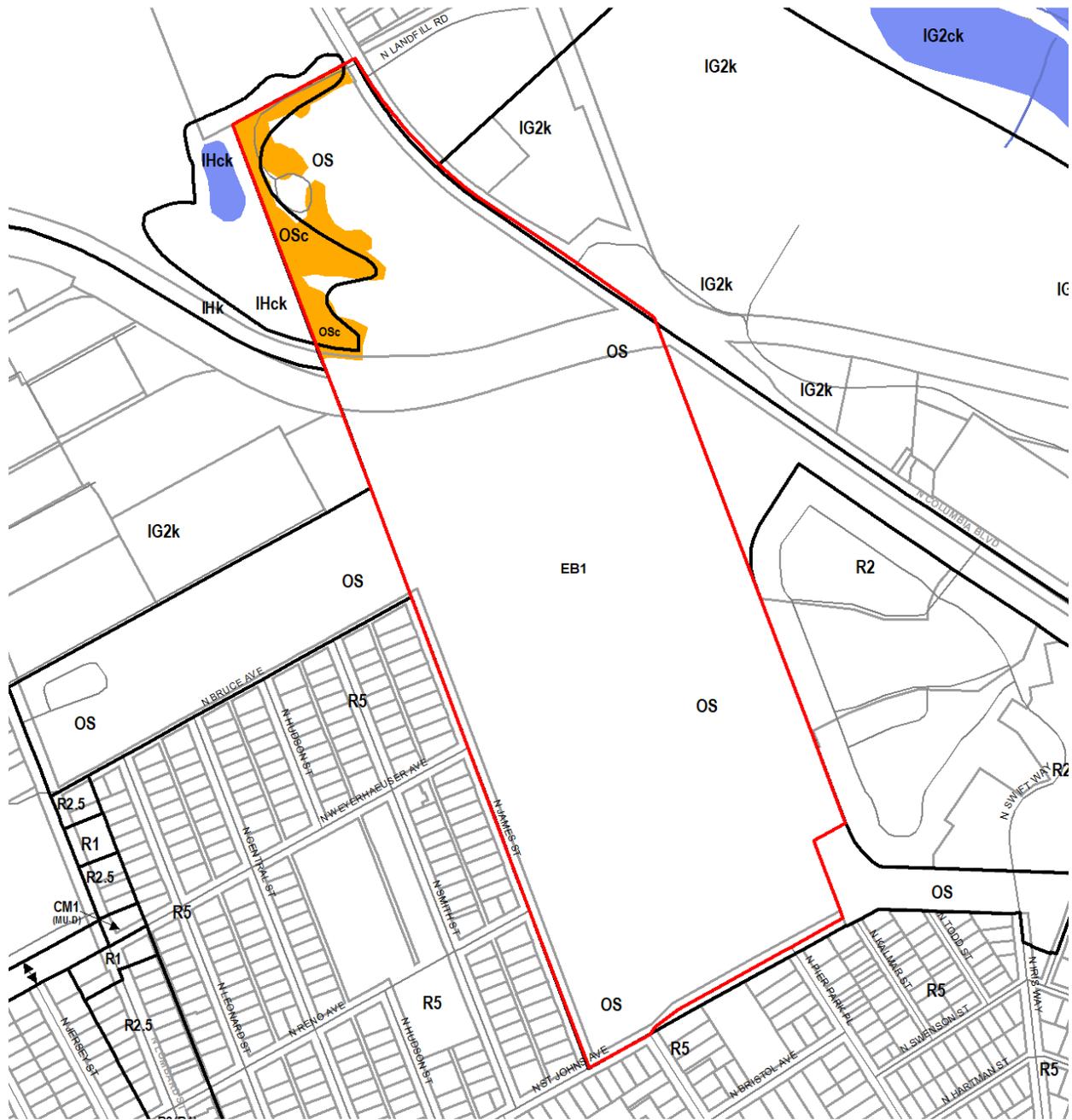
- Resource Sites
- Streams
- Wetlands
- Rivers
- Existing Zoning
- DRAFT Conservation Zone
- DRAFT Protection Zone
- Streets
- Taxlots
- City Boundary



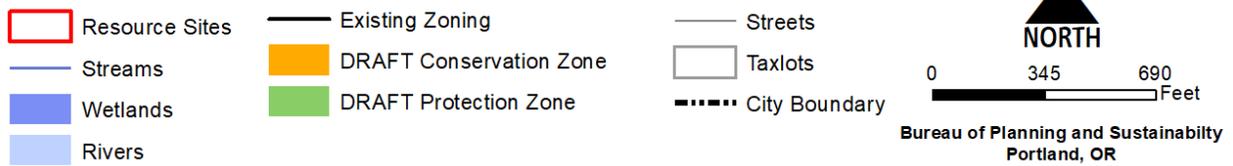
Bureau of Planning and Sustainability  
Portland, OR



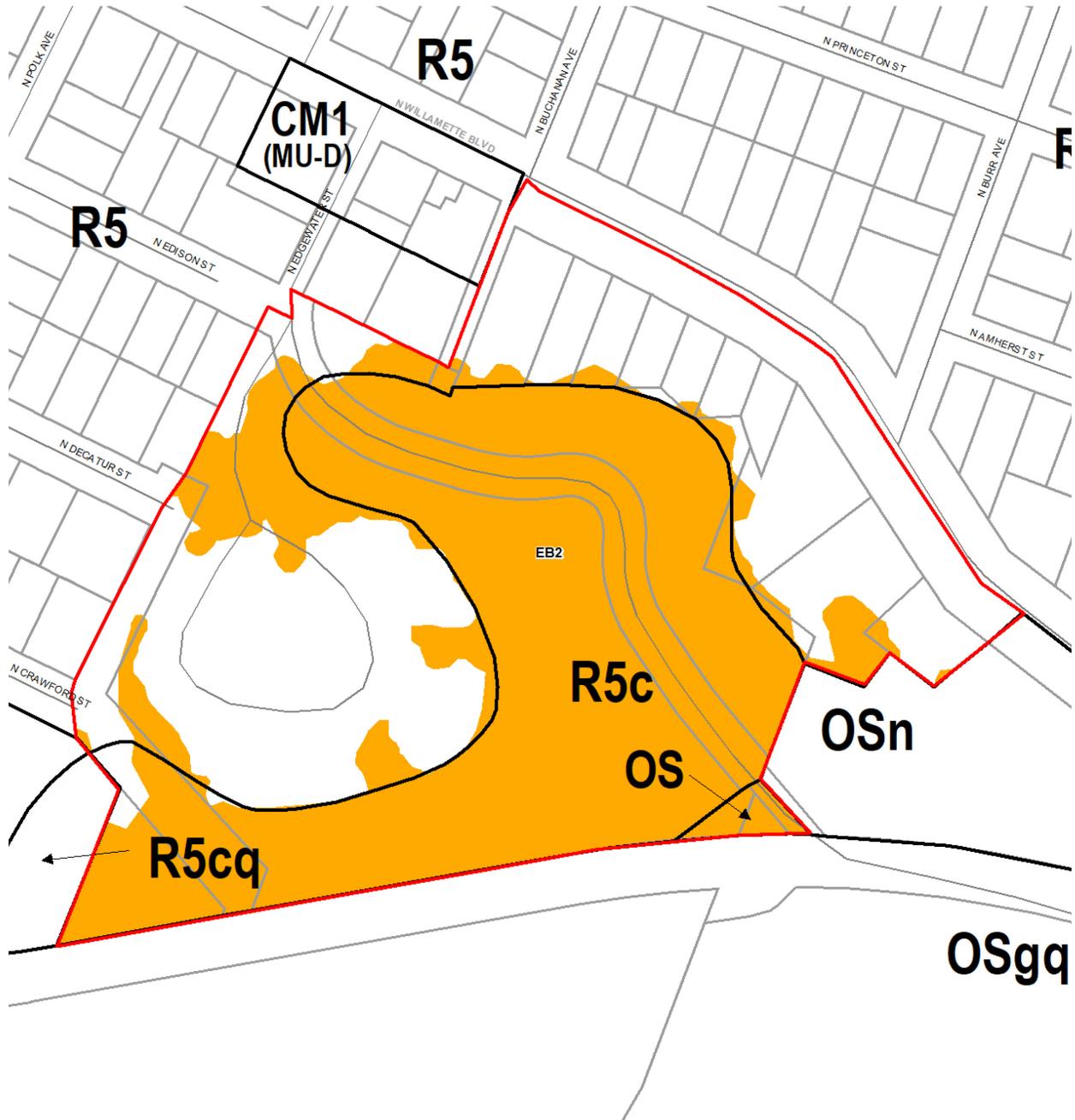
**Existing and Proposed Environmental Overlay Zones - Resource Site EB1**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site EB2**



**Legend**

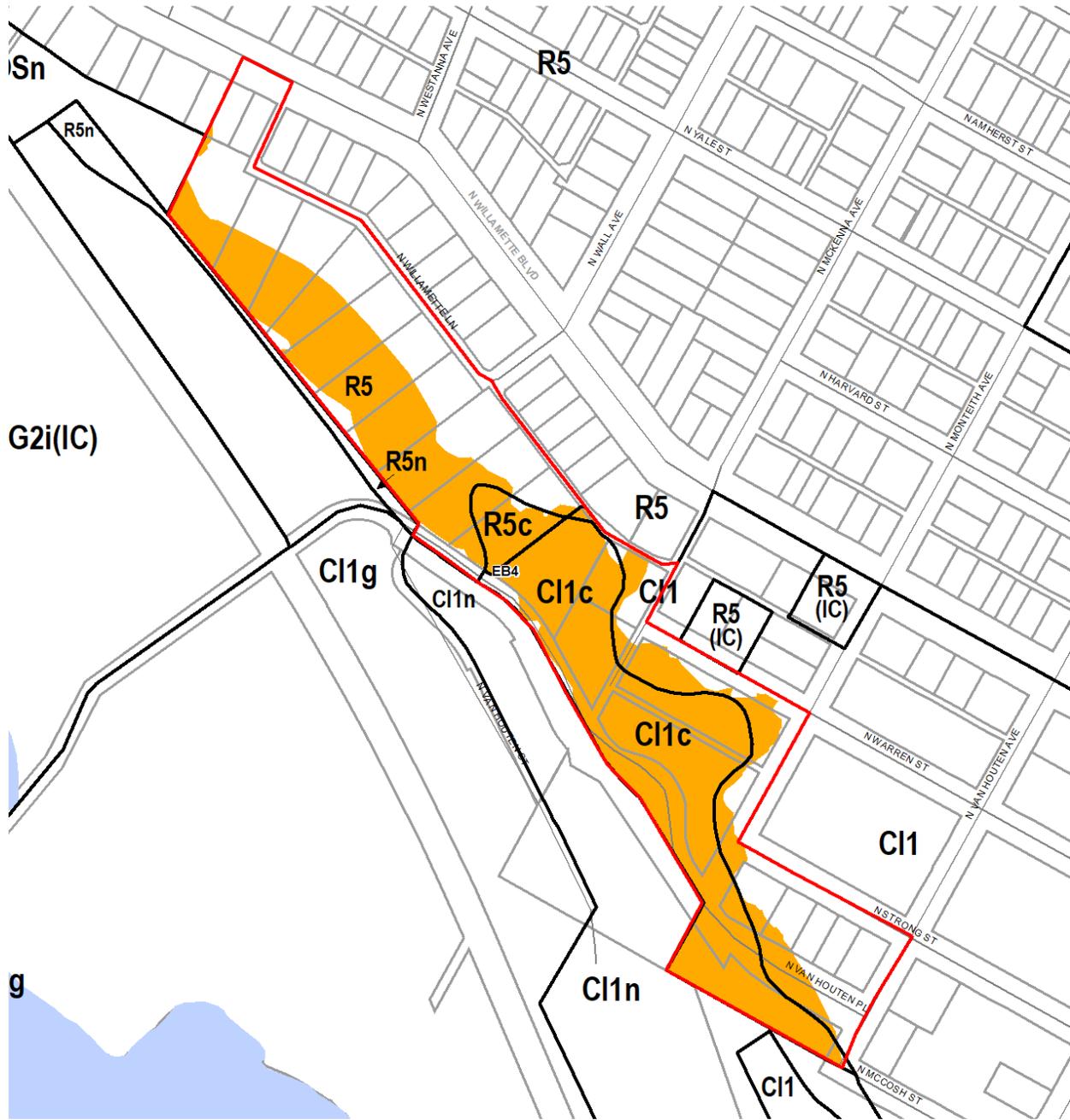
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 110 220 Feet

Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site EB4**



**Legend**

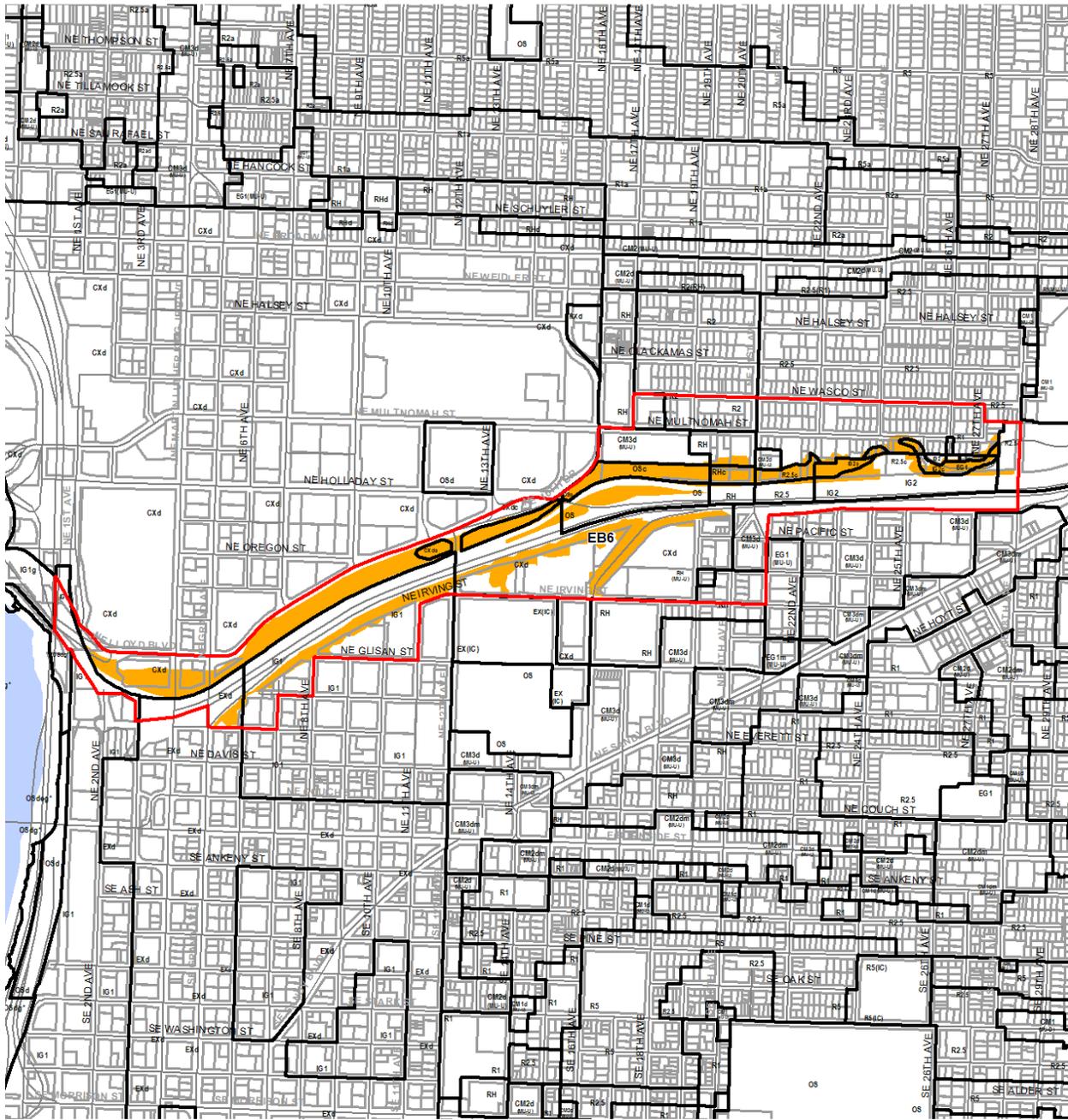
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 187.5 375 Feet

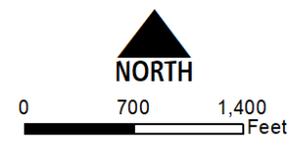
Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site EB6**



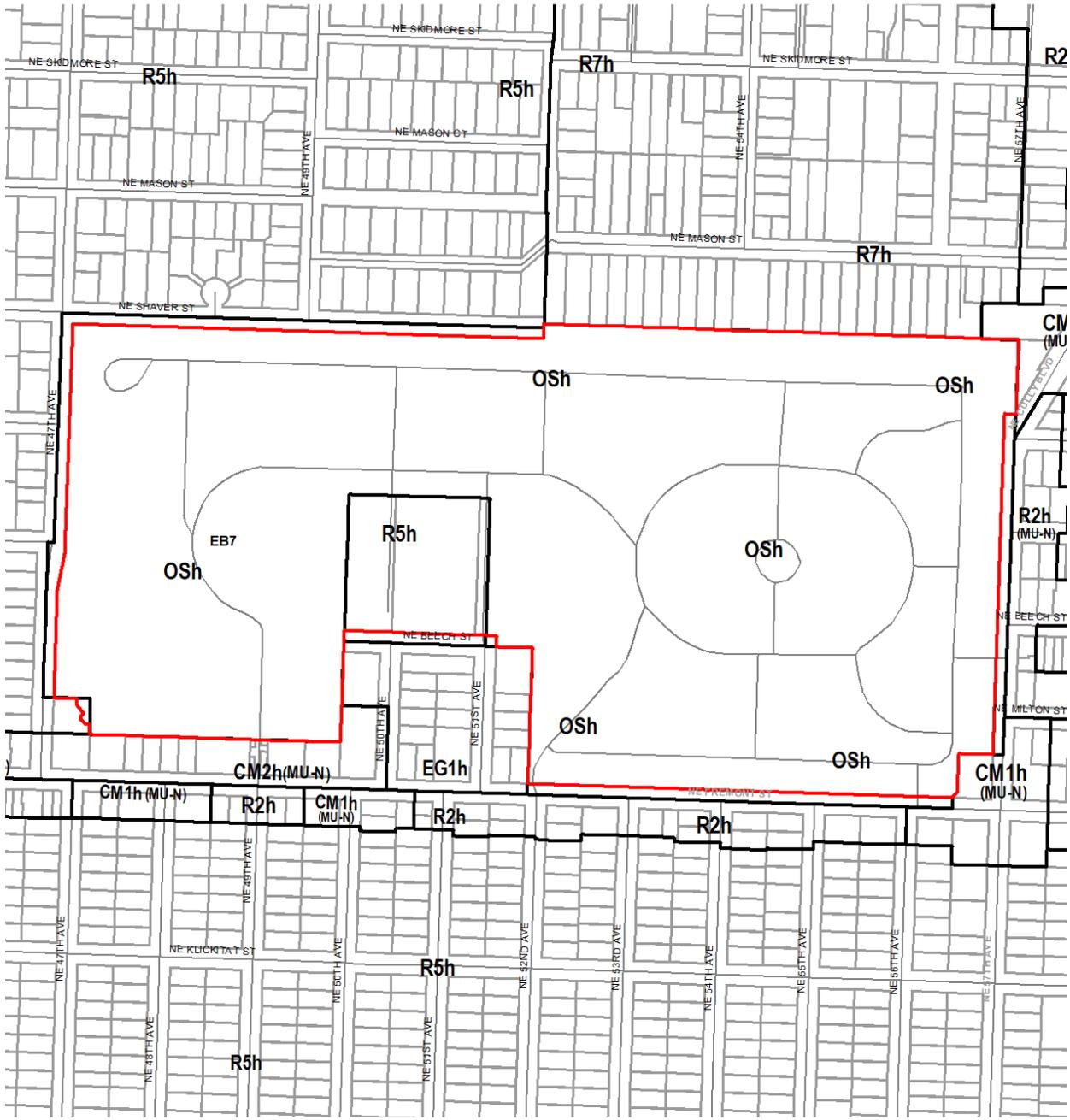
**Legend**

- Resource Sites
- Existing Zoning
- Streams
- DRAFT Conservation Zone
- Wetlands
- DRAFT Protection Zone
- Streets
- Taxlots
- City Boundary
- NORTH



Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site EB7**



**Legend**

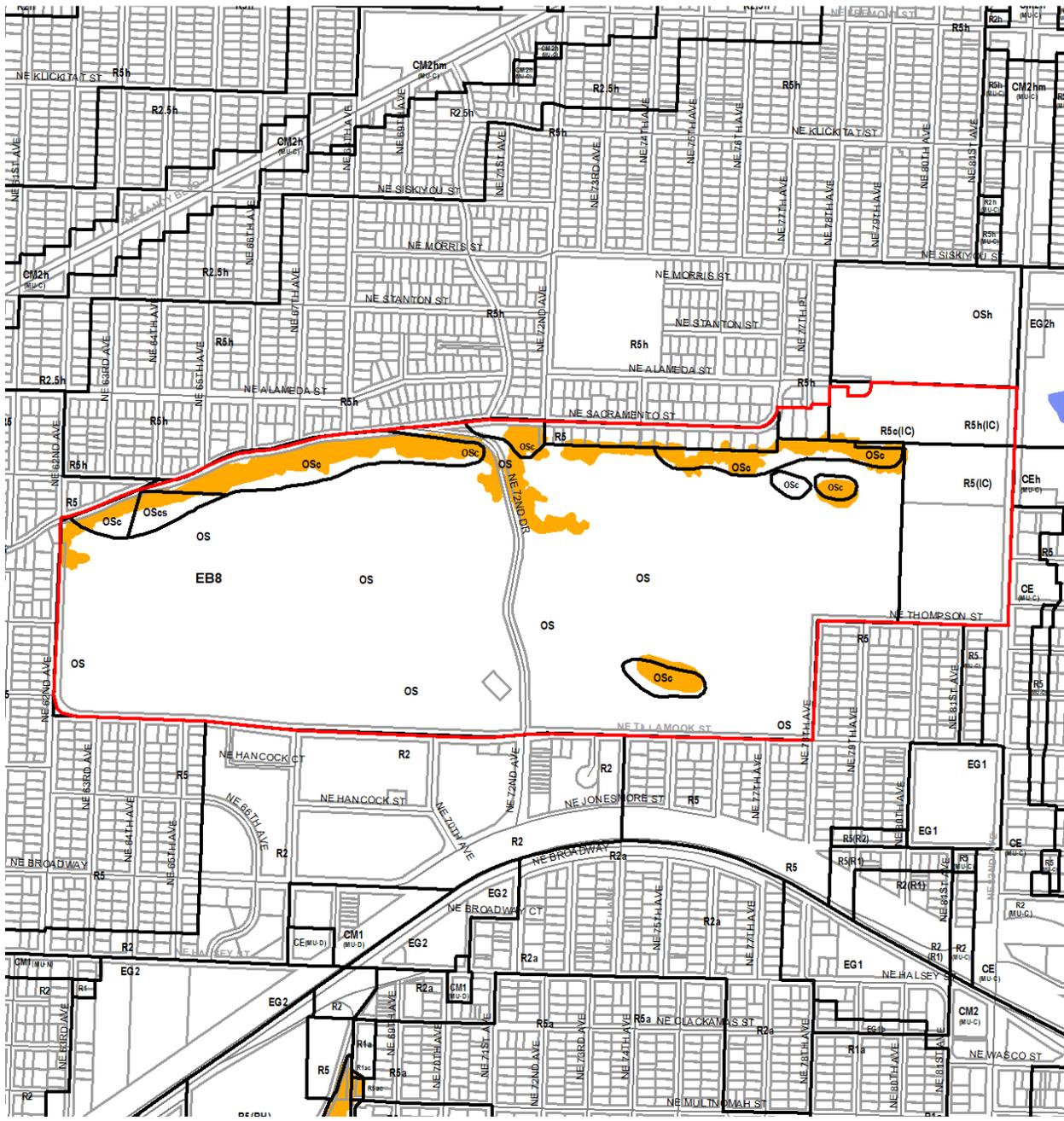
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 265 530 Feet

**Bureau of Planning and Sustainability  
Portland, OR**

**Existing and Proposed Environmental Overlay Zones - Resource Site EB8**



**Legend**

Resource Sites	Existing Zoning	Streets	 <b>NORTH</b>  0 500 1,000 Feet <b>Bureau of Planning and Sustainability Portland, OR</b>
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			







**Existing and Proposed Environmental Overlay Zones - Resource Site EB12**

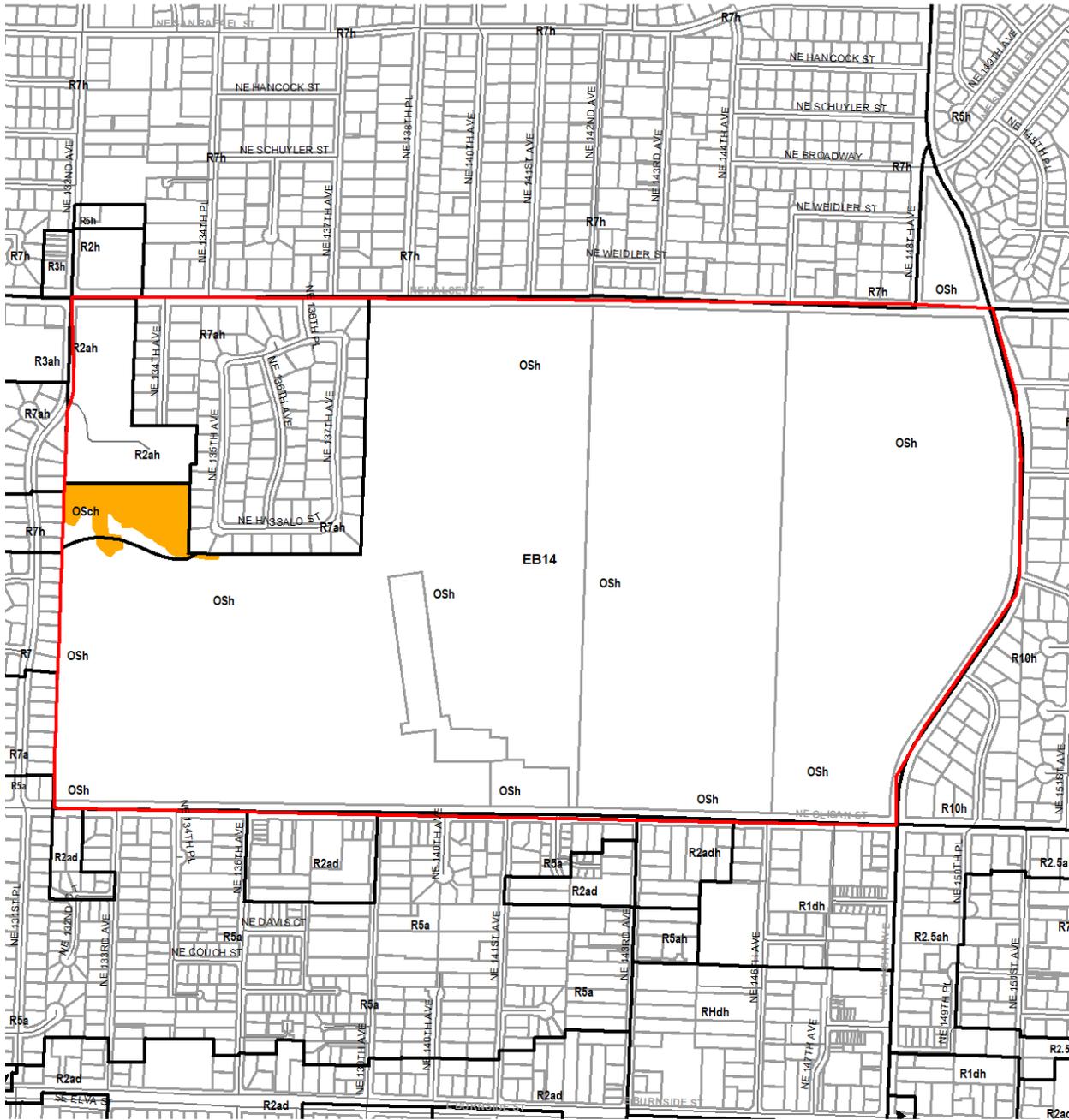


**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 370 740 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			



**Existing and Proposed Environmental Overlay Zones - Resource Site EB14**



**Legend**

- Resource Sites
- Existing Zoning
- Streams
- DRAFT Conservation Zone
- Wetlands
- DRAFT Protection Zone
- Streets
- Taxlots
- City Boundary
- Rivers

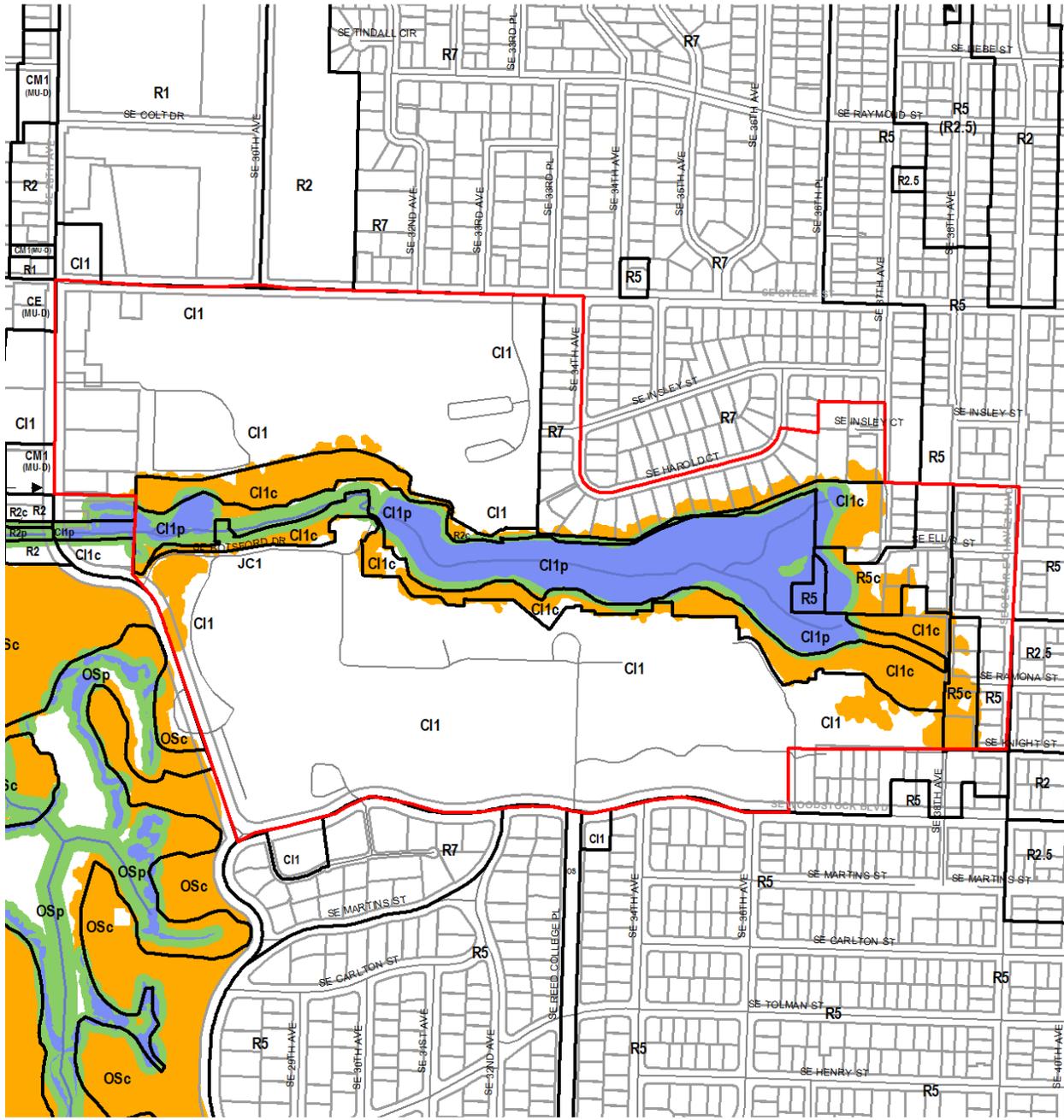
**NORTH**

0      485      970  
Feet

**Bureau of Planning and Sustainability  
Portland, OR**

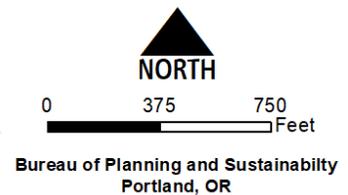


**Existing and Proposed Environmental Overlay Zones - Resource Site JC1**



**Legend**

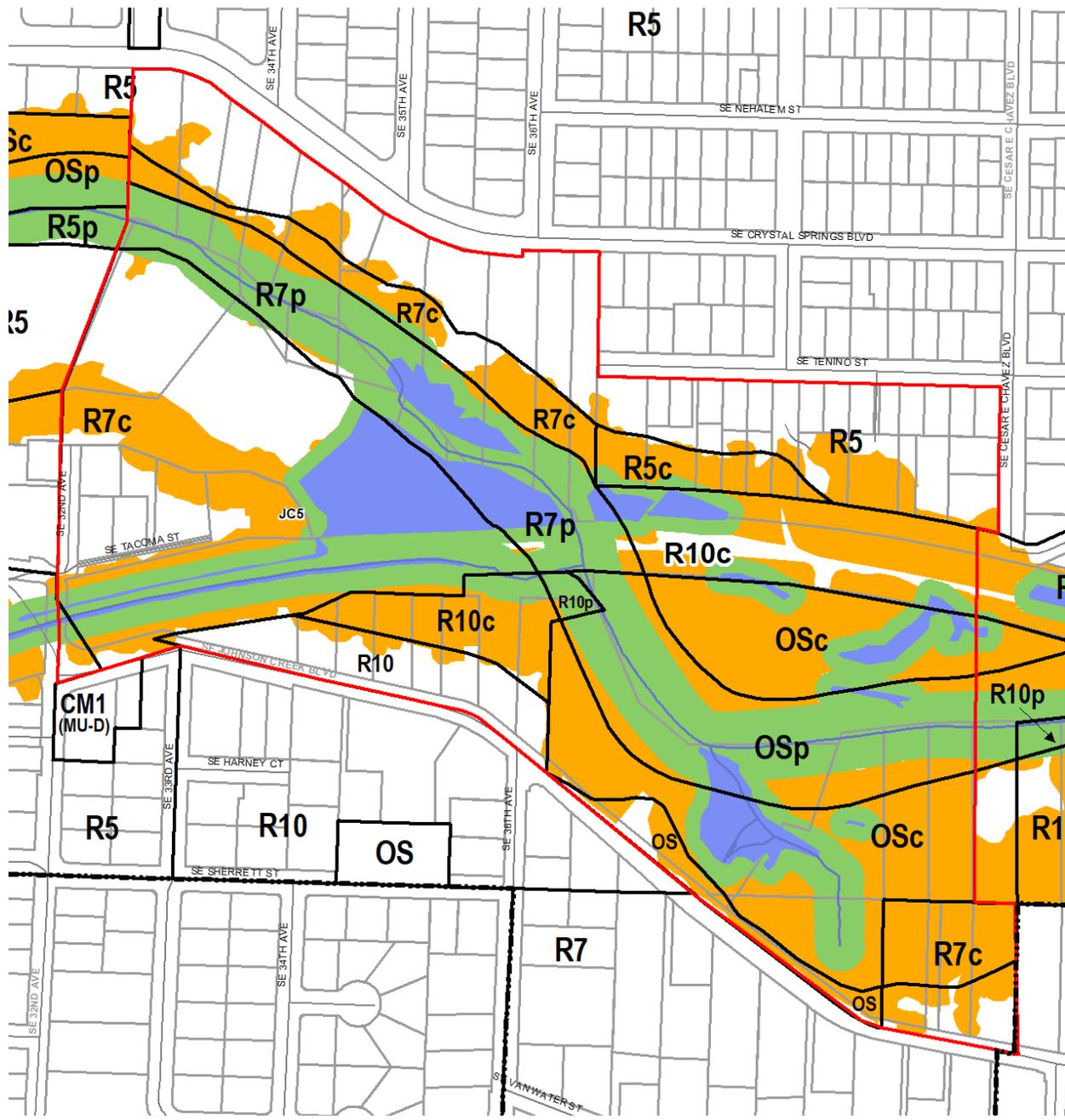
- Resource Sites
- Existing Zoning
- Streets
- Taxlots
- City Boundary
- DRAFT Conservation Zone
- DRAFT Protection Zone
- Streams
- Wetlands
- Rivers







**Existing and Proposed Environmental Overlay Zones - Resource Site JC5**

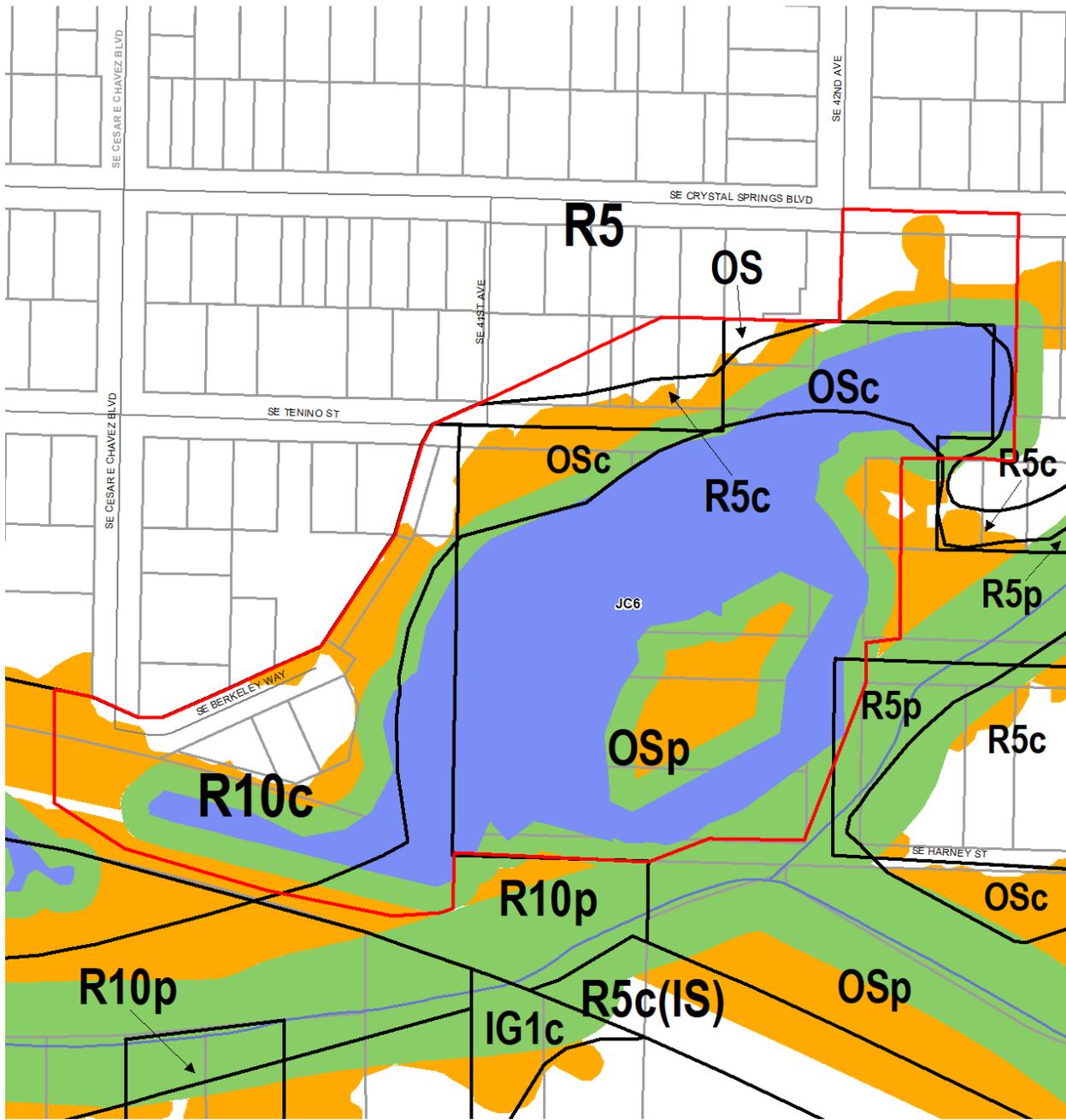


**Legend**

Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**  
0 187.5 375 Feet  
Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site JC6**

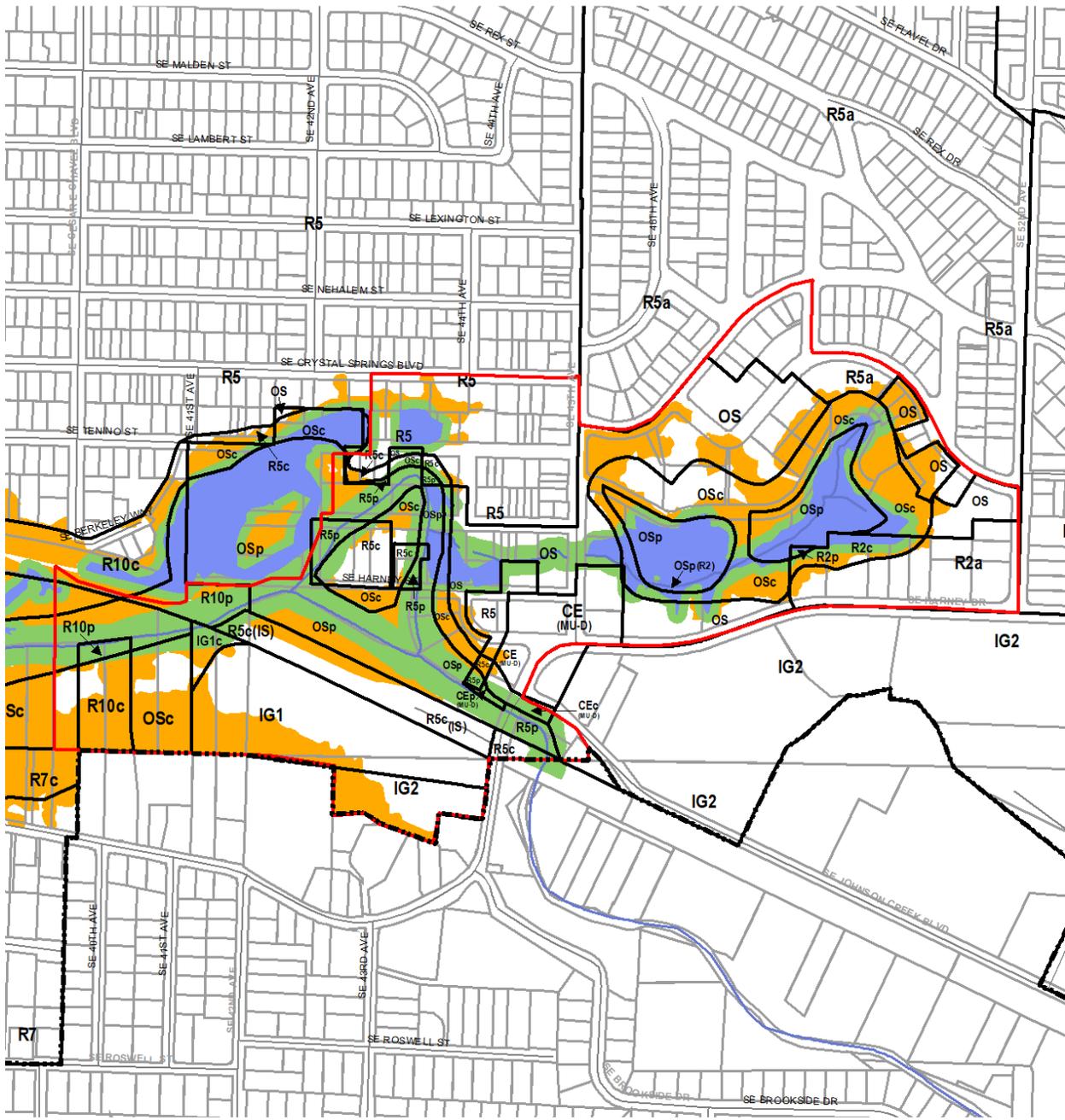


**Legend**

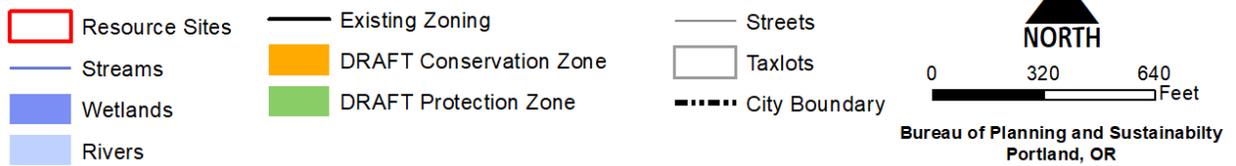
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

NORTH  
 0 105 210 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

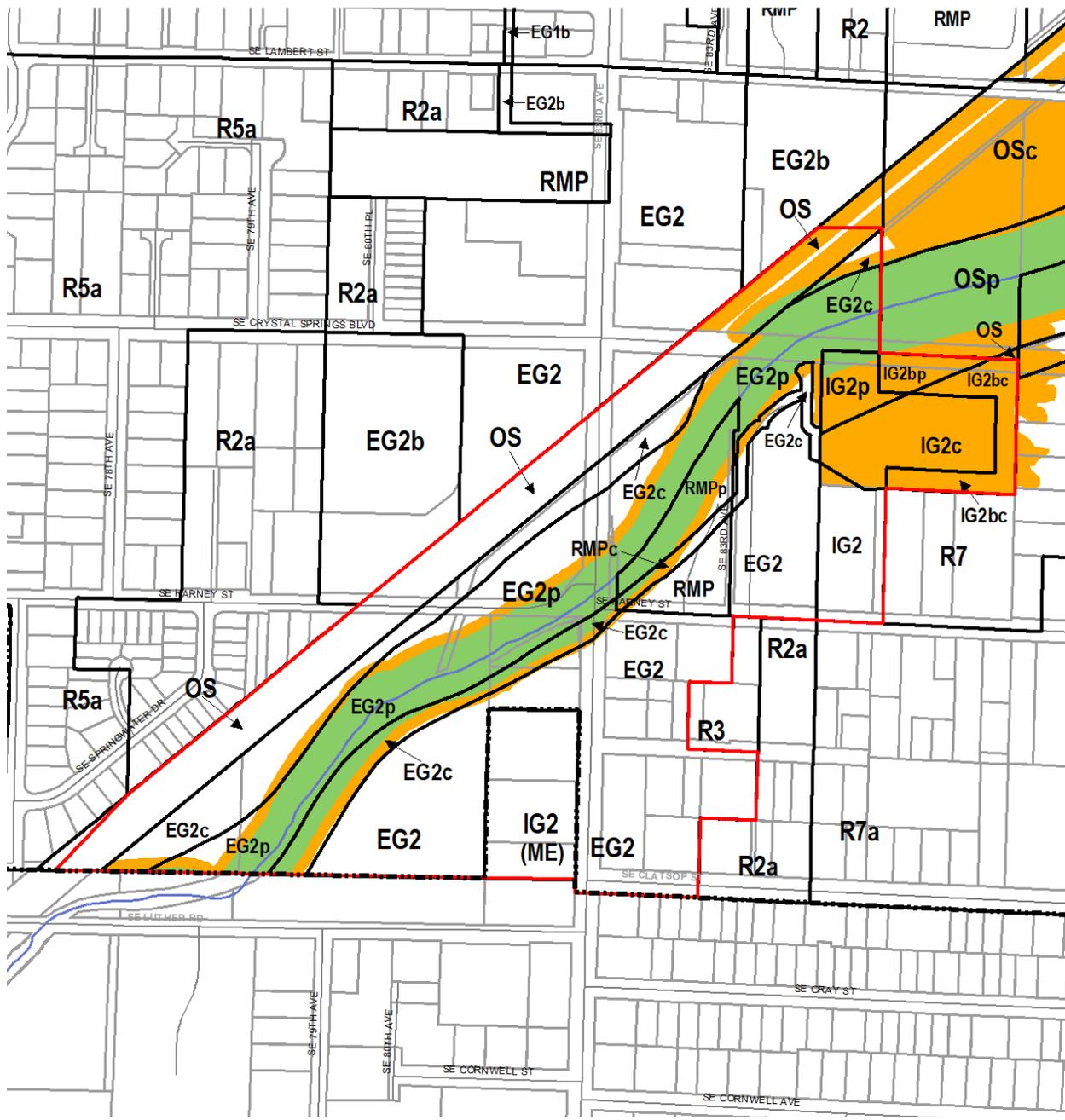
**Existing and Proposed Environmental Overlay Zones - Resource Site JC7**



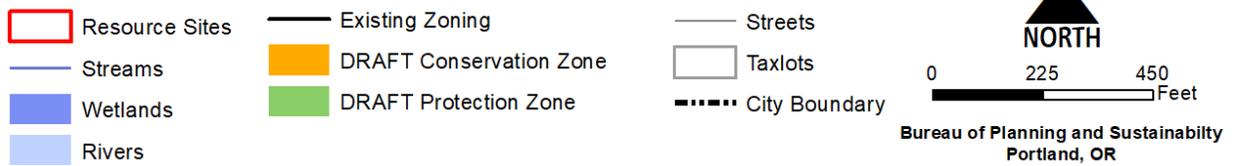
**Legend**



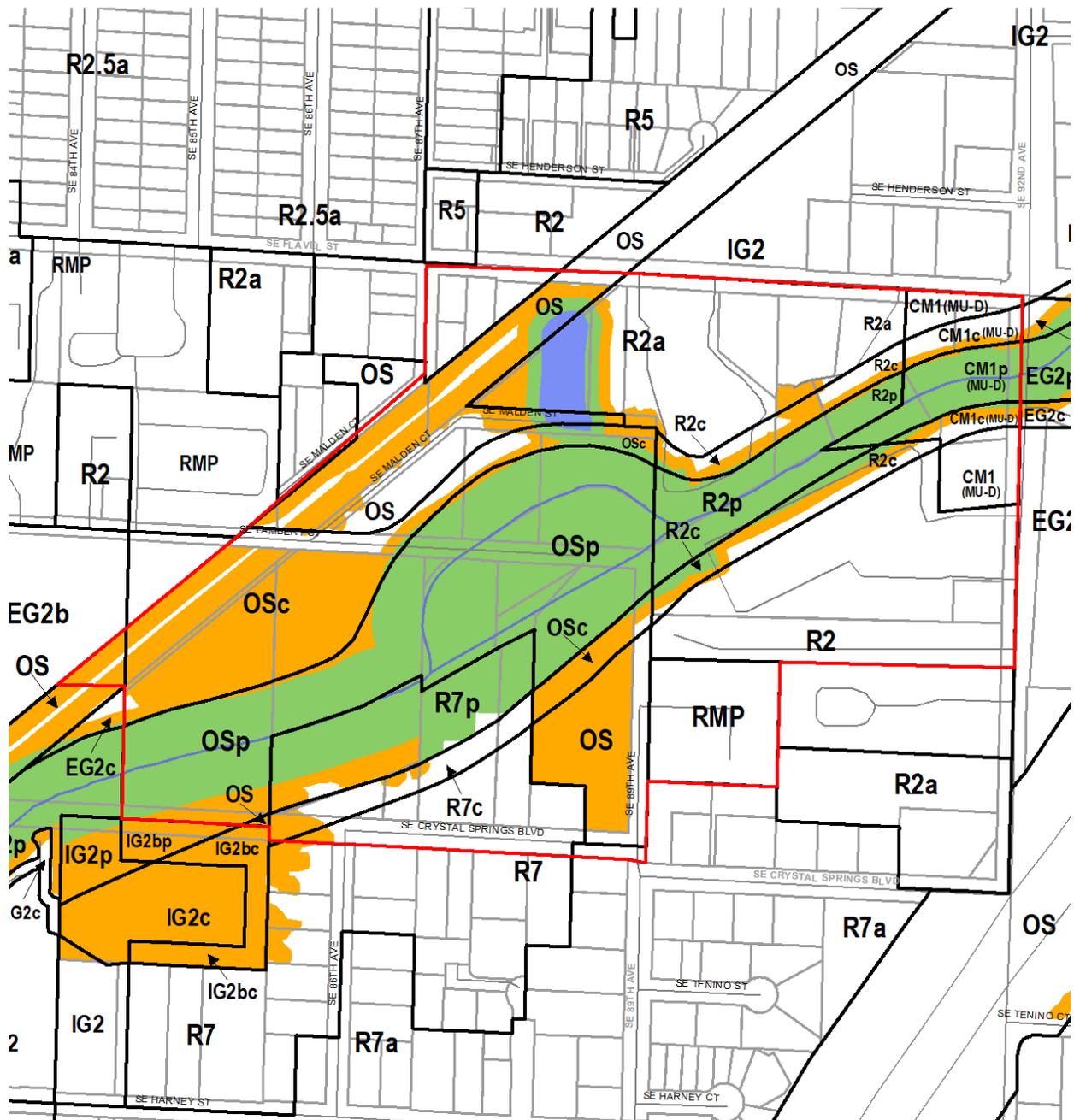
**Existing and Proposed Environmental Overlay Zones - Resource Site JC9**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site JC10**



**Legend**

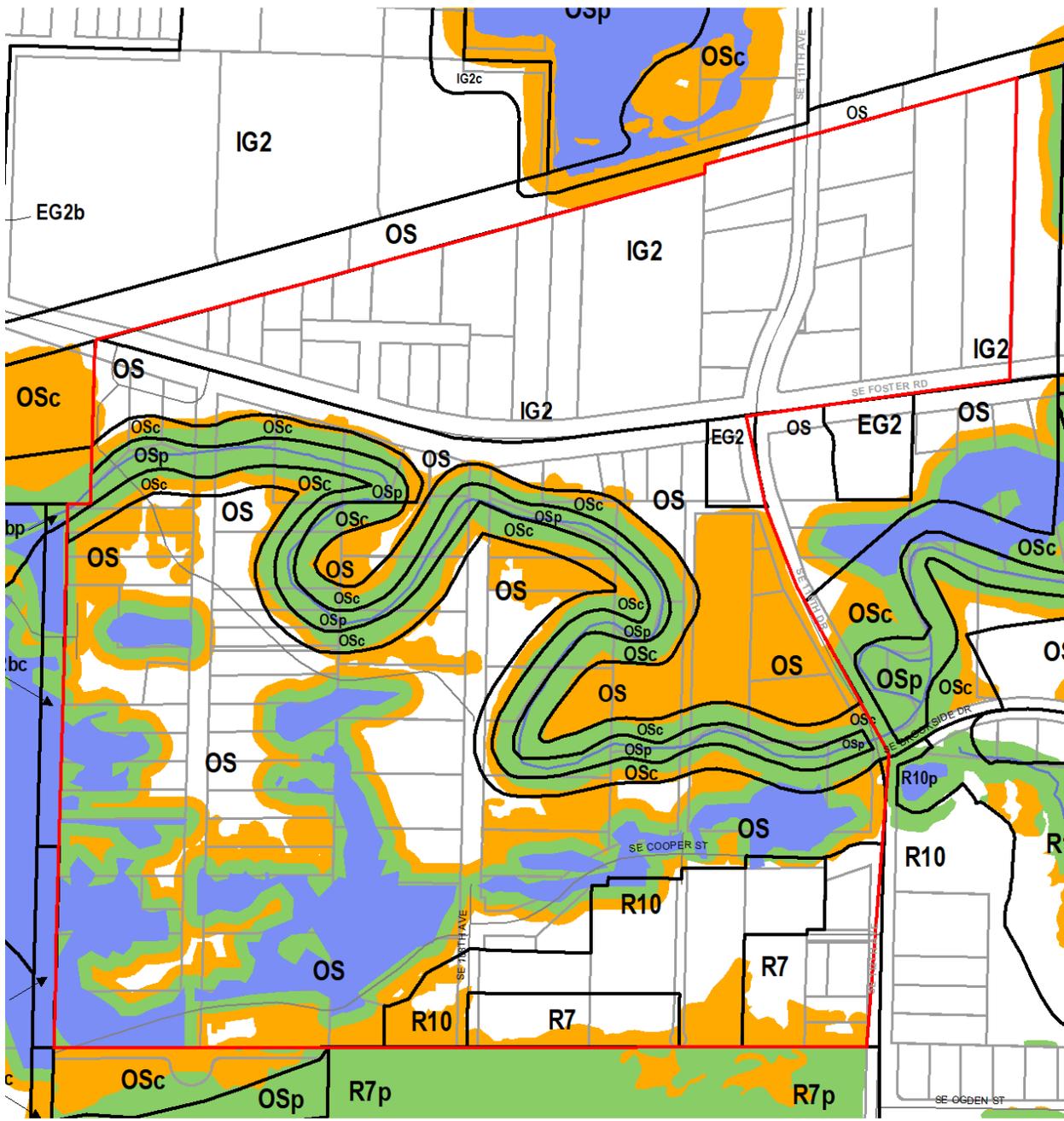
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**  
0 212.5 425 Feet  
Bureau of Planning and Sustainability  
Portland, OR





**Existing and Proposed Environmental Overlay Zones - Resource Site JC13**



**Legend**

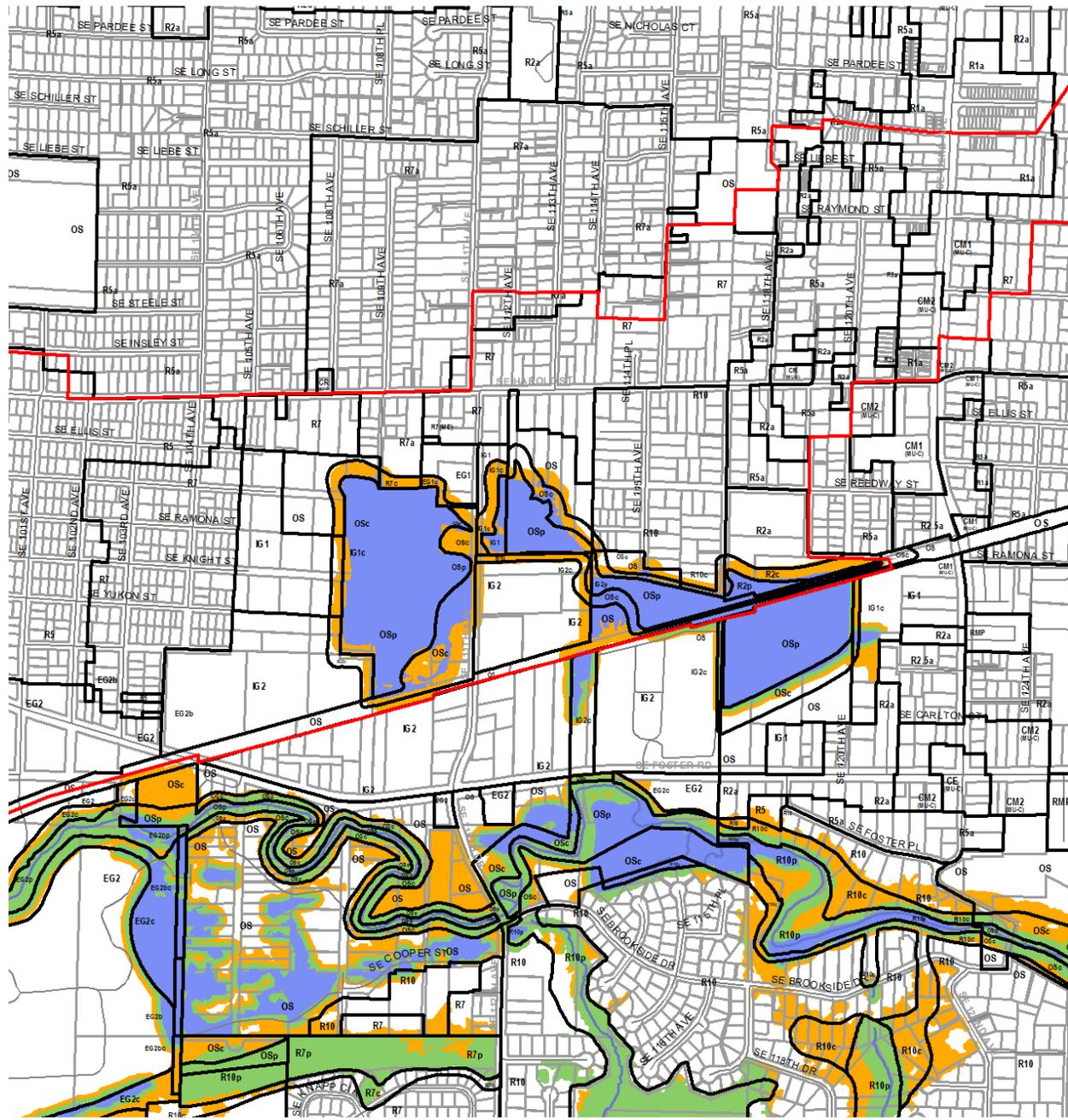
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 225 450 Feet

Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site JC14**



**Legend**

- Resource Sites
- Existing Zoning
- Streets
- Taxlots
- City Boundary
- DRAFT Conservation Zone
- DRAFT Protection Zone
- Wetlands
- Rivers

**NORTH**

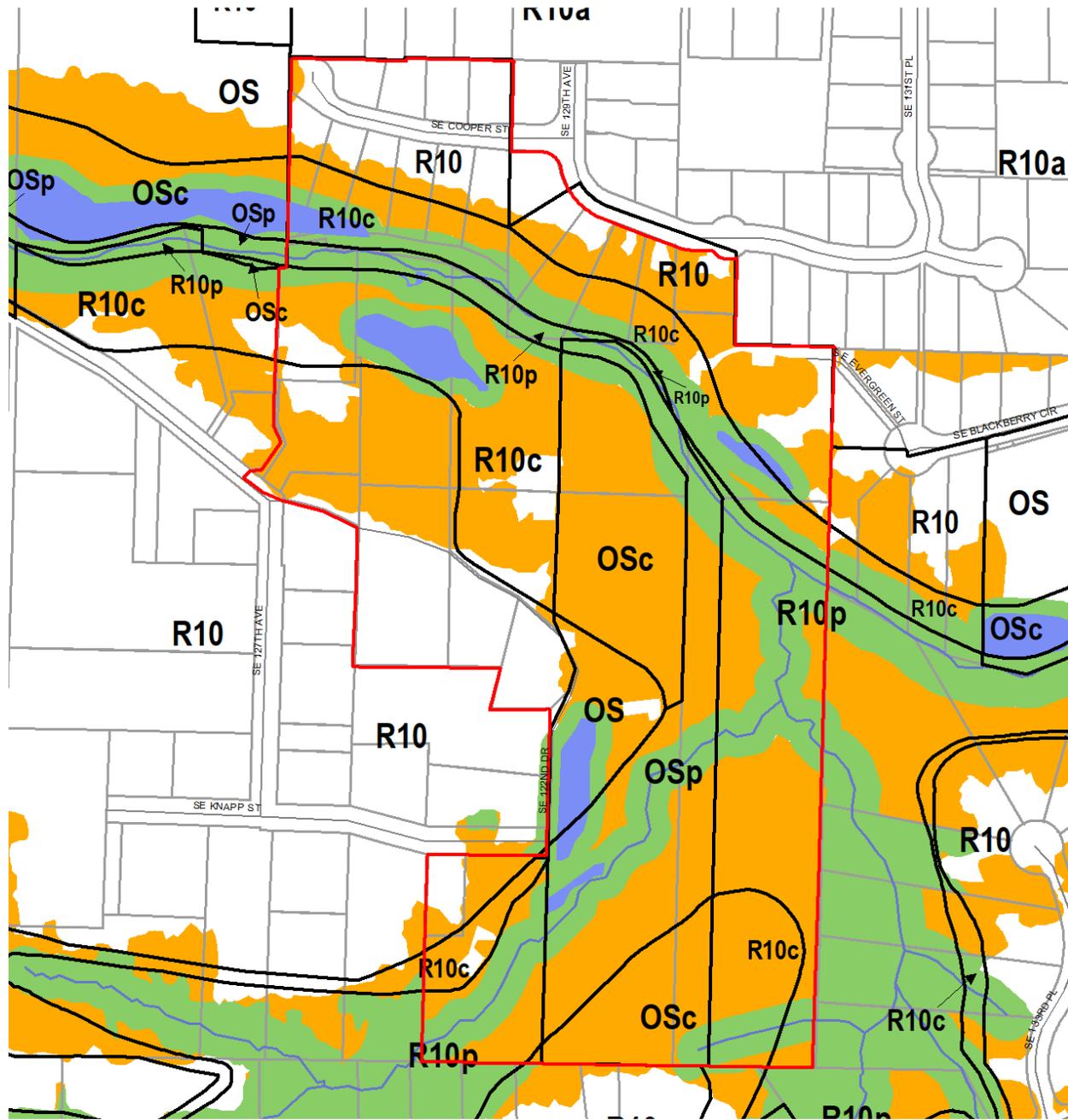
0      550      1,100  
Feet

Bureau of Planning and Sustainability  
Portland, OR





**Existing and Proposed Environmental Overlay Zones - Resource Site JC17**



**Legend**

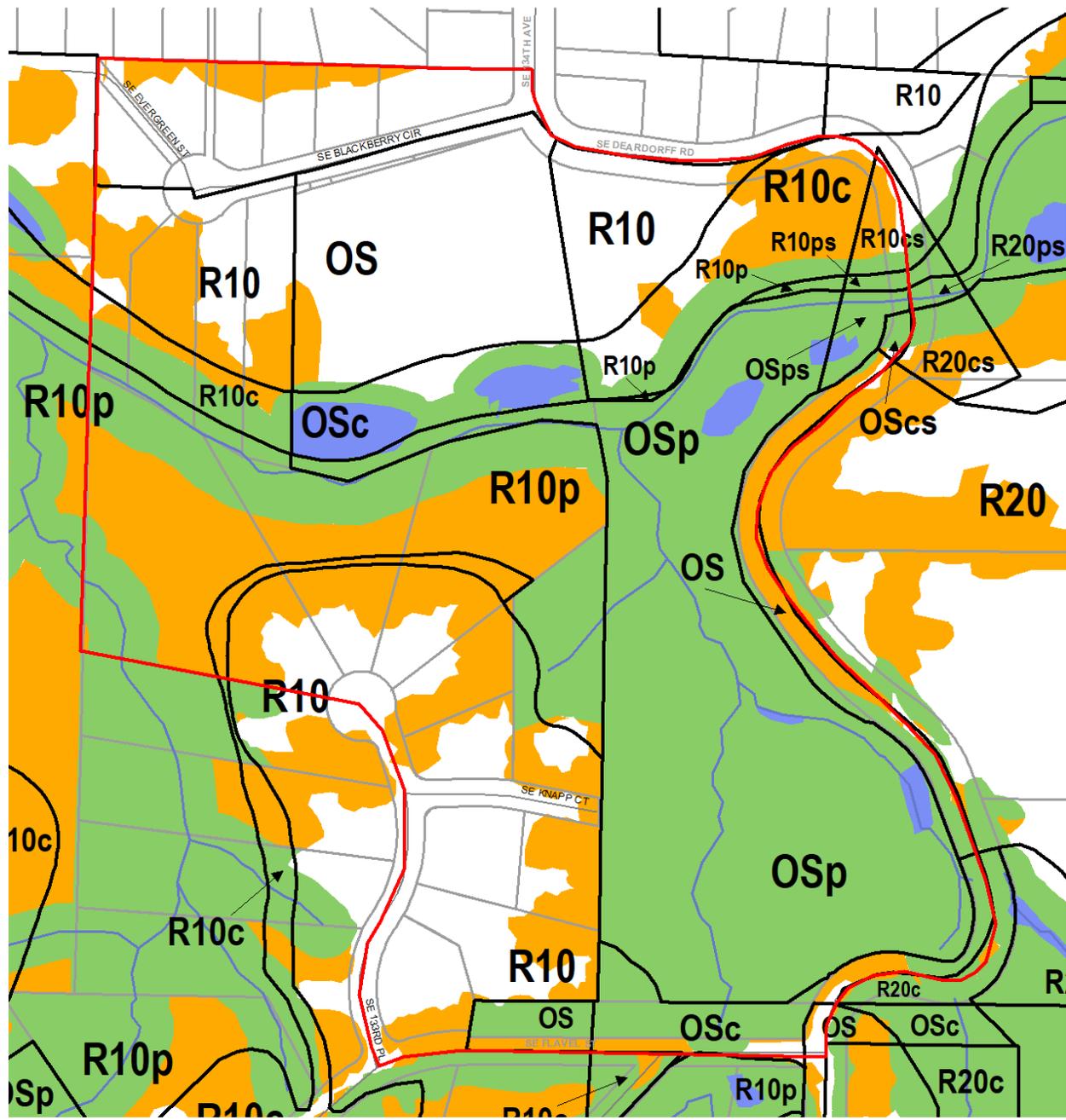
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 175 350 Feet

Bureau of Planning and Sustainability  
Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site JC18**



**Legend**

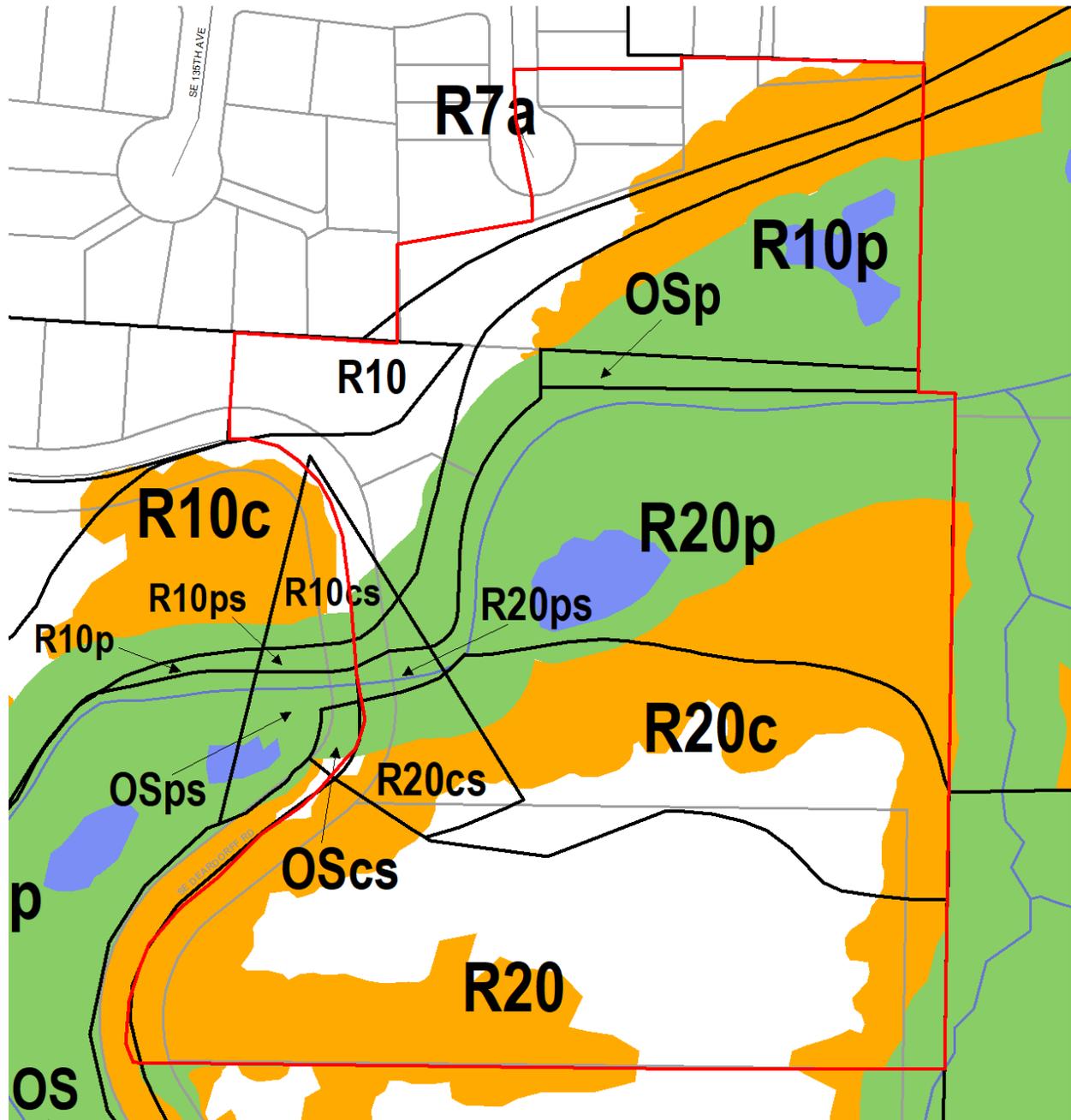
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 135 270 Feet

Bureau of Planning and Sustainability  
Portland, OR

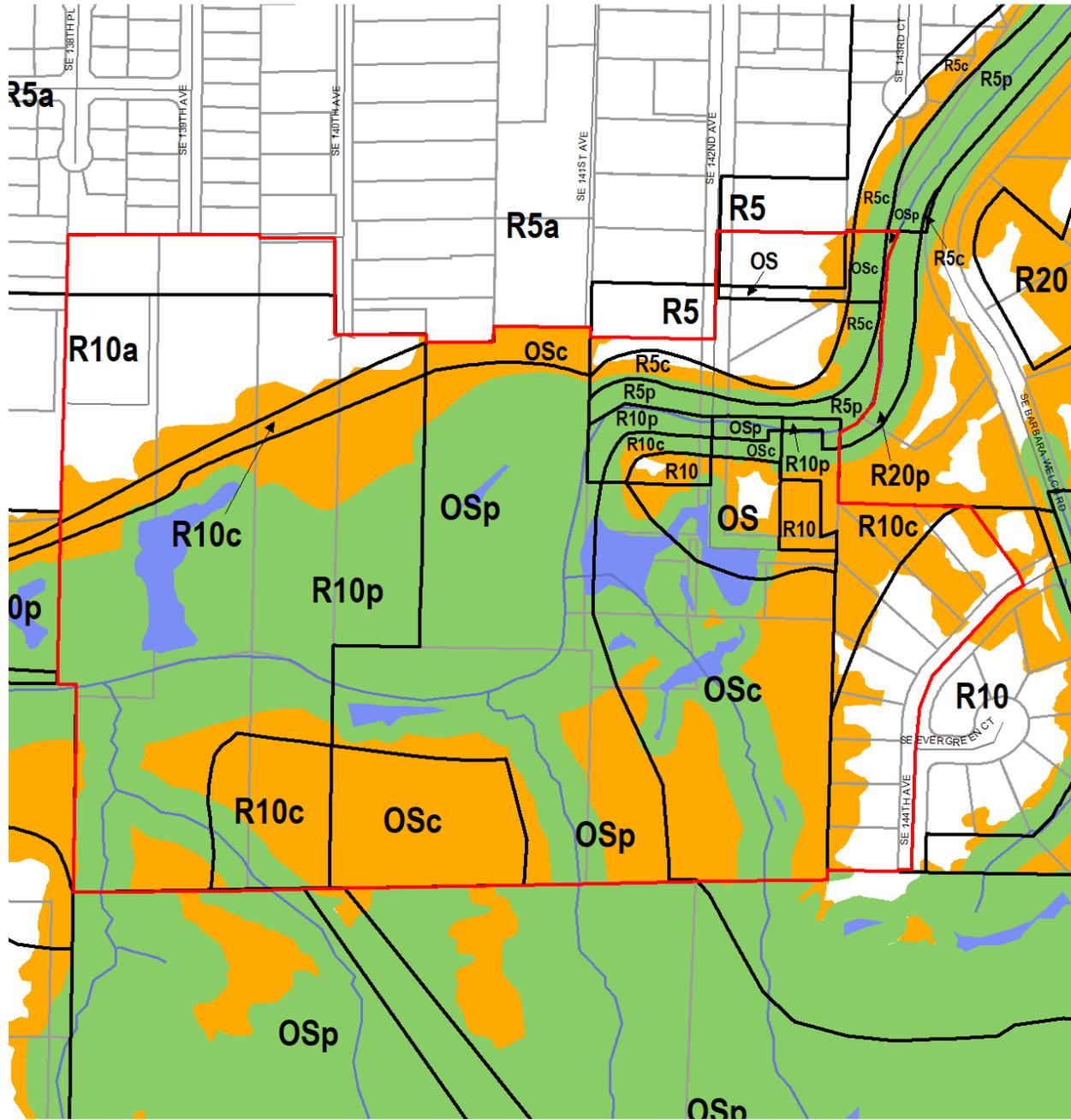
**Existing and Proposed Environmental Overlay Zones - Resource Site JC19**



**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 90 180 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site JC20**



**Legend**

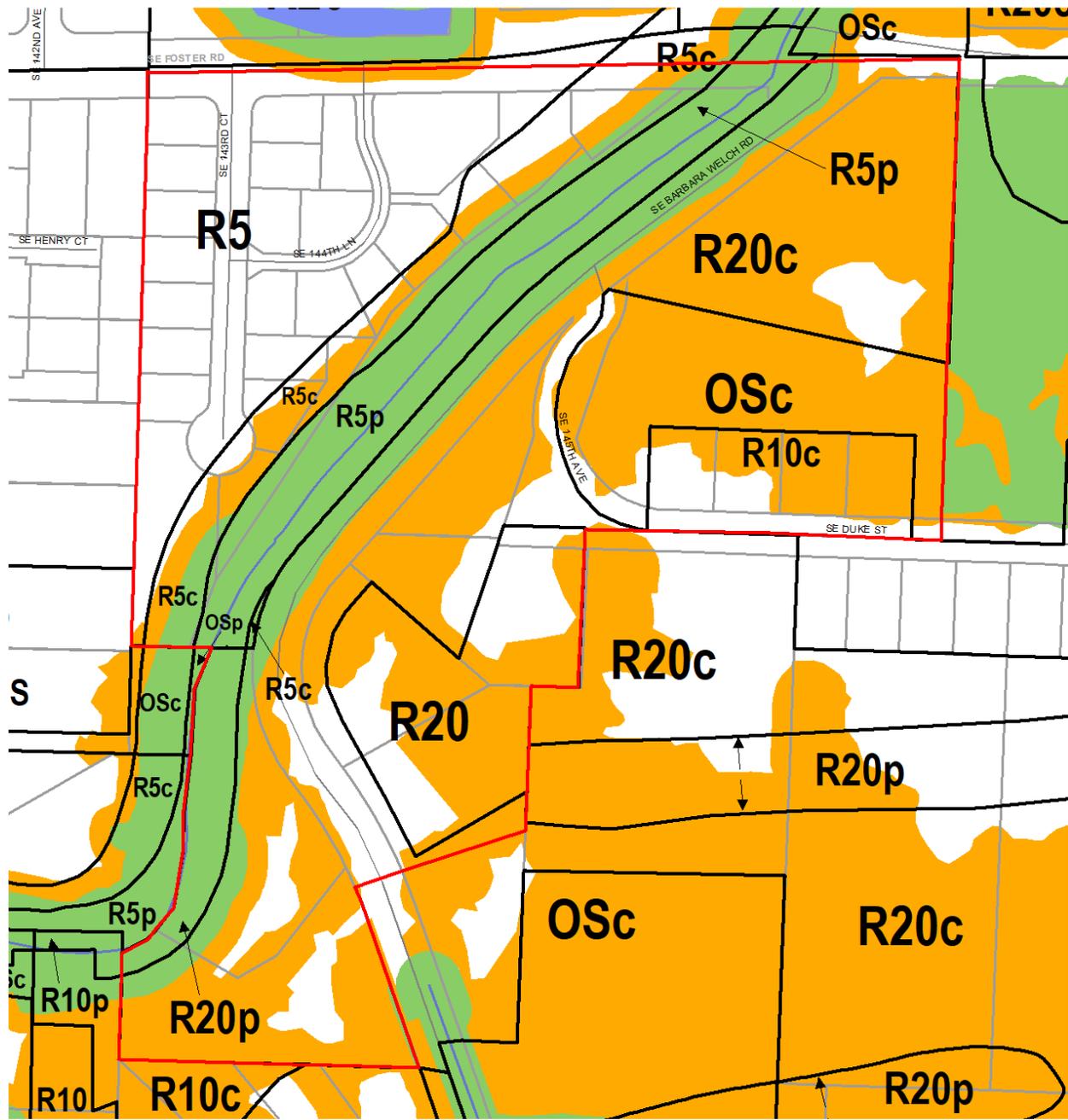
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 170 340  
Feet

**Bureau of Planning and Sustainability  
Portland, OR**

**Existing and Proposed Environmental Overlay Zones - Resource Site JC21**

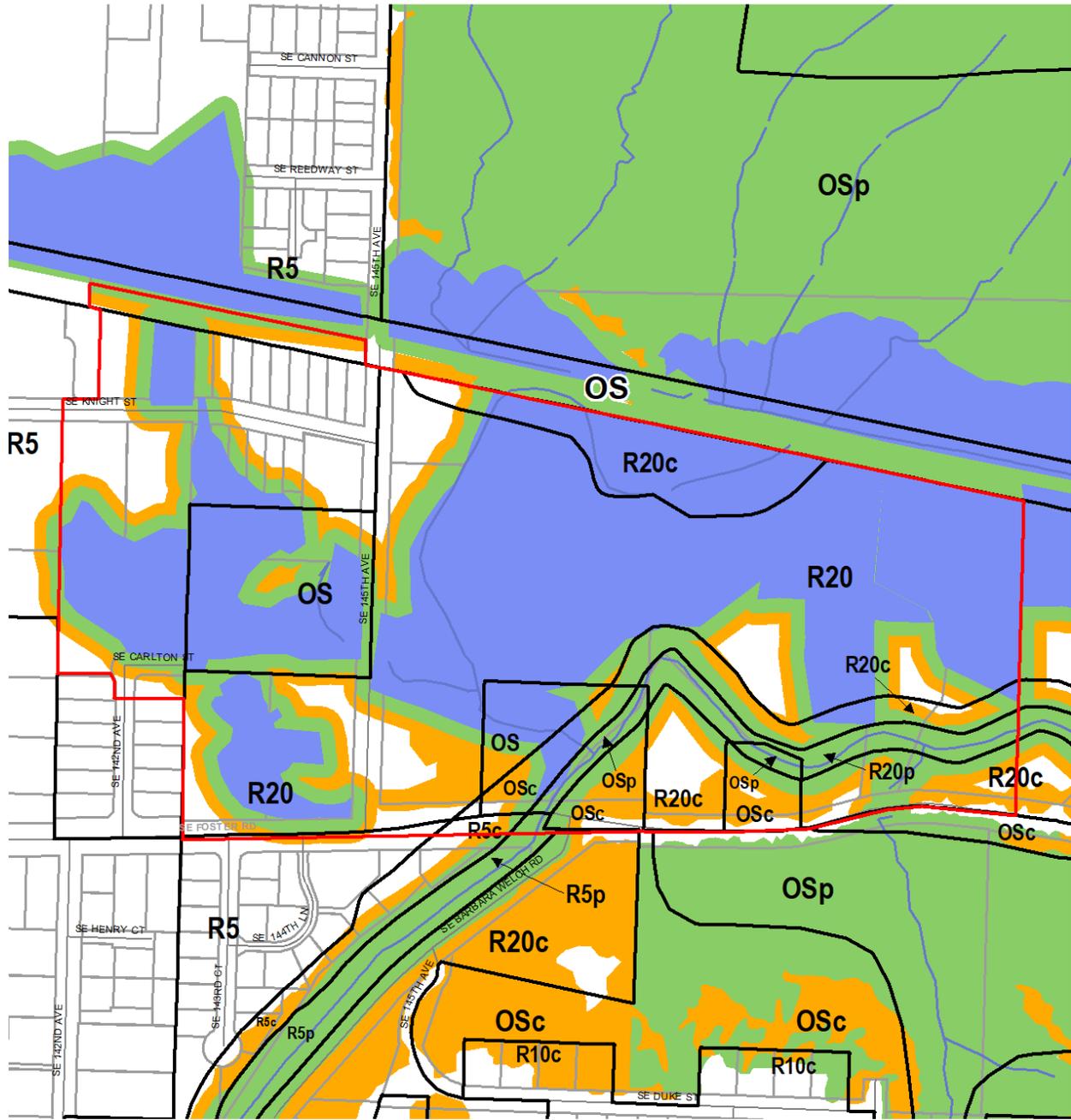


**Legend**

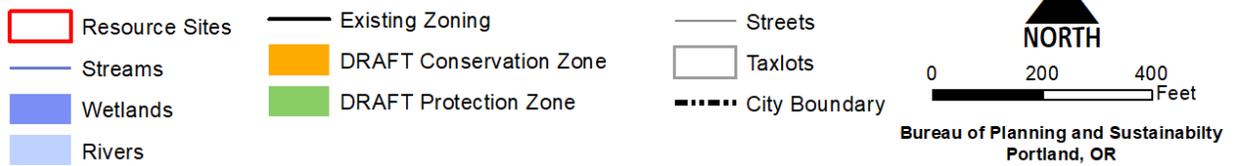
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

NORTH  
 0 115 230 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

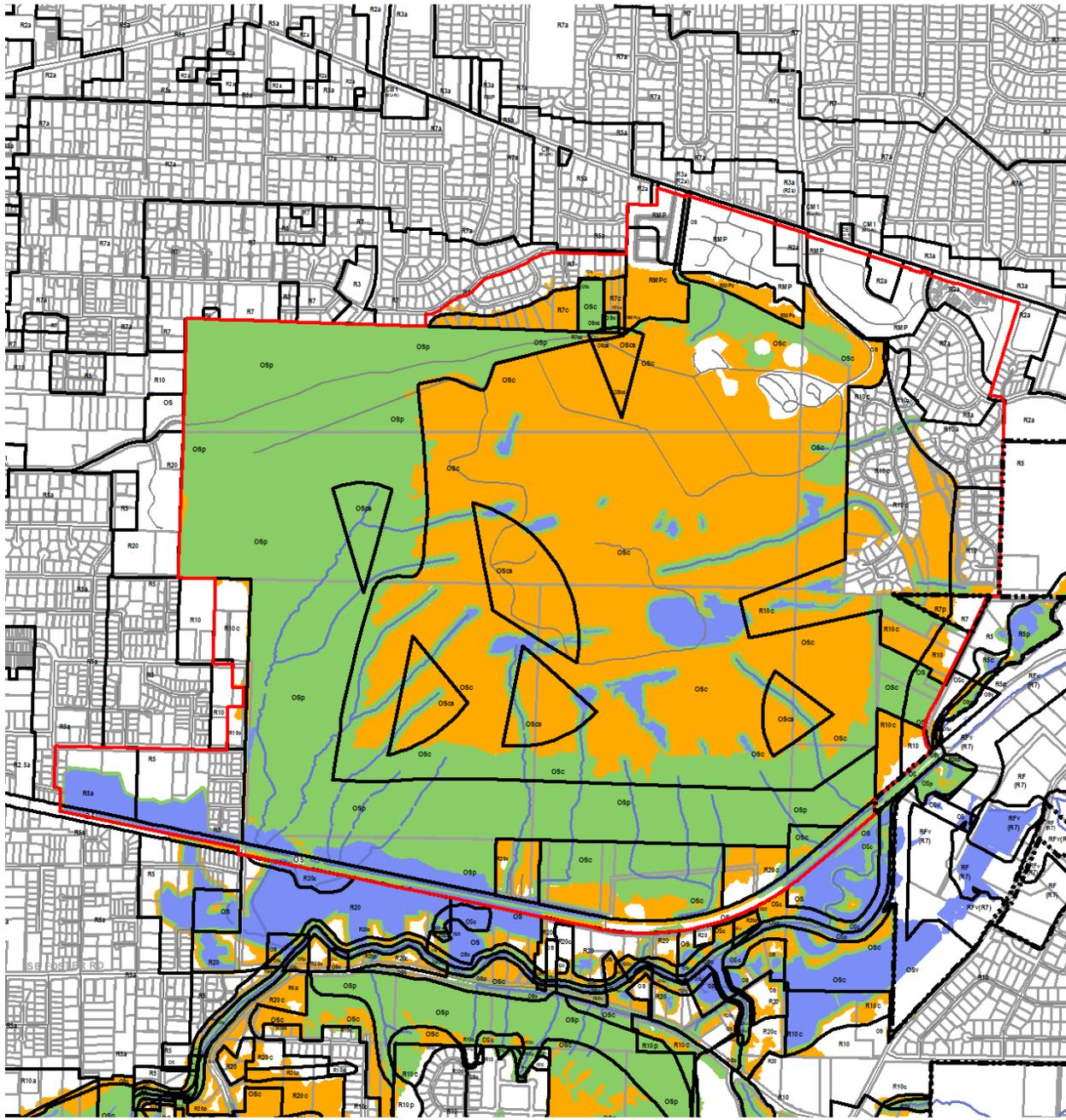
**Existing and Proposed Environmental Overlay Zones - Resource Site JC22**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site JC23**



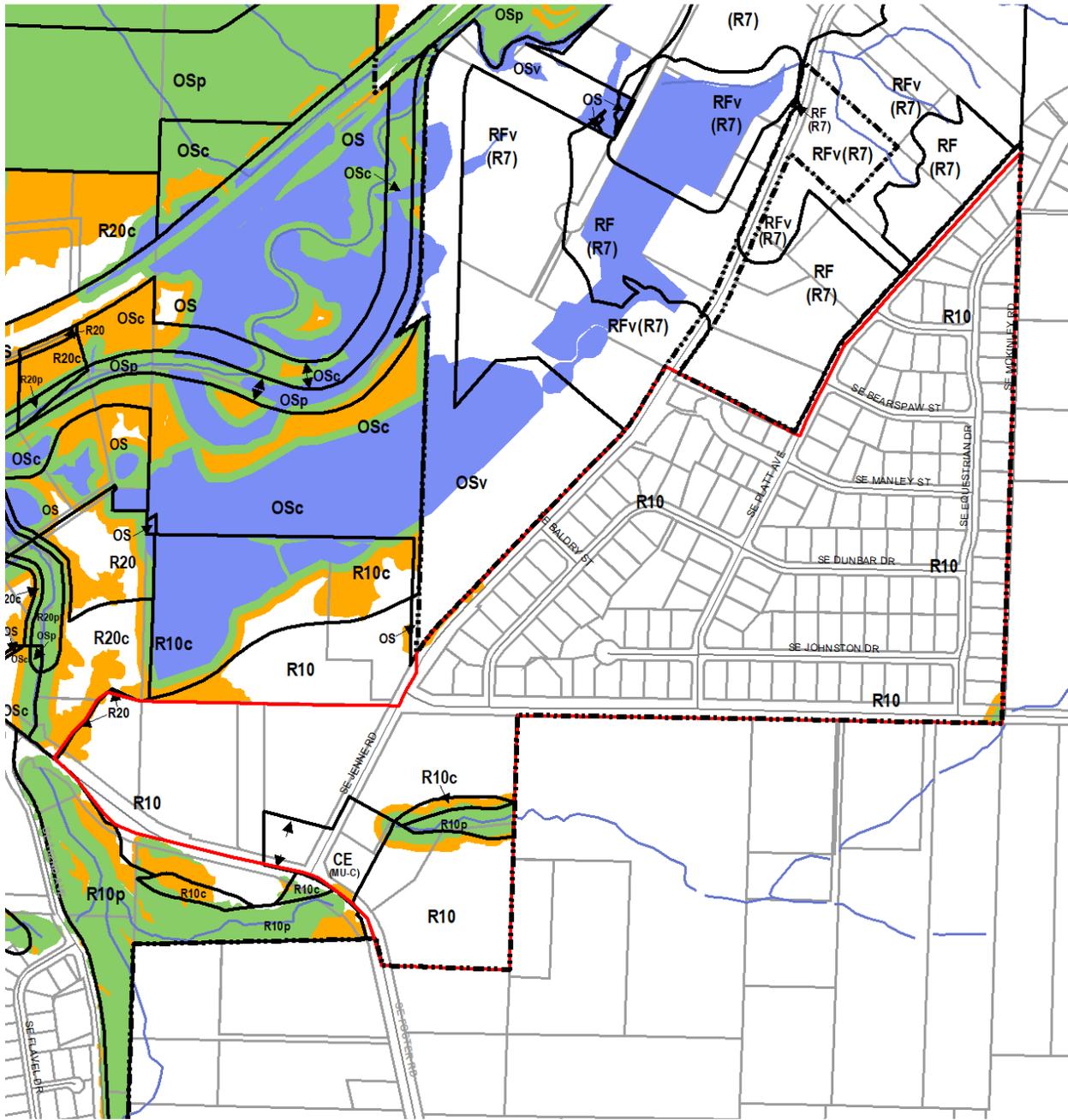
**Legend**

- |                |                         |               |  |
|----------------|-------------------------|---------------|--|
| Resource Sites | Existing Zoning         | Streets       | NORTH<br>0 800 1,600 Feet<br>Bureau of Planning and Sustainability<br>Portland, OR |
| Streams        | DRAFT Conservation Zone | Taxlots       |  |
| Wetlands       | DRAFT Protection Zone   | City Boundary |  |
| Rivers         |                         |               |  |
|                |                         |               |  |





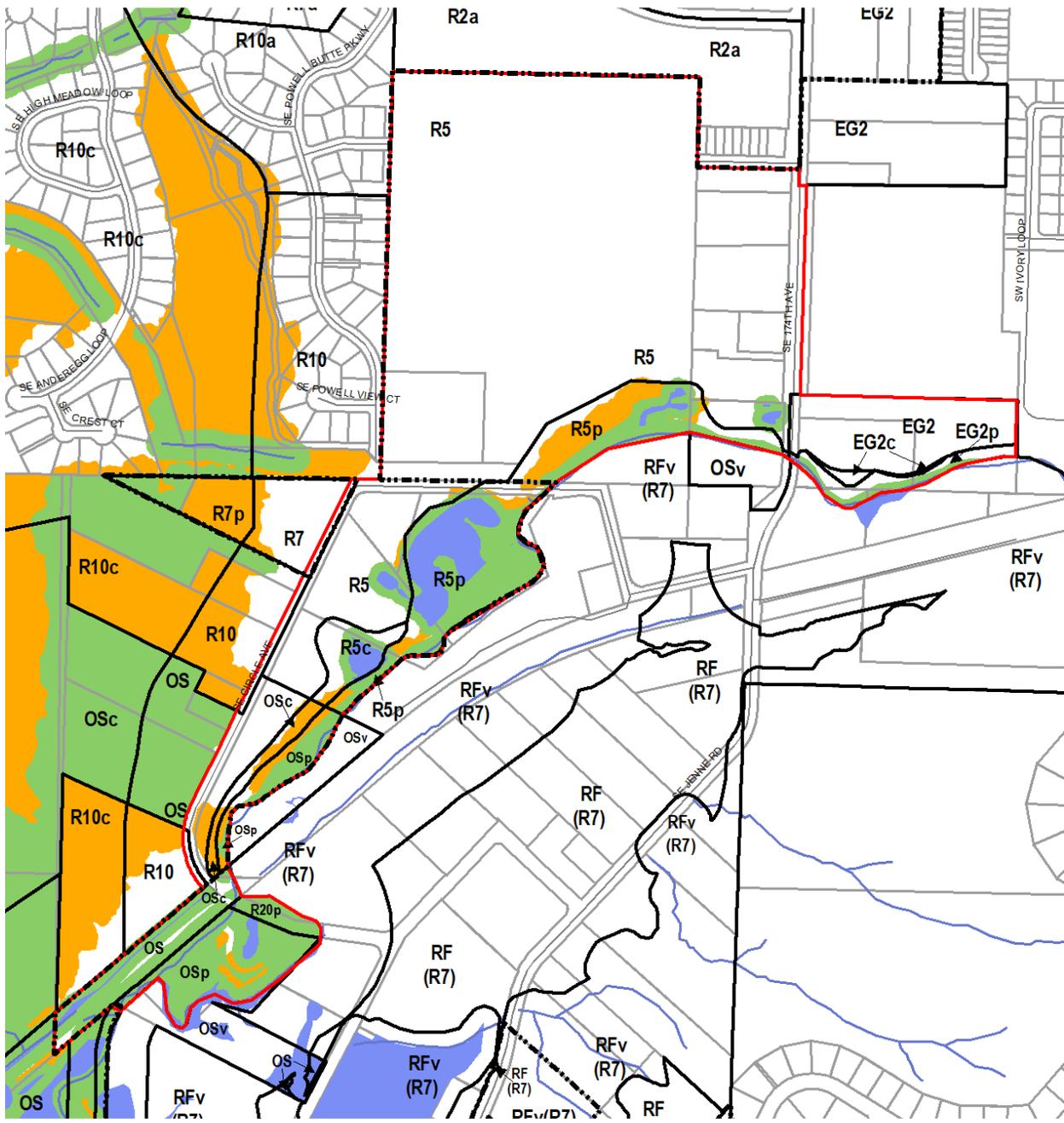
**Existing and Proposed Environmental Overlay Zones - Resource Site JC26**



**Legend**

- |                |                         |               |
|----------------|-------------------------|---------------|
| Resource Sites | Existing Zoning         | Streets       |
| Streams        | DRAFT Conservation Zone | Taxlots       |
| Wetlands       | DRAFT Protection Zone   | City Boundary |
| Rivers         |                         |               |
- NORTH  
 0 320 640 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site JC27**



**Legend**

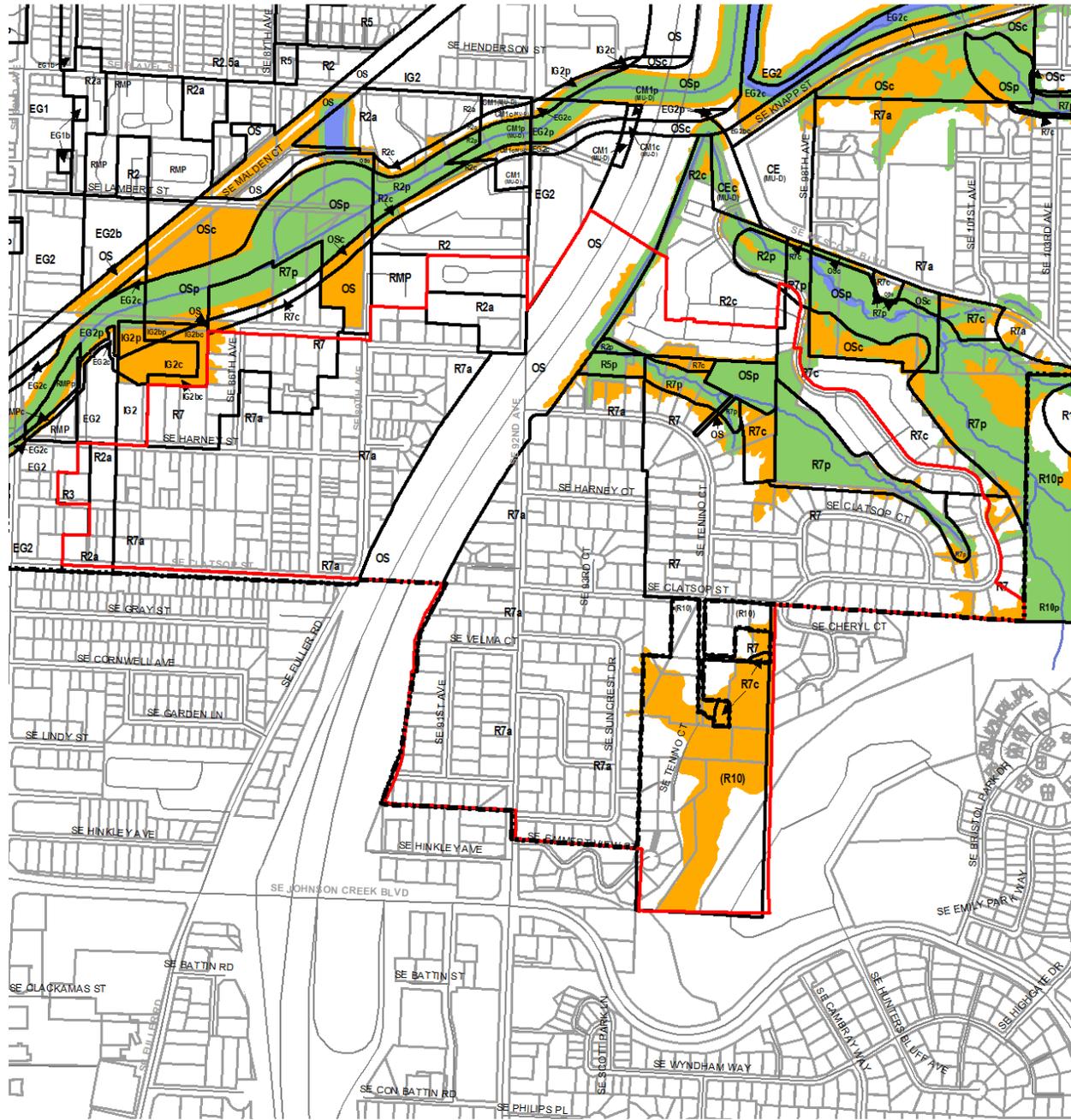
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

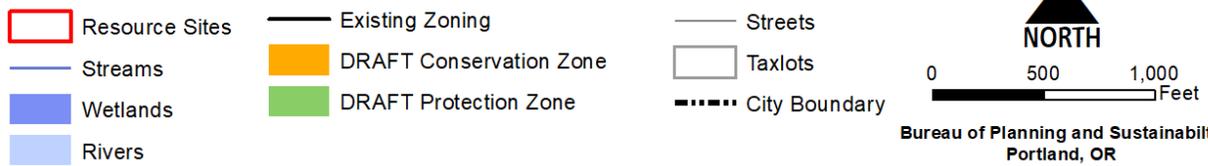
0 305 610 Feet

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Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site BL1**

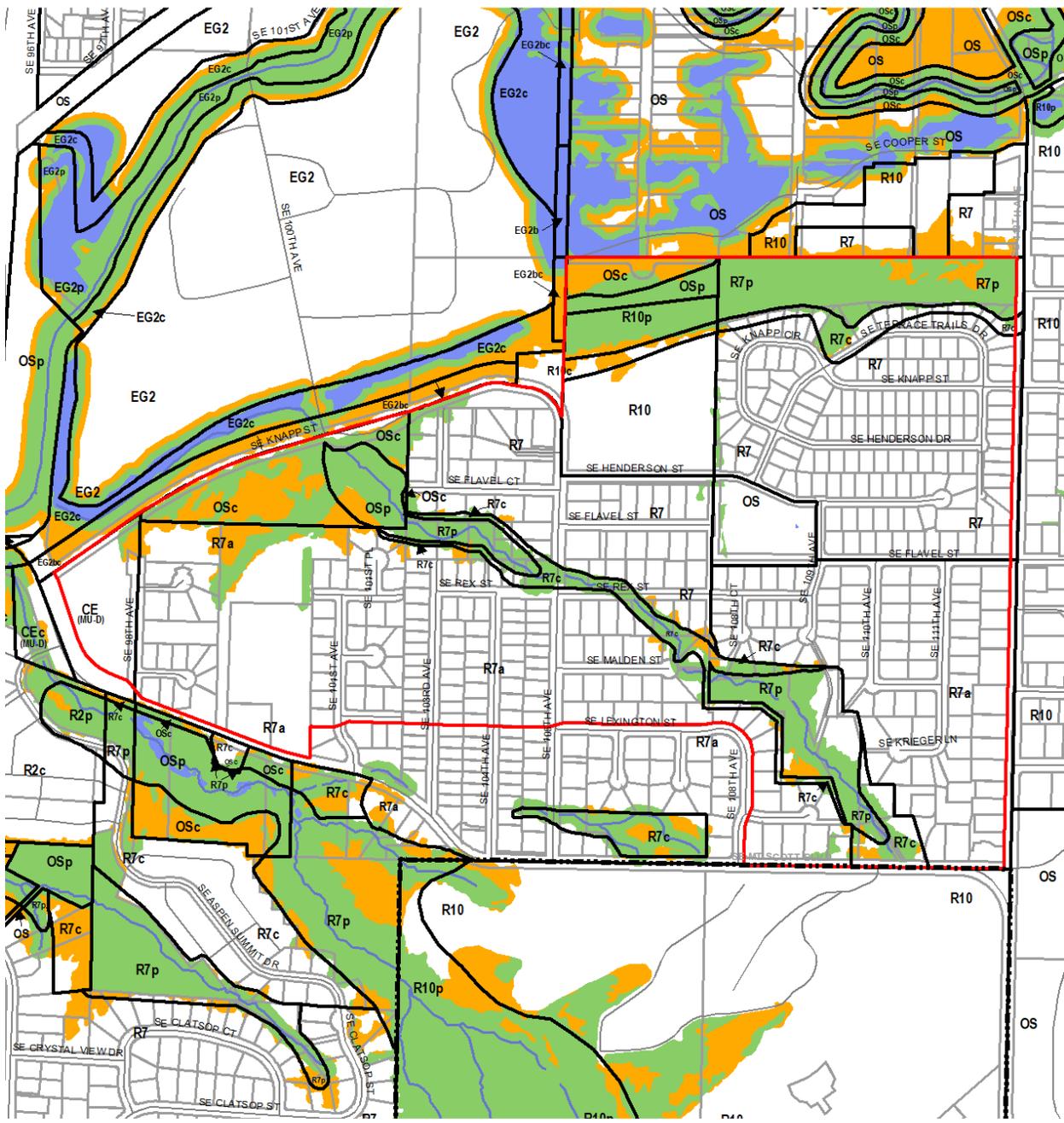


**Legend**





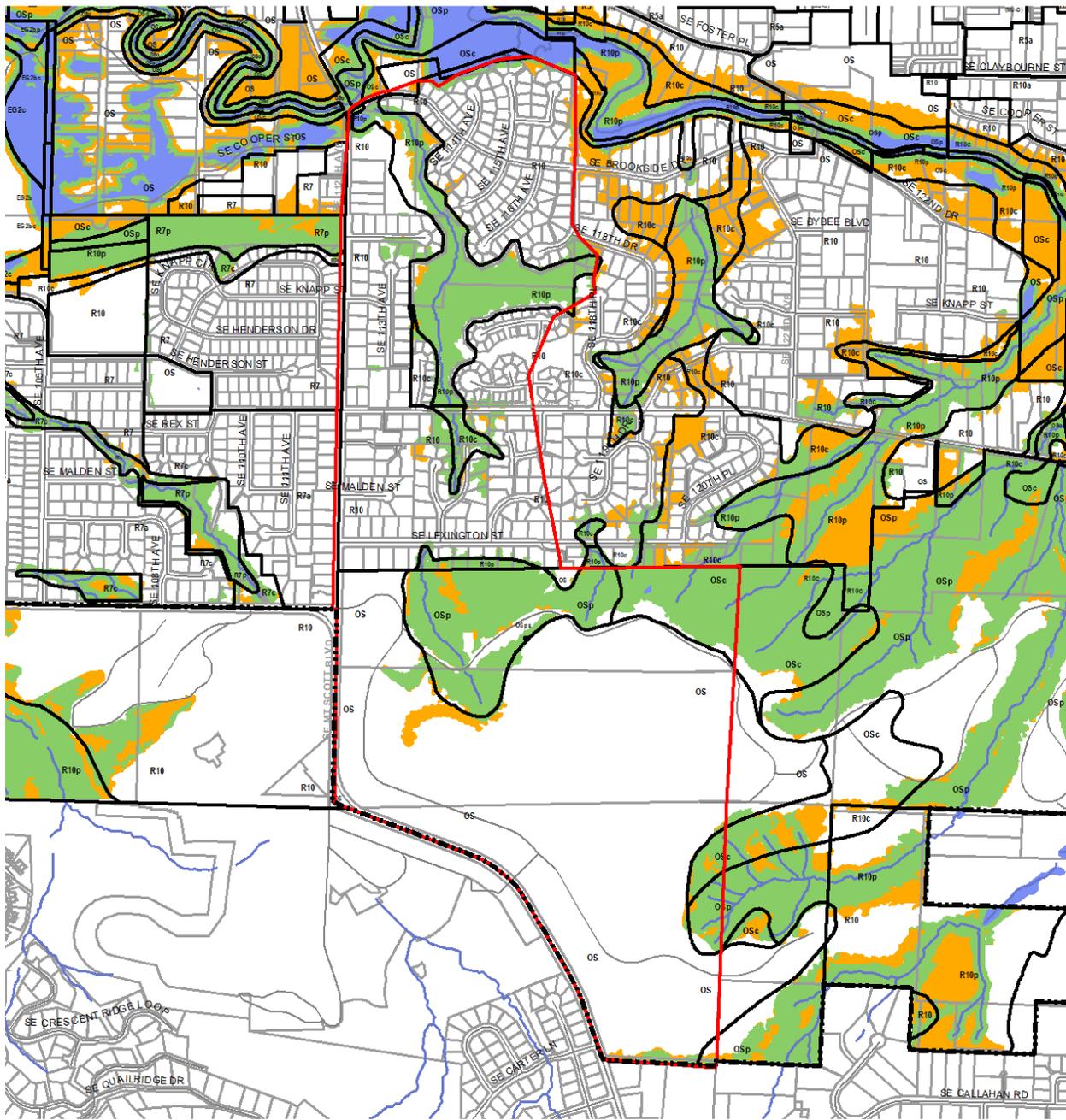
**Existing and Proposed Environmental Overlay Zones - Resource Site BL3**



**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 410 820 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

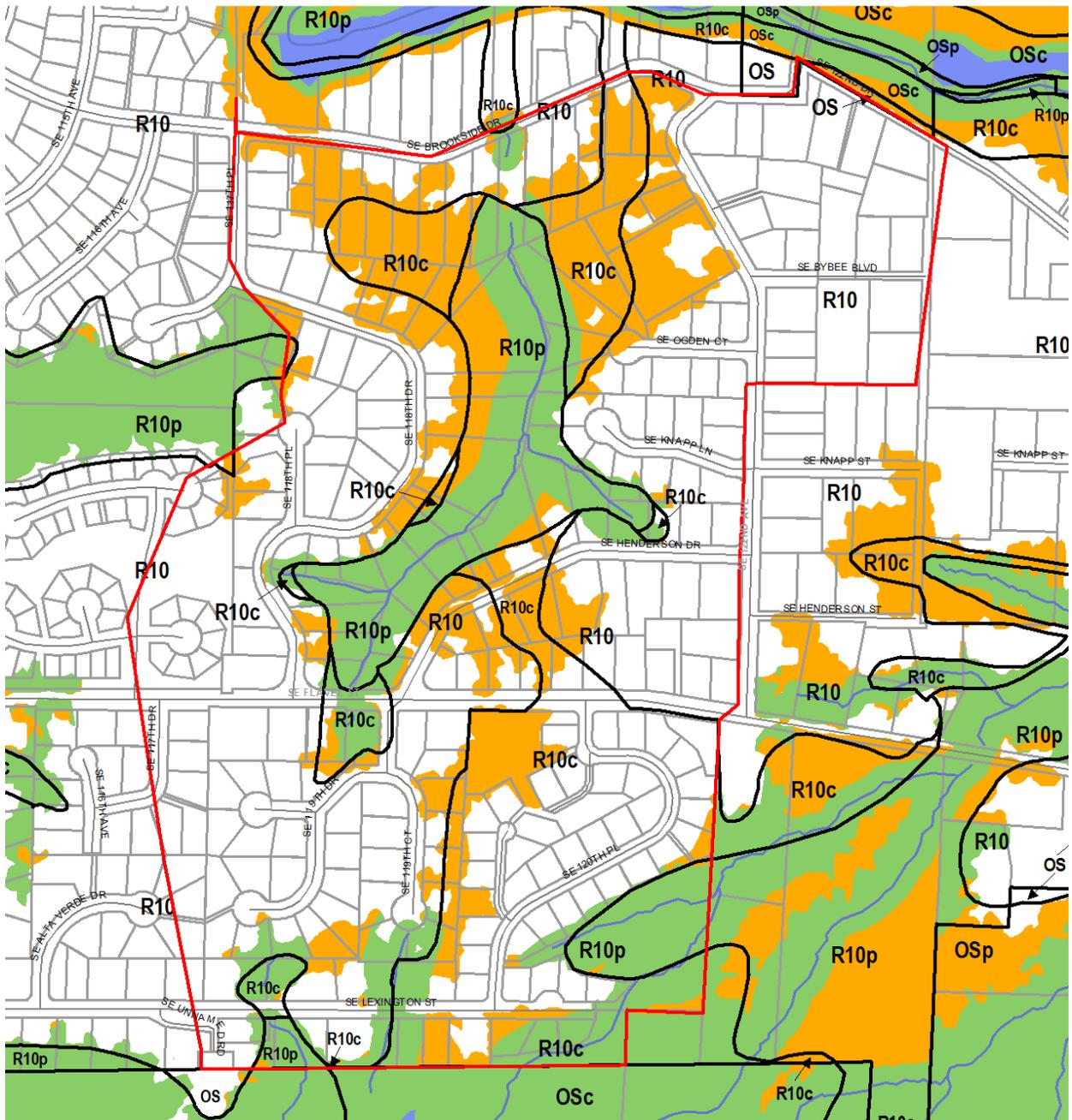
**Existing and Proposed Environmental Overlay Zones - Resource Site BL4**



**Legend**

Resource Sites	Existing Zoning	Streets	NORTH 0 625 1,250 Feet Bureau of Planning and Sustainability Portland, OR
Streams	DRAFT Conservation Zone	Taxlots	
Wetlands	DRAFT Protection Zone	City Boundary	
Rivers			

**Existing and Proposed Environmental Overlay Zones - Resource Site BL5**

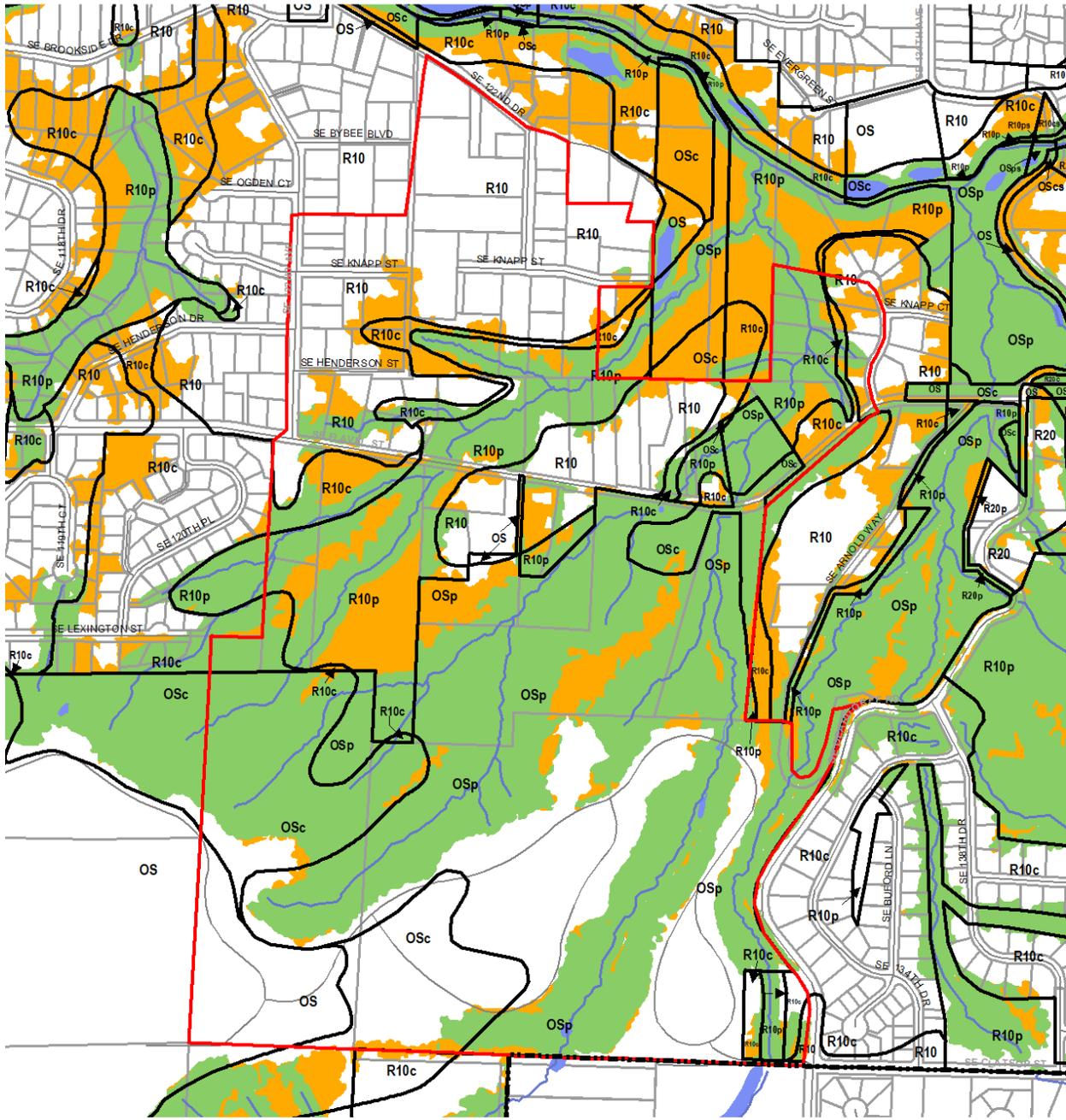


**Legend**

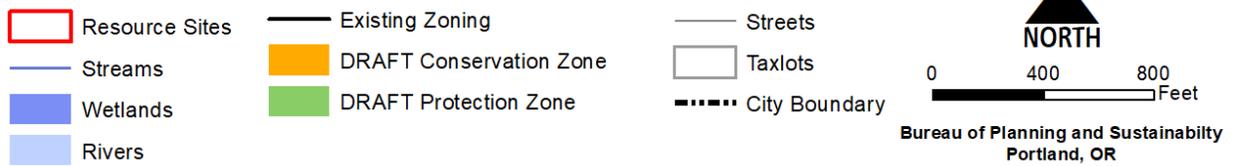
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

NORTH  
 0 270 540 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

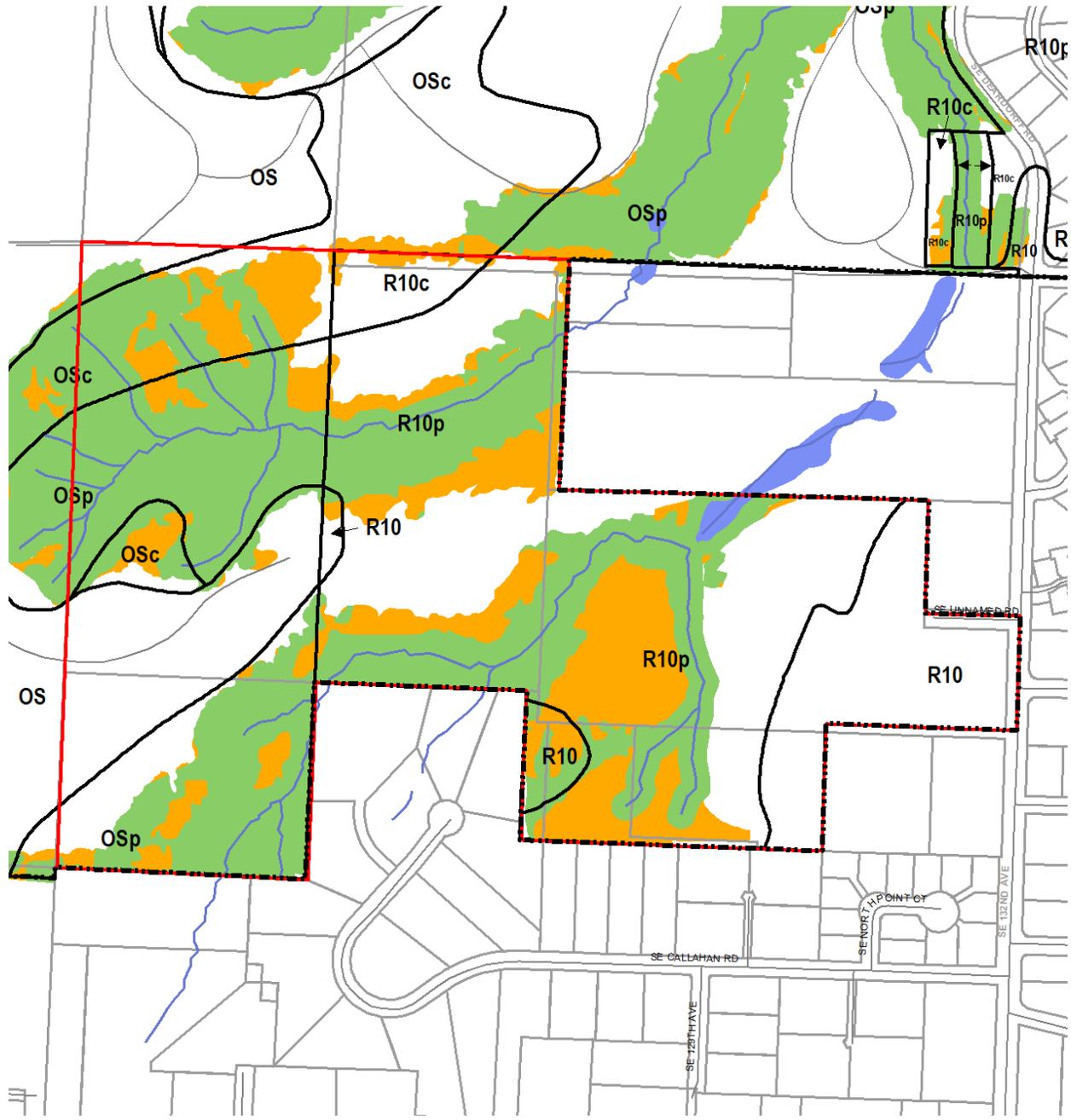
**Existing and Proposed Environmental Overlay Zones - Resource Site BL6**



**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site BL7**



**Legend**

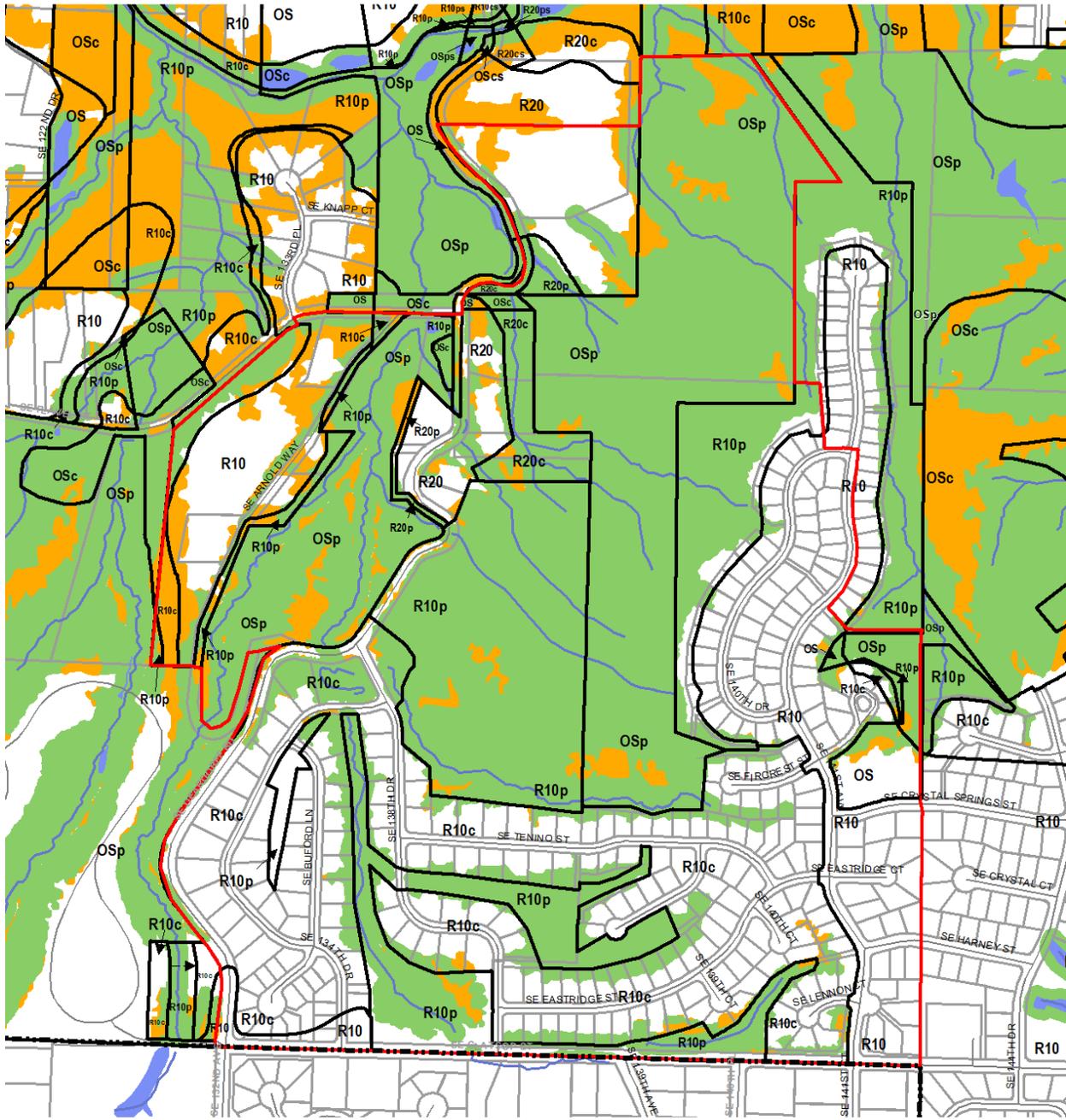
Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

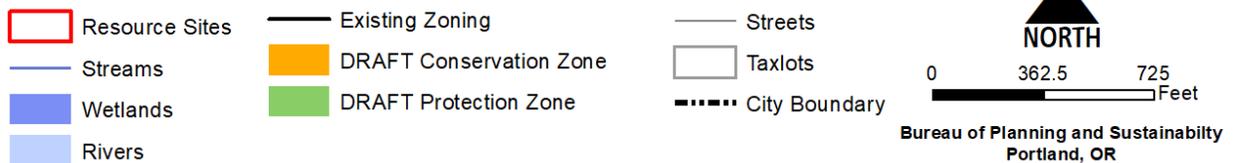
0 262.5 525 Feet

Bureau of Planning and Sustainability  
Portland, OR

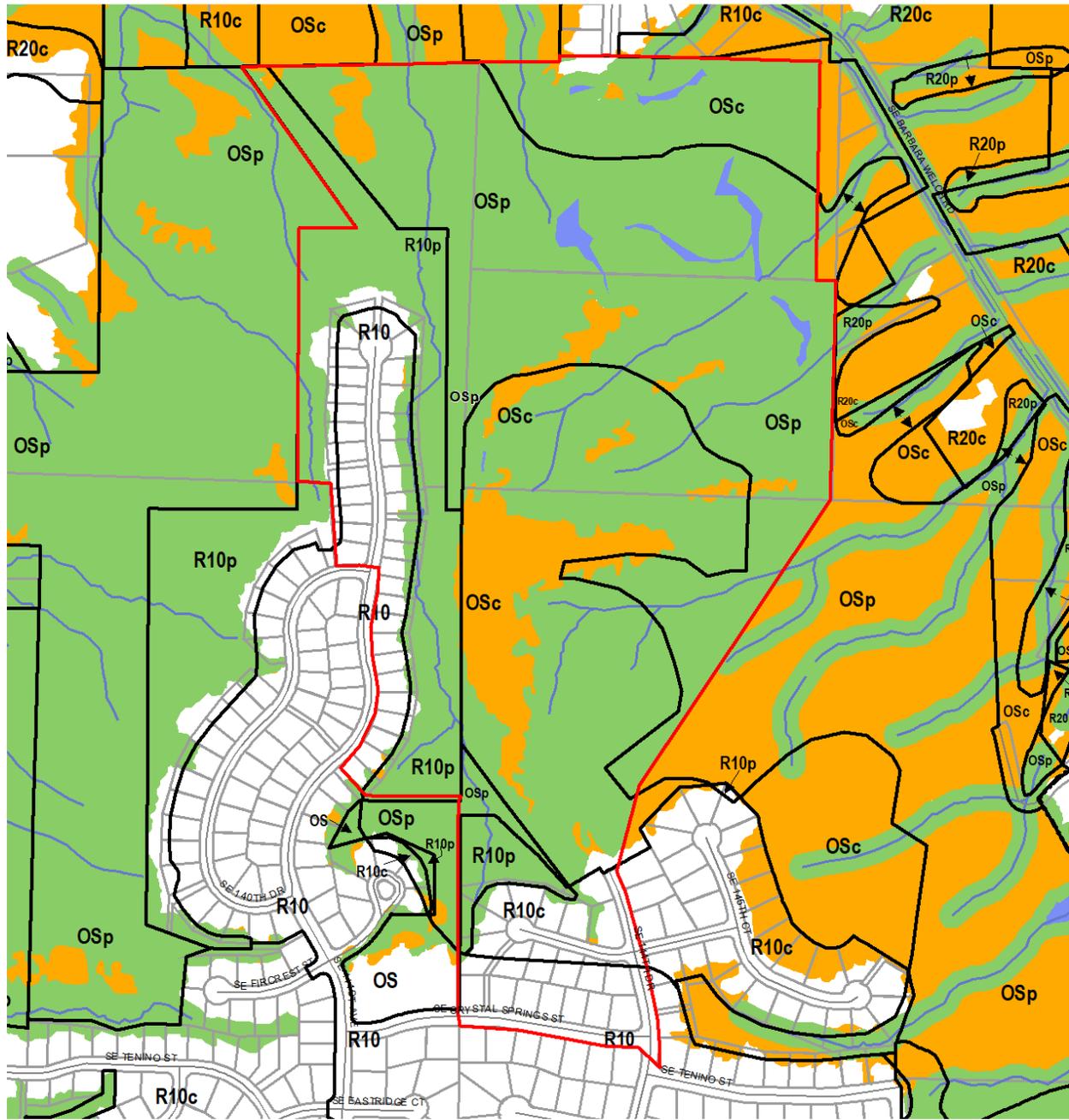
**Existing and Proposed Environmental Overlay Zones - Resource Site BL8**



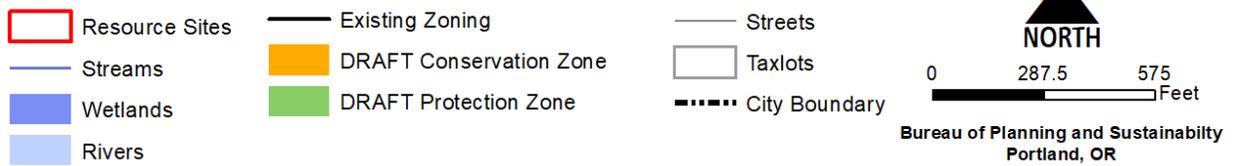
**Legend**



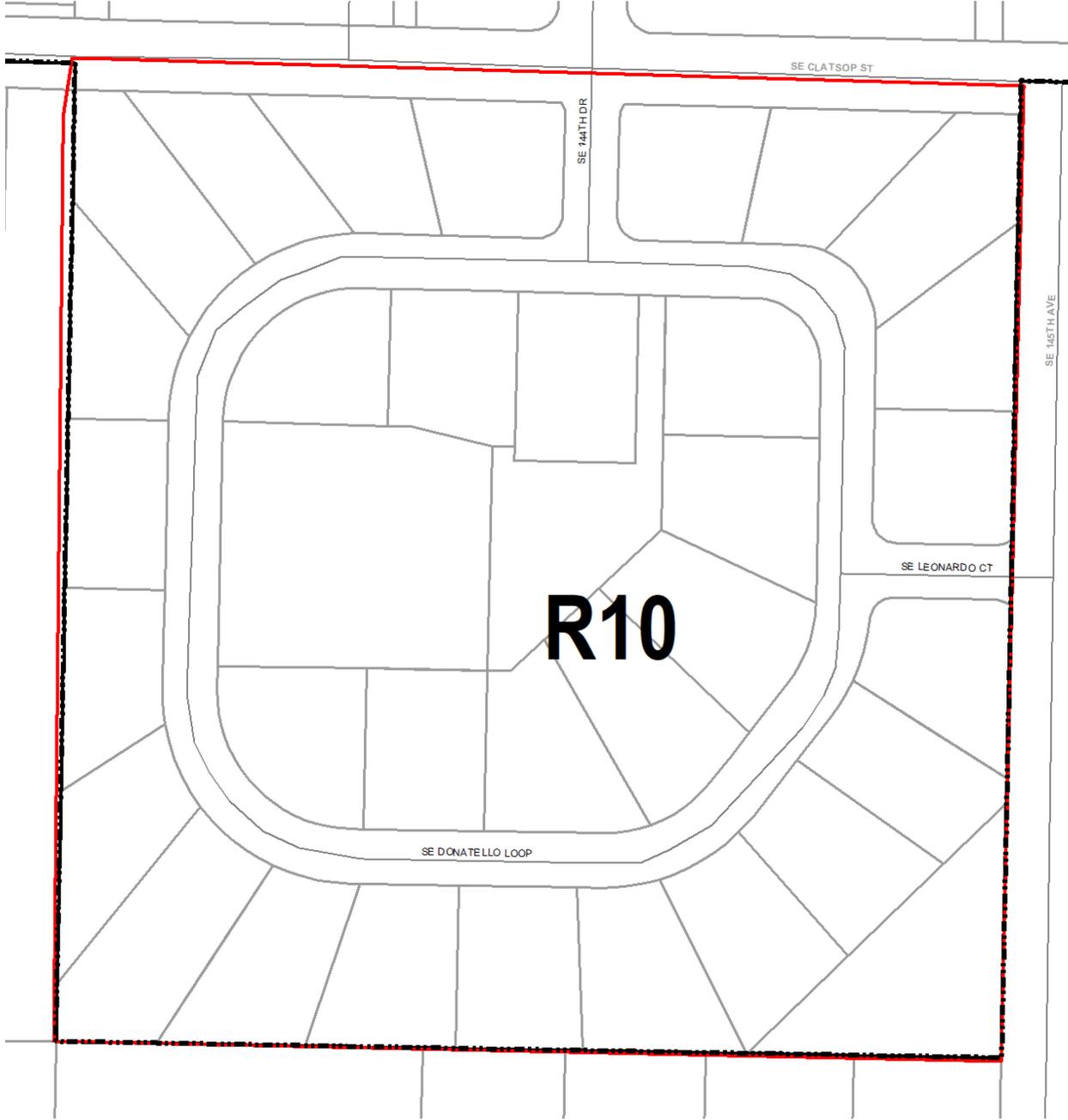
**Existing and Proposed Environmental Overlay Zones - Resource Site BL9**



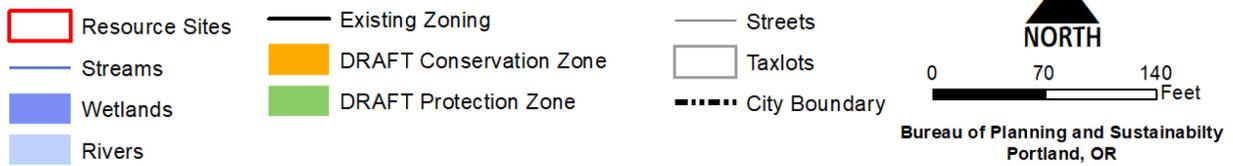
**Legend**



**Existing and Proposed Environmental Overlay Zones - Resource Site BL10**

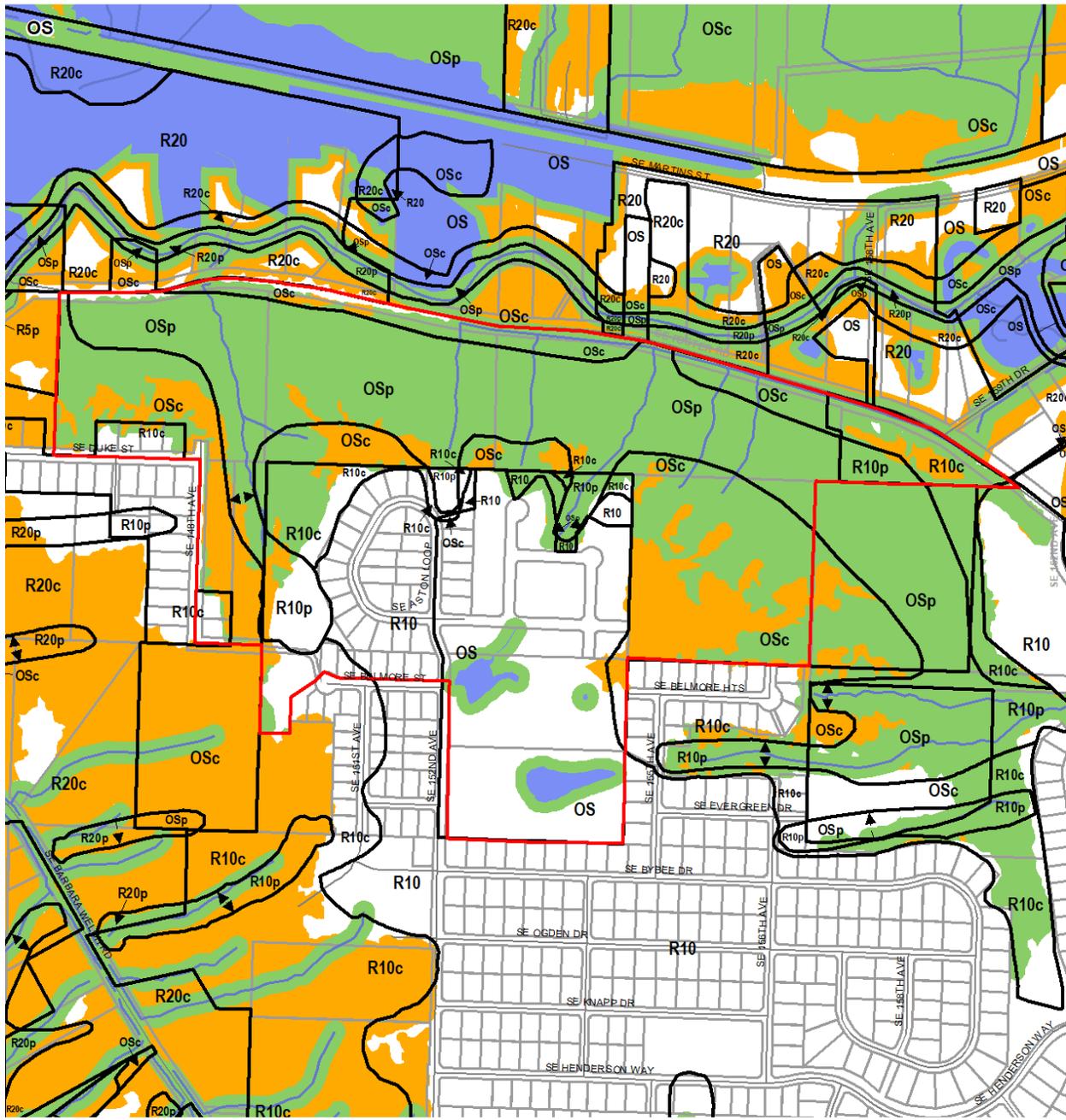


**Legend**





**Existing and Proposed Environmental Overlay Zones - Resource Site BL12**



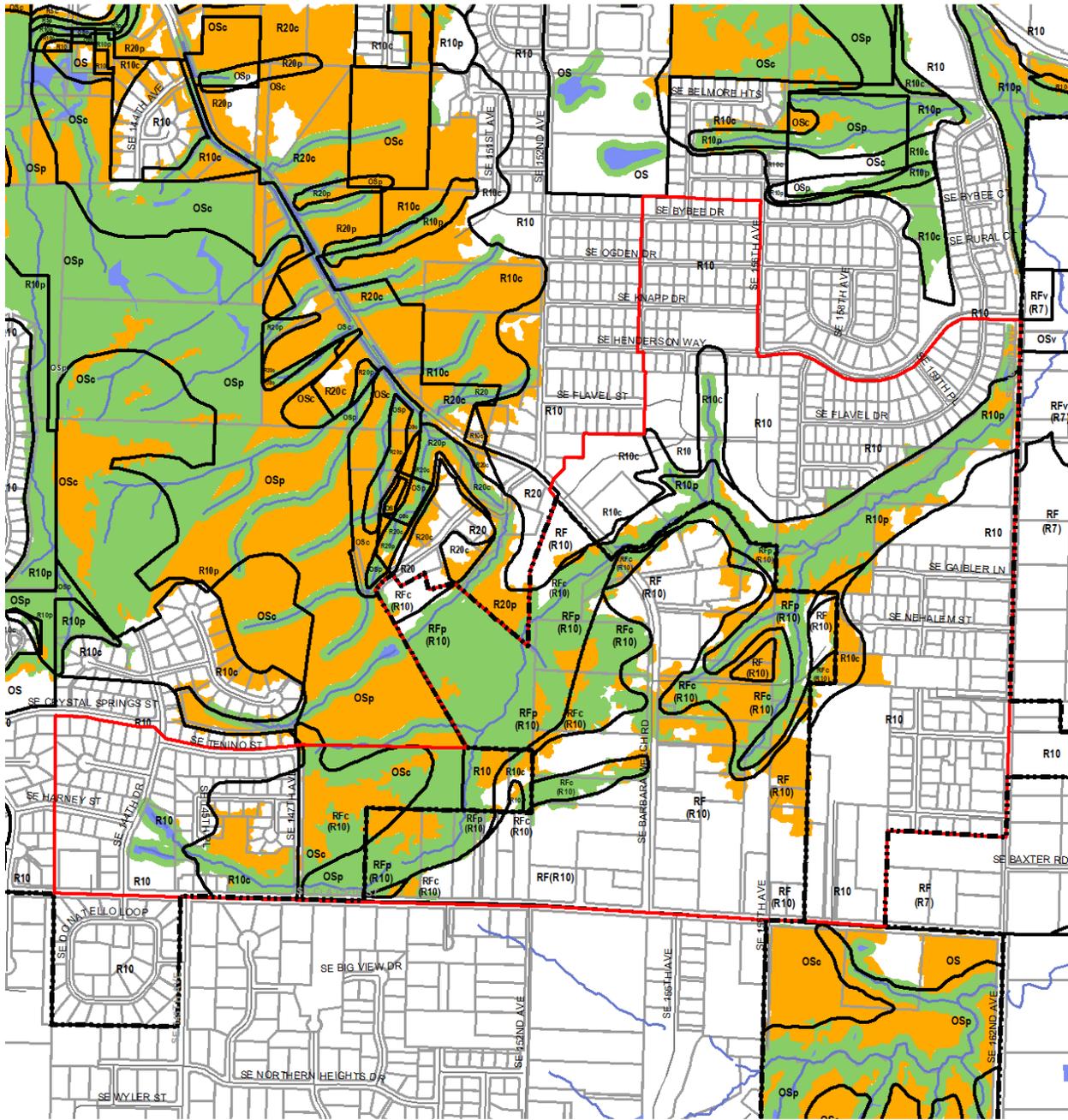
**Legend**

- Resource Sites
- Streams
- Wetlands
- Rivers
- Existing Zoning
- DRAFT Conservation Zone
- DRAFT Protection Zone
- Streets
- Taxlots
- City Boundary

**NORTH**  

0
337.5
675  
 Feet  
 Bureau of Planning and Sustainability  
 Portland, OR

**Existing and Proposed Environmental Overlay Zones - Resource Site BL13**

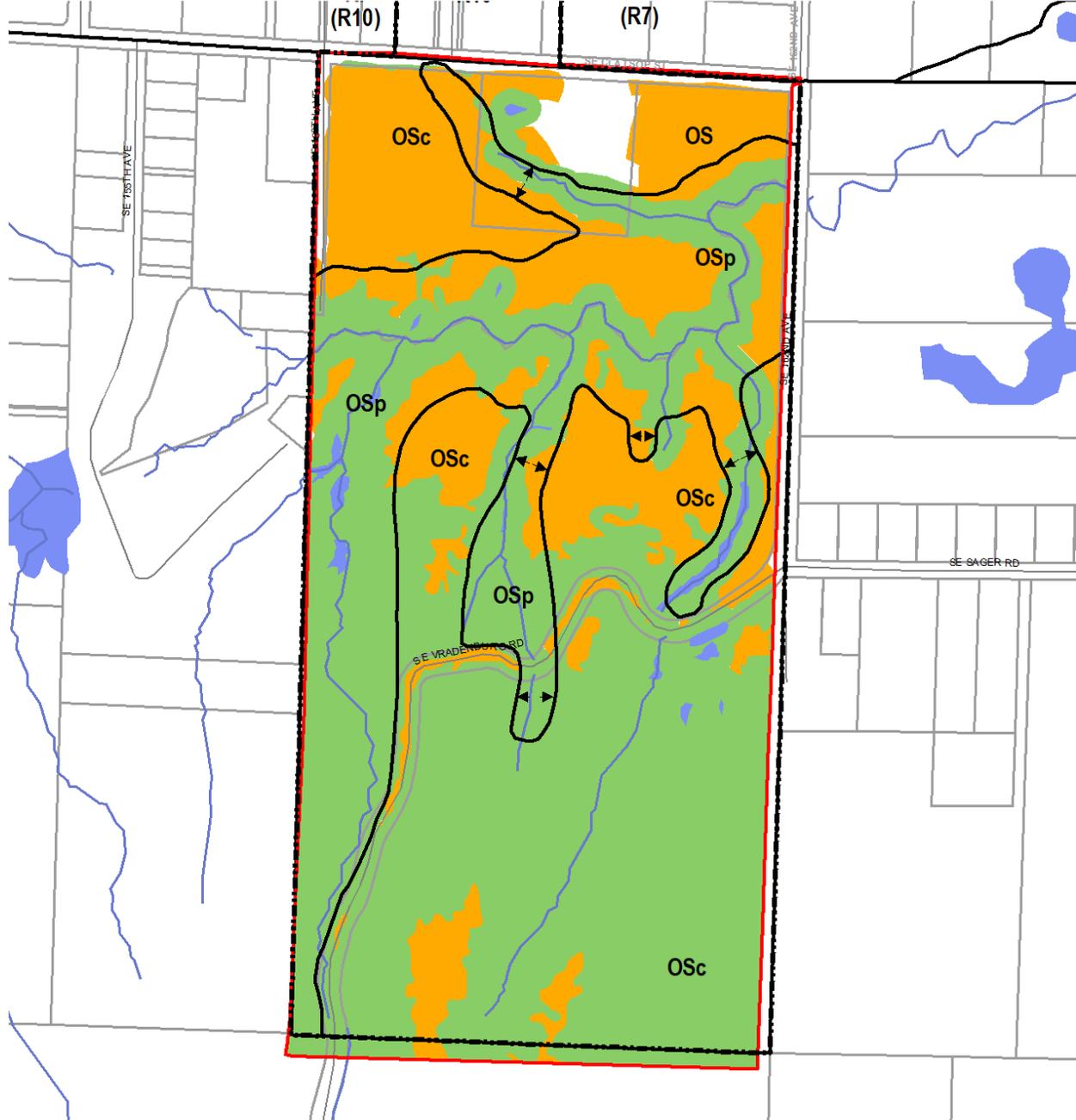


**Legend**

- |                |                         |               |   |
|----------------|-------------------------|---------------|---|
| Resource Sites | Existing Zoning         | Streets       | <br><b>NORTH</b><br><br>0 500 1,000 Feet<br>Bureau of Planning and Sustainability<br>Portland, OR |
| Streams        | DRAFT Conservation Zone | Taxlots       |   |
| Wetlands       | DRAFT Protection Zone   | City Boundary |   |
| Rivers         |                         |               |   |
|                |                         |               |   |



**Existing and Proposed Environmental Overlay Zones - Resource Site BL15**



**Legend**

Resource Sites	Existing Zoning	Streets
Streams	DRAFT Conservation Zone	Taxlots
Wetlands	DRAFT Protection Zone	City Boundary
Rivers		

**NORTH**

0 260 520 Feet

Bureau of Planning and Sustainability  
Portland, OR

## H. Zoning Code Updates

The *Environmental Overlay Zone Map Correction Project* is correcting the location of the conservation and protection overlay zone boundaries to better match existing natural resources. During the process of reviewing land use cases that addressed zoning code requirements of 33.430, Environmental Zones, staff identified minor clarifications that would make the zoning code clearer without changing the policies or intent of the code. Those code clarifications are presented with ~~striketrough~~ for text that is to be deleted and underline for new text. Code commentary is provided that further explains the edits.

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## **Commentary**

### **33.430 Environmental Zones**

Code amendments to this chapter include a number of minor changes or clarifications. See code amendment sections for more information.

## 33.430 Environmental Zones

430

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### Sections:

#### General

- 33.430.010 Purpose
- 33.430.015 Purpose of the Environmental Protection Zone
- 33.430.017 Purpose of the Environmental Conservation Zone
- 33.430.020 Environmental Reports
- 33.430.030 Relationship to Other Environmental Regulations
- 33.430.033 Relationship to Scenic Resources Zone
- 33.430.035 Other City Regulations
- 33.430.040 Overlay Zones and Map Symbols
- 33.430.050 Subareas of Environmental Zones
- 33.430.060 Where These Regulations Apply
- 33.430.070 When These Regulations Apply
- 33.430.080 Items Exempt From These Regulations
- 33.430.090 Prohibitions

#### Development Standards

- 33.430.110 Purpose
- 33.430.120 Procedure
- 33.430.130 Permit Application Requirements
- 33.430.140 General Development Standards
- 33.430.150 Standards for Utility Lines
- 33.430.160 Standards for Land Divisions and Planned Developments
- 33.430.165 Standards for Property Line Adjustments
- 33.430.170 Standards for Resource Enhancement Projects
- 33.430.175 Standards for Right-of-Way Improvements
- 33.430.180 Standards for Stormwater Outfalls
- 33.430.190 Standards for Public Recreational Trails
- 33.430.195 Standards for Tree Removal in the Scenic Resources Zone

#### Environmental Review

- 33.430.210 Purpose
- 33.430.220 When Review is Required
- 33.430.230 Procedure
- 33.430.240 Supplemental Application Requirements
- 33.430.250 Approval Criteria
- 33.430.260 Use of Performance Guarantees
- 33.430.270 Special Evaluation by a Trained Professional
- 33.430.280 Modification of Base Zone Development Standards

#### Natural Resource Management Plans

- 33.430.310 Purpose
- 33.430.320 Scope
- 33.430.330 Procedure
- 33.430.340 Components
- 33.430.350 Approval Criteria for Adoption and Amendment

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## Commentary

### **Maps and 33.430.020 Environmental Reports**

The Balch Creek, Fanno Creek, Skyline West and Southwest Hills plans (inventories, ESEE analyses and decisions) are being repealed and replaced by the Ezone Map Correction Project. The East, Buttes, Terraces and Wetlands, Johnson Creek Basin and Northwest Hills plans are revised to only apply to specific resources sites; the remaining resource sites (inventories, ESEE analyses and decisions) are repealed and replaced by the Ezone Map Correction Project. Volume 2 and Volume 3 of the Ezone Map Correction Project includes the inventories and ESEE analyses and decisions for each resource site.

The Columbia Corridor and Middle Columbia Corridor/Airport Plan are not repealed or revised and remain in effect in their entirety.

There are three Natural Resource Management Plans that also remain in effect and provide supplemental regulations - East Columbia Neighborhood NRMP, Forest Park NRMP and Peninsula One NRMP

Language to be added is underlined.  
Language to be deleted is shown in ~~striketrough~~.

#### Corrections to Violations of This Chapter

- 33.430.400 Purpose
- 33.430.405 Correction Options
- 33.430.407 Recurring Violations of This Chapter

#### Notice and Review Procedure

- 33.430.410 Purpose
- 33.430.420 When These Regulations Apply
- 33.430.430 Procedure

~~Map 430-1 Balch Creek Watershed Protection Plan Area~~

Map 430-2 Columbia Corridor Industrial and Environmental Mapping Project Area

Map 430-3 East Buttes, Terraces and Wetlands Conservation Plan Area

~~Map 430-4 Fanno Creek and Tributaries Conservation Plan Area~~

~~Map 430-5 Johnson Creek Basin Protection Plan Area~~

Map 430-6 Northwest Hills Natural Areas Protection Plan Area

~~Map 430-7 Skyline West Resource Protection Plan Area~~

~~Map 430-8 Southwest Hills Resource Protection Plan Area~~

Map 430-9 East Columbia Neighborhood Natural Resources Management Plan Area

~~Map 430-10 (Smith and Bybee Lakes Natural Resources Management Plan Area — repealed on 12/31/13)~~

Map 430-11 Forest Park Natural Resources Management Plan Area

Map 430-12 Peninsula One Natural Resources Management Plan Area

Map 430-13 Middle Columbia Corridor/Airport Natural Resources Inventory Environmental Mapping Project Area

Map 430-14 Bank Reconfiguration and Basking Features Area

#### **33.430.020 Environmental Reports**

The application of the environmental zones is based on detailed studies that have been carried out within ~~five~~<sup>ten</sup> separate areas of the City. The City's policy objectives for these study areas are described in the reports. Each study ~~report~~ identifies the natural resources ~~features~~ and describes the functional values of the within resource sites. ~~Functional values are the benefits provided by resources. The values for each resource site are described in the inventory section of these reports.~~ The City has adopted the following ~~five~~<sup>ten</sup> environmental study reports:

- Environmental Overlay Zone Map Correction Project
- ~~Balch Creek Watershed Protection Plan~~
- Columbia Corridor Industrial and Environmental Mapping Project
- East Buttes, Terraces and Wetlands Conservation Plan
- ~~Fanno Creek and Tributaries Conservation Plan~~
- ~~Johnson Creek Basin Protection Plan~~
- Northwest Hills Natural Areas Protection Plan
- ~~Skyline West Conservation Plan~~
- ~~Southwest Hills Resource Protection Plan~~
- ~~ESEE Analysis and Recommendation for Natural, Scenic and Open Space Resources within Multnomah County Unincorporated Areas~~
- Middle Columbia Corridor/Airport Economic, Social, Environmental and Energy (ESEE) Analysis

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## Commentary

### **33.430.080**

The language that references Title 11 is not necessary and is removed. All other city Titles and permit requirements always apply.

### **33.430.080.C**

This is a new exemption that clarifies that the dedication of a right-of-way alone is exempt. New impacts to natural resource within the dedicated right-of-way are subject to standards or review.

### **33.430.080.D.7**

The exemptions for trimming or removing trees and plants is reordered for clarity. The exemptions for trees is separated from the remove for other plants. Below are descriptions of the other minor edits.

#### **33.430.080.D.7.a.1**

The code is clarified to state that diseased trees or diseased portions of trees can be removed when they pose an immediate threat to the ecosystem. Diseases in trees can spread very quickly and destroy entire forests.

The intention of D.7.a.1 is to retain large portions of trees on site to maintain habitat functions. Downed trees create cover and places for wildlife to den and nest. Downed trees also decompose, enriching the soil, and providing ideal conditions for new trees to sprout naturally. Sites smaller than 7,000 square feet are small and typically do not have room to place large portions of trees. Sites larger than 7,000 square feet typically have space to retain large portions of trees. This edit makes it clear that on sites smaller than 7,000 square feet, downed trees do not have to remain on site.

#### **33.430.080.D.b**

Other plants is separated from trees for clarity. There are no substantive changes to the exemptions for other plants.

Language to be added is underlined.  
Language to be deleted is shown in ~~strike through~~.

### **33.430.080 Items Exempt From These Regulations**

The following items, unless prohibited by Section 33.430.090, below, are exempt from the regulations of this chapter. Other City regulations such as Title 10, Erosion Control, and Title 11, Trees, must still be met. ~~When no development or other activities are proposed that are subject to the development standards or review requirements of this chapter, tree removal or pruning allowed under the exemptions below is subject to the tree permit requirements of Title 11, Trees.~~

**A.-B.** [No change]

**C.** Dedicating right-of-way to widen an existing right-of-way;

**D.** Existing development, operations, and improvements, including the following activities:

1.-6. [No change]

7. Removing or trimming the following trees and plants:

a. Trees. The following trees may be removed or trimmed if no development or other activities subject to the development standards or review requirements of this chapter are proposed, and all tree removal or trimming activities are surrounded or protected to prevent erosion and sediment from leaving the site or negatively impacting resources on the site. Permanent erosion control, such as replanting areas of bare soil, must be installed:

(1) Dead, dying, diseased, or dangerous trees, or portions of trees, when they pose an immediate danger as determined by the City Forester or an arborist. On sites 7,000 square feet in area or larger, all sections of wood more than 12 inches in diameter must either:

- Remain or be placed in the resource area of the same ownership on which they were cut; or
- Are removed if the City Forester authorizes removal of diseased wood because it will threaten the health of other trees;

(2) Trees listed on the Nuisance Plants List or non-native trees if each tree that is at least 6 inches in diameter is replaced as shown in Table 430-3;

(3) Trees or portions of trees that are within 10 feet of an-existing building or structure attached to a building, such as deck, stairs, and carport; or

(4) Trees or portions of trees that exceed the height restriction of a view corridor with special height restrictions designated in the *Scenic Resources Protection Plan* or *Central City Scenic Resources Protection Plan*.

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## Commentary

### 33.430.080.7

This exemption is fully replaced with minor edits described on the previous pages.

Language to be added is underlined.  
Language to be deleted is shown in ~~strike through~~.

- b. Other plants. The following may be removed or trimmed if removal or trimming activities are surrounded or protected to prevent erosion and sediment from leaving the site or negatively impacting resources on the site. Permanent erosion control, such as replanting areas of bare soil, must be installed:
- (1) Plants that exceed the height restrictions of a view corridor with special height restrictions designated in the *Scenic Resources Protection Plan* or *Central City Scenic Resources Protection Plan*;
- (2) Nuisance and non-native plants
7. ~~Removal or trimming of when no development or other activities subject to the development standards or review requirements of this chapter are proposed, if the following are met:~~
- a. ~~All vegetation removal or trimming activities must be surrounded or protected to prevent erosion and sediment from leaving the site or negatively impacting resources on the site. Permanent erosion control, such as replanting areas of bare soil, must be installed.~~
- b. ~~The vegetation proposed for removal or trimming is one of the following:~~
- (1) ~~Trees or plants listed on the Nuisance Plants List~~
- (2) ~~Dead, dying, or dangerous trees or portions of trees when they pose an immediate danger, as determined by the City Forester or an arborist. Removing these portions is exempt only if all sections of wood more than 12 inches in diameter either:~~
- ~~• Remain, or are placed, in the resource area of the same ownership on which they are cut; or~~
  - ~~• Are removed, if the City Forester authorizes removal of diseased wood because it will threaten the health of other trees;~~
- (3) ~~Non-native non- nuisance trees and plants;~~
- (4) ~~Trees or tree limbs that are within 10 feet of an existing buildings and structures attached to buildings, such as decks, stairs, and carports;~~
- (5) ~~Trees or plants that exceed the height restriction of a view corridor with special height restrictions designated in the *Scenic Resources Protection Plan* or *Central City Scenic Resources Protection Plan*; or~~
- (6) ~~Within the Scenic Resource zone, tree limbs may be trimmed to maintain a view. Tree removal is not exempt.~~

8.-11. [No change]

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## **Commentary**

### **33.430.080.E.8**

The amendment is based on a requirement by the Oregon Department of Environmental Quality who required the City of Portland to install signs visible from the Columbia Slough warning people about eating fish. These signs were not along a trail or part of a resource enhancement project. When a state or federal agency requires signs in the environmental overlay zones, those signs are now exempt as well.

### **33.430.140.C.1 and F.1**

The original C.1 and F.1 are split into wetlands and other water bodies.

### **33.430.140.C.4**

To be consistent with the Natural Resources Inventory (2012) and 2035 Comprehensive Plan policies, all setbacks should be established from the top of bank, not centerline, of streams and drainageways. The top of bank is defined in 33.910 and 33.930.

Language to be added is underlined.  
Language to be deleted is shown in ~~strike through~~.

~~DE~~. The following new development and improvements:

- 1.-7. [No Change]
8. Installation of signage as part of public recreational trail, and as part of a resource enhancement projects, or as required by a state or federal agency;
- 9.-11. [No Change]

~~EF~~. [No Change]

### **33.430.140 General Development Standards**

The standards below apply to all development in the environmental zones except as follows:

- Utilities subject to Section 33.430.150;
- Land divisions subject to Section 33.430.160;
- Property line adjustment subject to Section 33.430.165;
- Resource enhancement projects subject to Section 33.430.170;
- Rights-of-way improvements subject to Section 33.430.175;
- Stormwater outfalls subject to Section 33.430.180; and
- Public recreational trails subject to Section 33.430.190.

Standards A through C and G through S apply to new development. Standards D through S except L apply to alterations to existing development. Only standards E, J, K, N, Q, R, and S apply in Transition areas. All of the applicable standards must be met.

**A.-B.** [No change]

**C.** The disturbance area must be set back at least:

1. Fifty feet from the edge of any identified wetland;~~z~~
2. Fifty feet from the top of bank of any identified water body within the Columbia Corridor, or any identified water body within a protection zone on lots zoned R10, R20, or RF. When reconfiguration of the bank is carried out in accordance with subsection 33.430.170.A, ~~below,~~ results in the top of bank shifting landward, the applicant may choose to measure the setback from the original top of bank. When this occurs, a survey of the original top of bank line and the new top of bank line must be submitted for verification and then recorded with the County recorder. In all cases the disturbance area must be set back at least 5 feet from the new top of bank line;
- ~~23~~. Thirty feet from the top of bank of any identified water body within a protection zone on all lots except those zoned R10, R20 or RF; and
- ~~34~~. Thirty feet from the ~~centerline~~ top of bank of any identified water ~~bodies~~ body within a conservation zone except those within the Columbia Corridor.

**E.-D.** [No Change]

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## Commentary

### **33.430.140.F.3. Disturbance area setback**

This edit is to be consistent with the 33.430.140.F.2. and to reflect current base zones.

### **33.430.140.F.4**

To be consistent with the Natural Resources Inventory (2012) and 2035 Comprehensive Plan policies, all setbacks should be established from the top of bank, not centerline, of streams and drainageways. The top of bank is defined in 33.910 and 33.930.

### **33.430.140.J.4. Tree removal and replacement standards**

In many cases the environmental overlay zones are not mapped to include an additional 25 feet of transition area around the significant natural resources documented in the adopted inventory as the resource area. The result is that trees, which are significant and should be protected per the Goal 5 ESEE decisions, are located within the transition area not the resource area. To ensure that the functions those trees provide (e.g., stabilizing the soil, attenuating runoff from stormwater, reducing erosion and risk of landslide, shading and cooling the air and nearby water bodies, and providing fish and wildlife habitat) are maintained consistent with adopted policies, tree replacement must occur on site within the remaining Environmental overlay zone resource area.

### **33.430.140.L**

Minor edits.

Language to be added is underlined.  
Language to be deleted is shown in ~~striketrough~~.

**F.** The proposed development must be set back at least:

1. Fifty feet from the edge of any identified wetland;
2. Fifty feet from the top of bank of any identified water body within the Columbia Corridor, or any identified water body within a protection zone on lots zoned R10, R20, or RF. When reconfiguration of the bank is carried out in accordance with subsection 33.430.170.A, ~~below~~, results in the top of bank shifting landward, the applicant may choose to measure the setback from the original top of bank. When this occurs, a survey of the original top of bank line and the new top of bank line must be submitted for verification and then recorded with the County recorder. In all cases the proposed development must be set back at least 5 feet from the new top of bank line;
3. Thirty feet from the top of bank of any identified water body within a protection zone on lots except lots zoned R10, R20 or RF ~~zoned R7 through IR~~; and
4. Thirty feet from the ~~centerline~~top of bank of any identified water ~~bodies~~body within a conservation zone except those within the Columbia Corridor.

**G.-I.** [No change]

**J.** Tree removal and replacement standards.

- 1.-3. [No change]
4. For replacement of non-native trees ~~and trees in transition areas~~, applicants may pay a revegetation fee as described in Table 430-2 in lieu of planting on the site. The fee is based on the number of trees required under Table 430-3, Option A.

**K.** [No Change]

**L.** Nuisance plants.

- 1.-2. [No change]
3. Nuisance plant removal entails actions such as the removal of: roots, the above ground portion of the plant, and the seeds of the plant such that existing non- nuisance or newly installed plants are able to grow and survive. The non- nuisance plants are maintained free of nuisance plants.
4. The cleared area must be replanted as follows:
  - a. Seed the entire area of removal with a native grass seed.
  - b. Install seven groundcover plants and two shrubs per 50 square feet. Groundcover plants must be a minimum size of four- inch pots and the shrubs a minimum size of one- gallon pots.
  - c. Removed native and non-native non- nuisance trees are replaced as shown in Table 430-3 ~~replanted in accordance with Section 33.430.140.M~~.
  - d. Planting native species listed on the Portland Plant List is required.

**M.-S.** [No change]

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## Commentary

### **33.430.180**

This clarification is to treat stormwater outfalls the same as other utilities lines, 33.430.150. The standards for utility lines only apply in resource areas, not transition areas.

### **33.430.190**

The trail standard is intended to apply to all public trails located in environmental overlay zones, not just trails designated as "major public trails" on the official zoning maps. Therefore, the term major is deleted.

### **33.430.195**

This amendment clarifies that the standard only applies where the c- or p-zone overlaps with a s-zone. The intent of the standard is to allow tree removal to preserve a significant view.

Language to be added is underlined.  
Language to be deleted is shown in ~~strike through~~.

**33.430.180 Standards for Stormwater Outfalls**

The following standards apply to the installation of stormwater outfalls in resource areas. All of the standards must be met

**33.430.190 Standards for ~~Major~~ Public Trails**

The following standards apply to ~~major~~ public trails and viewing areas developed in conjunction with the ~~major~~-public trail. All of the standards must be met.

A.-E. [No change]

**33.430.195 Standards for Tree Removal in the Scenic Resources Zone**

The following standards apply to removal of native trees up to 12 inches in diameter and non-native trees of any size that are located ~~within~~ where an Environmental overlay zone overlaps with ~~and~~ the Scenic Resource zone:

A.-D. [No change]

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## Commentary

Language to be added is underlined.  
Language to be deleted is shown in ~~striethrough~~.

# **The *Environmental Overlay Zone Map Correction Project* plan documents:**

## **Volume 1 – Project Report, Summary of Results and Implementation**

The purpose of the Project Report is to document the overall project approach and methodology, summarize public engagement, provide an at-a-glance summary of the results by resource site, and present the updated zoning code maps and refinements to zoning code chapter 33.430, Environmental Zones.

## **Volume 2 – General Economic, Social, Environmental and Energy Analysis**

The General ESEE evaluates the tradeoffs between protecting natural resources and other city goals for economic development, housing, public health, etc. The General ESEE provides an overall recommendation regarding which natural resource features should be protected. The General ESEE recommendations are then affirmed, clarified or modified for each resource site based on resource site-specific circumstances. The resource site-specific ESEEs are presented in Volume 3, Part A-H.

## **Volume 3 – Resource Site Inventory and ESEE Decisions**

For each of the geographies listed below, each document presents an inventory of natural resource features and functions, a site-specific Economic, Social, Environmental and Energy Analysis (ESEE), and the ESEE decisions regarding which natural resource should be protected for each resource site.

**Part A1 – Forest Park and Northwest District, Resource Sites 1 – 20**

**Part A2 – Forest Park and Northwest District, Resource Sites 21 – 41**

**Part B – Skyline West**

**Part C – Tryon Creek and Southwest Hills East**

**Part D – Fanno Creek**

**Part E – East Buttes and Terraces**

**Part F – Johnson Creek**

**Part G – Boring Lava Domes**

## **Volume 4 – Appendices**

Appendices include the Regulatory Context; 2012 NRI Project Report; stream, vegetation and wetland mapping protocols; and the at-risk species list.