

33.865 River Review

865

Sections:

General

33.865.010 Purpose

River Review

33.865.020 When River Review is Required

33.865.030 Procedure

33.865.040 Supplemental Application Requirements

33.865.100 Approval Criteria

33.865.110 Modification of Site-Related Development Standards

33.865.120 Corrections to Violations of the River Environmental Overlay Zone Regulations

33.865.200 Use of Performance Guarantees

33.865.210 Special Evaluations by a Trained Professional

Changes to an Approved River Review

33.865.300 When a River Review Can be Changed

33.865.310 Types of Changes

33.865.320 Review Procedures

33.865.330 Regulations that Apply at the Time of an Application for Changes to a River Review

33.865.340 Regulations that Apply After Approval

General

33.865.010 Purpose

River Review is intended to:

- Protect, conserve and enhance identified resources and functional values in the River Environmental overlay zone, compensate for unavoidable significant detrimental impact to those resources and functional values, and ensure the success of mitigation and enhancement activities;
- Help the City meet existing and future requirements pursuant to federal and state laws including the Clean Water Act, the Safe Drinking Water Act, the Endangered Species Act, the Migratory Bird Treaty Act, and the National Flood Insurance Act;
- Provide flexibility for unusual situations. River Review allows for evaluation of alternative development scenarios that may have less detrimental impact on protected resources, and allows for the evaluation of off-site mitigation proposals;
- Provide a mechanism for the evaluation of detailed, site-specific information on the location or quality of resources and functional values;
- Provide a mechanism for modifying the location of the River Environmental overlay zone to reflect permitted changes in the location or quality of resources and functional values.
- Provide for the replacement of resources and functional values that are lost through violations of the River Environmental overlay zone standards;
- Provide a mechanism to modify the River Environmental overlay zone standards of Chapter 33.475, River Overlay Zones; and
- Allow for modifications to site-related development standards when modification will result in greater resource protection.

River Review

33.865.020 When River Review is Required

River Review is required in the following situations:

- A.** When a development or regulated activity in the River Environmental overlay zone is not exempt from the River Environmental overlay zone regulations and either does not meet the standards of subsection 33.475.440 or there are no development standards applicable to the proposal;
- B.** When River Review is required to correct a violation of the River Environmental overlay zone regulations, as described in subsection 33.475.450;
- C.** When an applicant wishes to fine tune the boundary of the River Environmental overlay zone based on a detailed environmental study that more accurately identifies the location and quality of resources and functional values. Minor boundary changes are allowed through River Review. Map error corrections are reviewed under 33.855.070, Corrections to the Official Zoning Maps, and removal of the River Environmental overlay zone is processed as a change of overlay zone as stated in 33.855.060, Approval Criteria for Other Changes; or
- D.** To modify the boundary of River Environmental overlay zone to reflect permitted changes in the location or quality of resources or functional values. The modification of River Environmental overlay zone procedure does not apply to changes caused by violations of subsection 33.475.440.

33.865.030 Procedure

River reviews are processed through the following procedures:

- A.** Land divisions and planned developments are processed through a Type III procedure;
- B.** All other river reviews are processed through a Type II procedure, except as described in 33.475.450.B when River Review is required to correct a violation of the River Environmental overlay zone regulations.

33.865.040 Supplemental Application Requirements

In addition to the application requirements of Section 33.730.060, the following information is required when the River Review application is for development in the River Environmental overlay zone, or for modification of the River Environmental overlay zone boundary:

- A. Supplemental site plan requirements.** Two physical copies and one PDF of each required site plan must be submitted. The site plans must show the entire site, must be drawn accurately to a scale that is between 1 inch to 50 feet and 1 inch to 10 feet, and must show all property lines with dimensions, a north arrow and a date. Additional site plans that show only a portion of the site may be submitted. All copies of site plans must be suitable for reproduction on paper no smaller than 8.5 x 11 inches and no larger than 36 x 48 inches. The Director of BDS may waive items listed in this subsection if they are not applicable to the specific review; otherwise they must be included. Additional information such as wetland characteristics or soil type may be requested through the review process.
 - 1. Existing conditions site plan. The existing conditions site plan must show the following:

- a. Location of any wetlands or water bodies on the site or within 50 feet of the site. Indicate the location of the top of bank, including structures and topographic contours referenced to determine top of bank, centerline of stream, ordinary high water, or wetland boundary as appropriate. See Section 33.910.030, Environmental-Related Definitions, Top of Bank. In the case of a violation, also identify the location of the wetland or water body prior to alteration;
 - b. Combined flood hazard area and floodway boundaries. In the case of a violation, also identify the location of the 100-year floodplain and floodway prior to alteration;
 - c. The boundaries of the riparian buffer area. See Map 475-6.
 - d. Drainage patterns, using arrows to indicate the direction of major drainage flow;
 - e. Boundaries of the River Environmental overlay zone. These boundaries may be scaled in relation to property lines from the Official City Zoning Maps;
 - f. Within the River Environmental overlay zone:
 - (1) Distribution outline of shrubs and ground covers, with a list of most abundant species; and
 - (2) Trees over 1.5 inches in diameter identified by species and size, including the location and size of the trunk, canopy crown diameter and the root protection zone. In the case of a violation, also identify the trees that were cut or damaged by showing a stump diameter and species;
 - g. Outside of the River Environmental overlay zone, trees over 3 inches in diameter, including the location of the trunk and canopy crown cover, identified by species and size;
 - h. Location and boundaries of designated scenic resources. The location of viewpoints, view corridors and scenic corridors must be show in relation to the property lines, existing and proposed public trails and boundaries of the River Environmental overlay zone;
 - i. Topography shown by contour lines at 2 foot vertical contours in areas of slopes less than 10 percent and at 5 foot vertical contours in areas of slopes 10 percent or greater. In the case of a violation, also identify the topography prior to alteration; and
 - j. Existing improvements such as structures, buildings, utility lines, stormwater systems, septic or sewer facilities, fences, etc.
2. Proposed development site plan. The proposed development site plan must show the following:
 - a. Location of the River Environmental overlay zone, the top of bank and river setback areas, the boundary of the riparian buffer area, and the landscaping area subareas;

- b. Location of all proposed development including buildings, structures, decks, retaining walls, bridges, trails/pathways;
 - c. Location of proposed utility lines and connections, stormwater systems and septic or sewer facilities;
 - d. Location of all proposed in-water pilings, sheet walls, or other structures that will impact the river bottom using a bold X;
 - e. Location of protected scenic resources;
 - f. Delineation and total square footage of temporary and permanent disturbance areas including equipment maneuvering areas;
 - g. Delineated areas of vegetation removal and identification of trees to be removed using a bold X;
 - h. Proposed final contour lines at 2 foot vertical intervals in areas of slopes less than 10 percent and at 5 foot vertical contours in areas of slopes 10 percent or greater;
 - i. Location of excavation and fill and total quantities of each, including balanced cut and fill calculation for any grading in the combined flood hazard area;
 - j. Delineated areas to be left undisturbed; and
 - k. Location and species of existing trees, shrubs, and ground covers to remain including the required root protection zone per Title 11.
3. Construction management site plan. The construction management site plan must show the following:
- a. Location of the River Environmental overlay zone, the top of bank and river setback areas, the boundary of the riparian buffer area, and the required landscaping area subareas;
 - b. Delineation and total square footage of temporary and permanent disturbance areas including equipment maneuvering areas;
 - c. Proposed grading plan with existing and proposed contours. The grading plan must show proposed alteration of the ground at 2-foot vertical contours in areas of slopes less than ten percent and at 5-foot vertical contours in areas of slopes ten percent or greater;
 - d. Location of excavation and fill and total quantities of each, including balanced cut and fill calculation for any grading in the combined flood hazard area;
 - e. Location of all proposed development;
 - f. Delineated areas of vegetation removal and identification of trees to be removed using a bold X;
 - g. Areas where existing topography and vegetation will not be affected by the development proposal;

- h. Location of trees to remain including the required root protection zone per Title 11;
 - i. Location of site access and egress;
 - j. Material staging and stockpile areas; and
 - k. Erosion control measures.
- 4. Mitigation or remediation site plan. A mitigation site plan is required when the proposed development will result in unavoidable significant detrimental impact on the resources and functional values identified in the *Willamette River Central Reach Natural Resources Protection Plan (2018)*, *River Plan / South Reach Natural Resources Protection Plan (2020)* or when mitigation is proposed in order to meet River Review approval criteria. A remediation site plan is required when significant detrimental impacts occur in violation of the Zoning Code and no permit was applied for. The on-site or off-site mitigation or remediation site plan must show the following:
 - a. Location of the River Environmental overlay zone and riparian buffer zone in relation to the mitigation site;
 - b. Distribution outline, species composition, and percent cover of ground covers to be seeded or planted using standard landscape graphics;
 - c. Location, species, and size of each individual tree to be planted;
 - d. A planting table listing the size, number, and species (common and scientific) of all trees, shrubs, groundcover or seeds to be installed;
 - e. The area of the mitigation site in square feet in relation to the project impact area;
 - f. The location of the mitigation site in relation to existing, proposed or anticipated future development on the site;
 - g. Stormwater management features, including retention, infiltration, detention, discharges, and outfalls;
 - h. Location of any single piles or multiple-pile dolphins that will be removed;
 - i. Location of protected viewpoints and scenic overlay zones;
 - j. Water bodies to be created, including centerline, top of bank, wetland boundary and depth;
 - k. Water sources to be used, including volumes;
 - l. Location of excavation and fill and total quantities of each including balanced cut and fill calculation for any grading in the combined flood hazard area; and
 - m. Information showing compliance with Section 33.248.090, Mitigation and Restoration Plantings.

B. Supplemental narrative. The following is required:

1. Impact evaluation. An impact evaluation is required to determine compliance with the approval criteria, and to evaluate practicable development alternatives for a particular site. The alternatives must be evaluated on the basis of their impact on identified resources and functional values. Significant resources and functional values are identified in the *Willamette River Central Reach Natural Resources Protection Plan* (2018) and *River Plan / South Reach Natural Resources Protection Plan* (2020). A supplemental environmental assessment can be provided to more accurately identify resources and functional values on the site. In the case of a violation, the impact evaluation is used to determine the nature and scope of the significant detrimental impacts.

a. An impact evaluation includes:

- (1) Identification, by characteristic and quantity, of the natural resources and their functional values found on the site. The *Willamette River Central Reach Natural Resources Protection Plan* (2018) and *River Plan / South Reach Natural Resources Protection Plan* (2020) provide site-specific information on the natural resource features including:

- open water;
- shallow water (river depth 0-20 feet);
- beach;
- riparian vegetation;
- upland and bottomland forest;
- grassland;
- flood area and floodplain;
- wetlands, streams and ponds; and
- special habitat area.

The *Willamette River Central Reach Natural Resources Protection Plan* (2018) and *River Plan / South Reach Natural Resources Protection Plan* (2020) provide site-specific information on the functional values provided by the various natural resource features including:

- Microclimate and shade;
- Stream flow moderation and water storage;
- Bank function, and sediment, pollution and nutrient control;
- Large wood and channel dynamics;
- Organic inputs, food web and nutrient cycling;
- Fish and wildlife habitat; and
- Habitat connectivity/movement corridor.

The *Willamette River Central Reach Natural Resources Protection Plan* (2018) and *River Plan / South Reach Natural Resources Protection Plan* (2020) also provide information on wildlife and plant special status species that are known or reasonably expected to occur within or use a site. The application must contain current information regarding any special status species known or expected to occur on the site;

- (2) Identification and description of the scenic resources on the site. Scenic resources are mapped on the official zoning maps with the Scenic overlay

zone and are described in the *Central City Scenic Resources Protection Plan* (2018) and *River Plan / South Reach Scenic Resources Protection Plan* (2020);

- (3) Identification of significant unavoidable detrimental impacts on identified natural and scenic resources and functional values. Actions that could cause detrimental impacts and should be identified include:
 - excavation and fill both in the water and above the ordinary high water mark. The quality and source of fill material is an important factor to be considered;
 - clearing and grading;
 - construction;
 - vegetation removal;
 - tree planting;
 - altering bathymetry;
 - altering a vegetated riparian corridor or upland vegetated area;
 - altering the floodplain; and
 - altering the temperature of the river especially the altering of existing cold water sources.
 - (4) Evaluation of practicable alternative locations, design modifications, or alternative methods of development that both achieve the project purpose, taking into account cost and technology, and minimize significant detrimental impacts on identified natural and scenic resources and functional values; and
 - (5) Determination of the practicable alternative that best meets the applicable approval criteria.
- b. An impact evaluation for a violation includes:
- (1) Description, by characteristics and quantity, of the natural and scenic resources and functional values on the site prior to the violation; and
 - (2) Determination of the impact of the violation on the natural and scenic resources and functional values.
2. Biological assessment. A biological assessment developed for the purposes of a federal or state permit may be submitted in place of some or all of the impact evaluation if the biological assessment includes the information described in subparagraph B.1, above. In the event that the applicant submits a biological assessment in place of some or all of the impact evaluation, the applicant must identify which aspects of the impact evaluation are covered by the biological assessment and, if necessary, identify which pieces of information will be included in the impact evaluation.
 3. Supplemental environmental site assessment. A site-specific environmental assessment, prepared by a qualified consultant, to more precisely determine the existence, location, type, extent, and quality of the natural resources and functions on the site can be provided as part of the supplemental narrative. The assessment may verify, supplement, or challenge the information in the City's inventory for the purpose of informing the impact evaluation and identifying mitigation obligations;

4. Construction management plan. Identify measures that will be taken during construction or remediation to protect the remaining natural and scenic resources and functional values at and near the construction site and provide a description of how areas that are not affected by the construction will be protected. For example, describe how trees will be protected, erosion controlled, construction equipment controlled, and the timing of construction; and
5. Mitigation or remediation plan. The purpose of a mitigation or remediation plan is to compensate for unavoidable significant detrimental impacts on identified natural and scenic resources and functional values that result from the chosen development alternative or violation. A mitigation or remediation plan includes:
 - a. Natural or scenic resources and functional values to be restored, created, or enhanced within mitigation or remediation area;
 - b. Documentation of coordination with appropriate local, regional, special district, state, and federal regulatory agencies;
 - c. Construction timetables;
 - d. Operation and long-term maintenance plan;
 - e. Monitoring and evaluation procedures that include periodic reporting;
 - f. Remedial actions for unsuccessful mitigation;
 - g. Information showing compliance with Section 33.248.090, Mitigation and Restoration Plantings;
 - h. If off-site mitigation is proposed, demonstration that on-site mitigation is not practicable or ecologically beneficial; and
 - i. If mitigation bank credits will be used, proof of purchase from a City-approved mitigation bank.

33.865.100 Approval Criteria.

Requests for a River Review will be approved if the review body finds that the applicant has shown that all applicable approval criteria have been met.

A. Development within the River Environmental overlay zone. The applicant's supplemental narrative must demonstrate that all of the following are met:

1. Land divisions, Property Line Adjustments, and Planned Developments:
 - a. Except for river-dependent and river-related uses and development, proposed uses and development must be outside the combined flood hazard area except as provided under Subparagraph A.1.d. Other areas of the combined flood hazard area must be in environmental resource tracts;
 - b. There are no practicable arrangements for the proposed lots, tracts, roads, or parcels within the same site, that would allow for the provision of significantly more of the building sites, vehicular access, utility service areas, and other development on lands outside the River Environmental overlay zone;

- c. Development, including building sites, vehicular access and utilities, within the River Environmental overlay zone must have the least amount of detrimental impact on identified resources and functional values as is practicable. Significantly different but practicable development alternatives, including alternative housing types or a reduction in the number of proposed or required units or lots, may be required if the alternative will have less impact on the identified resources and functional values than the proposed development;
- d. River-dependent and river-related development, rights-of-way, driveways, walkways, outfalls, and utilities;
 - (1) The location, design, and construction method of any outfall or utility proposed within the River Environmental overlay zone has the least significant detrimental impact to the identified resources and functional values of other practicable alternatives including alternatives outside the River Environmental overlay zone;
 - (2) There will be no significant detrimental impact on water bodies for the migration, rearing, feeding, or spawning of fish; and
 - (3) Water bodies are crossed only when there are no practicable alternatives with fewer significant detrimental impacts; and
- e. Mitigation:
 - (1) The mitigation plan demonstrates that all significant detrimental impacts on identified scenic and natural resources and functional values, and the interim loss of functional value will be compensated for. In addition, for proposed development within the riparian buffer area that is not river-dependent or river-related, the mitigation plan must result in a significant improvement of at least one of the following functional values: bank function and control of sediments, nutrients and pollutants, or large wood and channel dynamics;
 - (2) The amount of natural resource mitigation due as compensation is based on the amount and relative condition of the resources and functional values impacted by the proposal. The amount of natural resource mitigation required will be at a ratio of no less than 1.5:1 (mitigation area to project disturbance area) for on-site mitigation or mitigation bank credits and no less than 3:1 for offsite mitigation but may be more to address the following:
 - The uniqueness of the resources and functional values impacted;
 - The relative condition of the mitigation area;
 - The distance between the impact area and mitigation area; and
 - The time lag between when the resources and functional values are lost due to the impacts and the point when the mitigation site will achieve full functions;
 - (3) To the extent practicable, the natural and scenic resources and functional values restored or enhanced as mitigation must be the same kind of

resource, performing the same functions as the lost resource. In addition, the mitigation plan must demonstrate that mitigation for tree removal in the combined flood hazard area must meet or exceed the replacement requirements of Table 475-2 and occur within the combined flood hazard area;

- (4) Mitigation must occur on-site in the River Environmental overlay zone, or an area that is contiguous to the River Environmental overlay zone, when practicable and ecologically beneficial. Factors to be considered when evaluating this criterion include:
 - The potential for the long-term success of the restored resources and functional values in the mitigation area;
 - The amount, size, shape, and connectivity potential of on-site mitigation areas;
 - The location of the mitigation area in relation to existing, proposed or future development on the site, and the impact development may have on the mitigation area;
 - Contamination; and
 - Any other site-specific issue or constraint;
- (5) If on-site mitigation is not practicable or ecologically beneficial, then off-site mitigation is allowed as follows:
 - Through the purchase of credits from a city approved mitigation bank located along the Lower Willamette River as close as possible to the disturbance area;
 - Through offsite mitigation in the River Environmental overlay zone. If the offsite mitigation compensates for significant detrimental impacts located within the combined flood hazard area, then the offsite mitigation area must also be located within the combined flood hazard area. The applicant must own the area where the mitigation will occur or possess a legal instrument that is approved by the City as sufficient to carry out and ensure the success of the mitigation plan (such as an easement or deed restriction);
- (6) In cases where the proposed development is subject to mitigation as the result of obtaining permits from the Oregon Department of State Lands or the U.S. Army Corps of Engineers, the mitigation required for those permits can count toward meeting this mitigation requirement as long as that mitigation is found to adequately compensate for impacts to the identified natural resources and functional values; and
- (7) The operation and long-term maintenance plan ensures the ongoing maintenance and protection of the mitigation or remediation areas and associated resources and functional values. Plants that die must be replaced in kind. Ongoing monitoring and evaluation of the mitigation or remediation area must occur and monitoring reports must be submitted to the Bureau of Development Services annually for up to 5 years based on scope and size of the mitigation or remediation area.

2. Resource enhancement and mitigation bank projects:
 - a. There will be no net loss of total resource area;
 - b. There will be no net loss of functional values;
 - c. There will be a significant improvement of at least one functional value; and
 - d. For mitigation banks, the applicant must possess a legal instrument, such as a conservation easement or deed restriction, that is approved by the City as sufficient to ensure the right to carry out, monitor and maintain the mitigation.
3. All other proposals in the River Environmental overlay zone:
 - a. Proposed development minimizes the loss of identified natural or scenic resources and functional values consistent with the uses that are generally permitted or allowed in the base zone without a land use review, or permitted or allowed by an approved conditional use review;
 - b. Proposed development locations, designs, and construction methods are less detrimental to identified natural and scenic resources and functional values than other practicable and significantly different alternatives, including alternatives on the same site but outside of the River Environmental overlay zone;
 - c. There will be no significant detrimental impact on areas of the site reserved for mitigation, areas within the River Environmental overlay zone not proposed for development at this time, downstream river habitat, or other sites where environmental restoration is in progress or complete;
 - d. Mitigation:
 - (1) The mitigation plan demonstrates that all significant detrimental impacts on identified scenic and natural resources and functional values, and the interim loss of functional value will be compensated for. In addition, for proposed development within the riparian buffer area that is not river-dependent or river-related, the mitigation plan must result in a significant improvement of at least one of the following riparian functions: bank function and control of sediments, nutrients and pollutants, or large wood and channel dynamics
 - (2) The amount of natural resource mitigation due as compensation is based on the amount and relative condition of the resources and functional values impacted by the proposal. The amount of natural resource mitigation required will be at a ratio of no less than 1.5:1 (mitigation area to project disturbance area) for on-site mitigation or mitigation bank credits and no less than 3:1 for offsite mitigation but may be more to address the following:
 - The uniqueness of the resources and functional values impacted;
 - The relative condition of the mitigation area;
 - The distance between the impact area and mitigation area; and

- The time lag between when the resources and functional values are lost due to the impacts and the point when the mitigation site will achieve full functions;
- (3) To the extent practicable, the natural and scenic resources and functional values restored or enhanced as mitigation must be the same kind of resource, performing the same functions as the lost resource. In addition, the mitigation plan must demonstrate that mitigation for tree removal in the combined flood hazard area must meet or exceed the replacement requirements of Table 475-2 and occur within the combined flood hazard area;
- (4) Mitigation must occur on-site in the River Environmental overlay zone, or an area that is contiguous to the River Environmental overlay zone, when practicable and ecologically beneficial. Factors to be considered when evaluating this criterion include:
- The potential for the long-term success of the restored resources and functional values in the mitigation area;
 - The amount, size, shape, and connectivity potential of on-site mitigation areas;
 - The location of the mitigation area in relation to existing, proposed or future development on the site, and the impact development may have on the mitigation area;
 - Contamination; and
 - Any other site-specific issue or constraint;
- (5) If on-site mitigation is not practicable or ecologically beneficial, then off-site mitigation is allowed as follows:
- Through the purchase of credits from a City approved mitigation bank located along the Lower Willamette River as close as possible to the disturbance area;
 - Through off-site mitigation in the River Environmental overlay zone. If the offsite mitigation compensates for significant detrimental impacts located within the combined flood hazard area, then the offsite mitigation area must also be located within the combined flood hazard area. The applicant must own the area where the mitigation will occur or possess a legal instrument that is approved by the City as sufficient to carry out and ensure the success of the mitigation plan (such as an easement or deed restriction); and
- (6) In cases where the proposed development is subject to mitigation as the result of obtaining permits from the Oregon Department of State Lands or the U.S. Army Corps of Engineers, the mitigation required for those permits can count toward meeting this mitigation requirement as long as that mitigation is found to adequately compensate for impacts to the identified natural resources and functional values; and
- (7) The operation and long-term maintenance plan ensures the ongoing maintenance and protection of the mitigation or remediation areas and associated resources and functional values. Plants that die must be replaced

in kind. Ongoing monitoring and evaluation of the mitigation or remediation area must occur and monitoring reports must be submitted to the Bureau of Development Services annually for up to 5 years based on scope and size of the mitigation or remediation area.

B. Modification of River Environmental overlay zone boundaries. Modifications of River Environmental overlay zone boundaries that reflect permitted changes in the location or quality of resource areas will be approved upon finding that the applicant's statement demonstrates that either Paragraph B.1 or B.2 are met. For modification of River Environmental zone boundaries based on a more detailed site specific environmental study that confirms the location of natural resource features identified in the adopted Natural Resources Inventory, the applicant's impact evaluation must demonstrate that Paragraph B.3 is met:

1. Successful mitigation. An approved mitigation plan has been successful and a new, restored, or enhanced resource exists which should be included in the River Environmental overlay zone; or
2. Approved loss of resource area. All of the following must be met:
 - a. All approved development in a resource area has been completed;
 - b. All mitigation required of this development has been successful; and
 - c. The identified resources and functional values at the developed site no longer exist, or have been subject to a significant detrimental impact.
3. Modification of River Environmental overlay zone boundaries based on a more detailed site-specific environmental study. The River Environmental overlay zone line location may be modified to more accurately reflect the location of natural resources and functional values on the site. All of the following must be met:
 - a. The modified River Environmental overlay zone boundary must include all natural resource features that receive a high or medium rank using the methodology within the adopted Natural Resources Inventory;
 - b. The modified River Environmental overlay zone boundary must include:
 - (1) Within the Willamette River Central Reach, all land within and riverward of 50 feet from the top of bank of a river, stream, drainageway, wetland or other water body.
 - (2) Within the Willamette River South Reach, all land within and riverward of 100 feet from the top of bank of a river, stream, drainageway, wetland or other water body; and
 - c. The modified River Environmental overlay zone boundary must include the riparian buffer area shown on Map 475-6.

33.865.110 Modifications of Site-Related Development Standards

The review body may consider modifications to site-related development standards that are not otherwise prohibited from being adjusted as part of the River Review process. These modifications are done as part of the River Review process and are not required to go through the adjustment

process. Adjustments to use-related development standards (such as floor-area ratios, intensity of use, size of the use or concentration of uses) are subject to the adjustment process of Chapter 33.805. In order to approve these modifications, the review body must find that the development will result in greater protection of the resources and functional values identified on the site and will, on balance, be consistent with the purpose of the applicable regulations.

33.865.120 Corrections to violations of the River Environmental Overlay Zone Regulations

For corrections to violations of the River Environmental development standards the application must meet all applicable approval criteria stated in Subsection 33.865.100.A and all of the approval criteria listed below in Subsections A through D except the criterion in Paragraph C.1. If these criteria cannot be met, then the applicant's remediation plan must demonstrate that all of the following are met:

- A.** The remediation is done in the same area as the violation; and
- B.** A second area, equal in size to the area disturbed by the violation activity, must also be replanted to meet the standards of Table 475-3.
- C.** The remediation plan demonstrates that after its implementation there will be:
 - 1. No permanent loss of any type of resource or functional values;
 - 2. A significant improvement of a least one functional value; and
 - 3. There will be minimal loss of resources and functional values during remediation until the full remediation program is established.
- D.** The operation and long-term maintenance plan ensures the ongoing maintenance and protection of the remediation area and associated resources and functional values. Plants that die must be replaced in kind. Ongoing monitoring and evaluation of the remediation area must occur and monitoring reports must be submitted to the Bureau of Development Services annually for up to 5 years based on scope and size of the remediation area.

33.865.200 Performance Guarantees

The Director of BDS may require performance guarantees as a condition of approval to ensure mitigation or remediation. See Section 33.700.050, Performance Guarantees.

33.865.210 Special Evaluation by a Professional

A professional consultant may be hired to evaluate proposals and make recommendations if the Director of BDS finds that outside expertise is needed due to exceptional circumstances. The professional will have expertise in the specific resource or functional value or in the potential adverse impacts on the resource or functional value. A fee for these services will be charged to the applicant in addition to the application fee.

Changes to an Approved River Review

33.865.300 When a River Review Can be Changed

River review can be changed as allowed below if:

- A. The original River Review has not expired; and
- B. City permits for all aspects of the approved project have not received final approval.

33.865.310 Types of Changes

There are three types of changes: major, minor, and administrative.

- A. Major change.** A major change is one that will have significant impacts on the development or on the site. Major changes include:
 - 1. An increase in total disturbance area of more than 10 percent;
 - 2. An increase of more than 10 percent in the amount of medium or high ranked resource area affected;
 - 3. More than a combined total diameter of 24 inches of additional tree removal; or
 - 4. A reduction of more than 5 percent in any quantity, dimension or area identified in an approved mitigation plan or narrative.
- B. Minor change.** A minor change is a change that is neither major nor administrative.
- C. Administrative change.** An administrative change is a change to an element of a River Review that:
 - 1. Is consistent with all conditions of the River Review approval;
 - 2. Meets all development standards not modified by the River Review;
 - 3. Does not change any quantity, dimension, or area identified in the approved plans or narrative other than disturbance area or a mitigation plan or narrative by more than 5 percent;
 - 4. Does not increase the approved temporary or permanent disturbance area;
 - 5. Does not decrease any quantity, dimension or area identified in an approved mitigation plan or narrative; and
 - 6. Does not result in additional tree removal.

33.865.320 Review Procedures

Requests for changes to an approved River Review are processed as follows:

- A. Major changes.** Major changes are processed through a Type II procedure:
- B. Minor changes.** Minor changes are processed through a Type Ix procedure.
- C. Administrative changes.** Administrative changes are allowed without a land use review.

33.865.330 Regulations that Apply at the Time of an Application for Changes to a River Review

- A. Minor change to an approved River Review.** An application for a minor change to a River Review will be processed based on the regulations in effect on the date the original River Review was filed with the City if the original River Review has not expired.
- B. Major change to an approved River Review.** An application for a major change to a River Review will be processed based on the regulations in effect on the date the application is filed with the City as described in 33.700.080.A.1.

33.865.340 Regulations that Apply After Approval

- A. Minor change to an approved River Review.** Applications for building permits for development approved by a minor change to an approved River Review decision are subject only to the regulations in effect on the date the original River Review application was filed with the City if the original River Review has not expired. When a land use review other than River Review, such as design review, is also required for the development and a minor change to an approved River Review has been approved, development approved by the additional land use review is also subject only to the regulations in effect on the date the additional land use review was filed with the City if the additional land use review has not expired.
- B. Major change to an approved River Review.** Applications for building permits for development approved by a major change to an approved River Review decision that has not expired are subject to the regulations in effect on the date the application for a major change review was filed with the City, as specified in 33.700.080.A.1.

(Added by: Ord. No. 189000, effective 7/9/18. Amended by: Ord. No. 190023, effective 8/10/20; Ord. No. 190241, effective 3/1/21; Ord. No. 191477, effective 3/1/24.)