



Land Use Planning Division
 1600 SE 190TH Ave, Suite 116
 Portland OR 97233
 Ph 503.988.3043 Fax 503.988.3389
 multco.us/landuse

**Willamette
 River Greenway
 Work Sheet**

**Associated Active
 Cases:**

Instructions for Applicants:

This questionnaire is designed to assist you in preparing an application for development within the Willamette River Greenway (WRG). There are two parts to this questionnaire. Part 1 applies to all projects. Part 2 only applies to projects in or near a mapped Significant Wetland. Please answer each question as fully as you are able. When referring to a site plan or building plans, please note how the information on the plans address the question. The responses and supporting documents you provide will be the basis for determining whether or not your application satisfies the Greenway criteria.

PART 1 – GENERAL DEVELOPMENT STANDARDS:

The Part 1 – General Development Standards apply to all projects occurring within the WRG zone. The objective of the development standards is to protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River. The questions below are intended to allow staff to determine whether or not your proposal meets each specific standard. Please answer these questions as fully as you can. Your responses to these criteria will be used verbatim in the land use decision. (Attach additional sheets if necessary.)

- (1.1) The maximum possible landscaped area, scenic and aesthetic enhancement, open space or vegetation shall be provided between any use and the river. *This requires that you design the project so that it is screened from view from the river by vegetation or new landscaping, or is located as far away from the river or channel as possible so that the landscape and vegetation, rather than structural development, dominates views from the river.***

- (1.2) Reasonable public access to and along the river shall be provided by appropriate legal means to the greatest possible degree and with emphasis on urban and urbanizable areas. *Your response should address how the public has historically accessed the river or channel through the property and, if that has occurred, how that access is to be maintained.***

(1.3) Developments shall be directed away from the river to the greatest possible degree, provided that lands in other than rural and natural resource districts may continue in urban uses. Please explain how your design provides as much separation as possible.

(1.4) Agricultural lands shall be preserved and maintained for farm use. Your response should address lands presently in farm use, or land that could be farmed. Development should occur on land least suitable for farming, provided the location is consistent with the other Greenway objectives.

(1.5) The harvesting of timber beyond the vegetative fringes shall be conducted in a manner which shall insure that the natural scenic qualities of the Greenway will be maintained to the greatest extent practicable, or will be restored within a brief period of time on those lands inside the Urban Growth Boundary (UGB). This relates to tree removal in association with your project. Your plan should clearly illustrate the location, species and size of all trees that will be removed and re-planted. Explain below how the tree removal will avoid impacting the views from the channel.

(1.6) Recreational needs shall be satisfied by public and private means in a manner consistent with the carrying capacity of the land, and with minimum conflicts with farm uses. *Explain how the project will be designed to facilitate existing recreational uses on the property and how this will be done in a way that complements any local farm uses.*

(1.7) Significant fish and wildlife habitats shall be protected. *Your response should first describe what significant fish and wildlife habitat areas are located on and adjacent to the property, and how the project has been designed to protect those areas. Planning staff can help identify these areas.*

(1.8) Significant natural and scenic areas and viewpoints and vistas shall be preserved. *Your response should first describe the location and type of any significant natural areas, scenic areas or viewpoints located in the area, and then explain what impacts to these areas may occur as a result of your project. Planning staff can help assist identify where these areas are. (An example of a significant natural area is the Multnomah Channel.)*

(1.9) Maintenance of public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable. *Your response should explain how your project will not compromise public safety and minimizes the risk of vandalism and trespass.*

(1.10) The natural vegetation along the river, lakes, wetlands and streams shall be enhanced and protected to the maximum extent practicable to assure scenic quality, protection from erosion, screening of uses from the river, and continuous riparian corridors. *Explain how your proposal enhances the natural vegetation along water bodies. The location of the enhancements should be shown on a plan, and the enhancement goals described in detail. Simply protecting existing vegetation is not enough. These areas must be enhanced as part of your project.*

(1.11) Extraction of known aggregate deposits may be permitted, pursuant to the provisions of MCC MCC 39.7300 through 39.7330 (i.e. Conditional Uses) when economically feasible and when conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise, safety, and to guarantee necessary reclamation. *Is extraction of aggregate (rock) proposed? If your project does not involve the extraction of aggregate, this development standard does not apply and no response is necessary.*

Extraction of known aggregate deposits may be permitted as a Conditional Use Permit when economically feasible and when conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise, safety, and to guarantee necessary reclamation. In addition to completing this worksheet, you are also required to apply for a Conditional Use Permit if extraction of aggregate is proposed. (Ask planning staff how to apply for this permit.)

(1.12) Areas of annual flooding, flood plains, water areas and wetlands shall be preserved in their natural state to the maximum possible extent to protect the water retention, overflow and natural functions. *Your response should describe which of these features exist on the property, and a site plan should be submitted showing the locations. Any wetlands on the property may need to be professionally delineated. Your response will need to explain how you have designed the project to avoid impacts to these areas.*

(1.13) Significant wetland areas shall be protected as provided in MCC 39.5940 (i.e. Part II of this worksheet). *Please show significant wetland areas on your plan and explain how those areas will be protected. You will need to fill out Part II of this worksheet if Significant Wetland areas will be disturbed. Significant Wetlands consist of those areas designed as significant on 1"=200' aerial photographs used to support the Comprehensive Framework Plan documentation.*

(1.14) Areas of ecological, scientific, historical or archaeological significance shall be protected, preserved, restored, or enhanced to the maximum extent possible. *Please note any known areas of ecological, scientific, historical or archaeological significance on the property and how these areas will be protected, preserved, restored or enhanced as part of this project.*

(1.15) Areas of erosion or potential erosion shall be protected from loss by appropriate means that are compatible with the character of the Greenway. *Please describe how you will minimize grading activities, protect exposed areas, and avoid turbid water from leaving the site.*

(1.16) The quality of the air, water and land resources in and adjacent to the Greenway shall be preserved in development, change of use, or intensification of use of land designated WRG. *Describe any discharges associated with the development that could impact air and water quality such as dust, fumes, soil erosion, chemicals, etc. How will your project manage these types of discharges? Examples of uses that could have a potential impact on air and water quality include boat repair yards, fuel docks, parking area storm water runoff, marina septic disposal practices and commercial uses in general adjacent to the channel.*

(1.17) A building setback line of 150 feet from the ordinary low waterline of the Willamette River shall be provided in all rural and natural resource districts, except for non-dwellings provided in conjunction with farm use, and except for buildings and structures in conjunction with a water-related or a water dependent use.

Will your project be located at least 150 feet from the Willamette River's ordinary low waterline?

_____ No _____ Yes

Please show the ordinary low waterline boundary on a map with the distance to proposed buildings. A water dependant use can be carried out only on, in, or adjacent to water areas, because the use requires access to the water body for waterborne transportation or recreations. A water dependant use also includes development, which by its nature, can be built only on, in, or over a water body, such as a bridge supported by piers or pillars.

- (1.18) **Any development, change of use or intensification of use of land classified Willamette River Greenway, shall be subject to design review, pursuant to MCC 39.8000 through 39.8050, to the extent that such design review is consistent with the elements of the Greenway Design Plan.** *Other permits are often required in the Willamette River Greenway, such as a Design Review or a Conditional Use Permit. If those permits are required in this case, the objectives of the Greenway Permit need to be factored into those permits when satisfying those development standards.*
- (1.19) **The applicable policies of the Comprehensive Plan are satisfied.** *Planning staff can help identify any applicable Comprehensive Plan policies that must be addressed as part of your application. In order to address a plan policy, you will describe why you believe your project is consistent with the purpose and intent of the policy.*

PART 2 – SIGNIFICANT WETLANDS DEVELOPMENT & MITIGATION STANDARDS:

The following additional standards are required to be addressed only if a Significant Wetlands area is mapped within the project area. Significant Wetlands consist of those areas designed as significant on 1"=200' aerial photographs used to support the Comprehensive Framework Plan documentation. The Planner on Duty can help you determine whether the following Part 2 development standards apply for your property. **You will need to retain a professional competent in wetland identification and function to delineate the wetland and help you prepare this portion of the application.**

(2.1) Your site plan must contain the following additional information:

- The wetland boundary as determined by a documented field survey;
- The location of all existing and proposed structures and roads;
- The location of all watercourses, drainageways, storm water facilities;
- The location of all utility installations;
- Topography of the site at a contour interval of no greater than five feet;
- Location, species and size of all proposed mitigation plantings.

(2.2) Please provide the following additional information:

- A description and map of the wetland area that will be affected by the proposed activity. This documentation must also include a map of the entire wetland, an assessment of the wetland's functional characteristics and water sources, and a description of the vegetation types and fish and wildlife habitat.** *You will be required to supply professional wetland assessment and delineation if your project occurs near a wetland area.*
- A description and map of soil types in the proposed development area and the locations and specifications for all proposed draining, filling, grading, dredging, and vegetation removal, including the amounts and methods.** *Planning staff can provide you a soil survey to review at the planning counter which lists the soil types and soil properties for your development area.*
- A study of any flood hazard, erosion hazard, or other natural hazards in the proposed development area and any proposed protective measures to reduce such hazards; and**

- Detailed Mitigation Plans.** *These plans should show the location, species and size of all proposed plantings and the details of any other mitigation proposed, including the removal of invasive species, on-site storm water treatment areas, no-touch buffer zones, etc.*

In addition to the development standards listed in Part I of this worksheet, you must demonstrate that the proposal:

- (2.3) Is water-dependent or requires access to the wetland as a central element of its basic design function, or is not water dependent but has no practicable alternative as described in subsections (A - C) below.**

A water dependant use can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for waterborne transportation or recreations. A water dependant use also includes development, which by its nature, can be built only on, in, or over a water body such as a bridge supported by piers or pillars.

In order to show that no practicable alternative exists, you must first explain what other options you considered and how you determined that each of those options was not feasible. Then, continue to subsections A - C below.

(A) (Only applicable for the "no practicable alternatives" option.) The basic purpose of the project cannot reasonably be accomplished using one or more other practicable alternative sites in Multnomah County that would avoid or result in less adverse impact on a wetland. An *alternative site* is to be considered *practicable* if it is available for purchase and the proposed activity can be conducted on that site after taking into consideration costs, existing technology, infrastructure, and logistics in achieving the overall project purposes. *In addition to explaining how you conducted this analysis, provide a map showing each of the alternative sites considered. Issues that should be taken into consideration when assessing the feasibility of using an alternative site include costs, existing technology, infrastructure and logistics in achieving the overall project purposes. Alternative sites are not limited to the subject property and can be located in the area.*

(B) (Only applicable for the "no practicable alternatives" option.) The basic purpose of the project cannot be accomplished by a reduction in the size, scope, configuration, or density of the project as proposed, or by changing the design of the project in a way that would avoid or result in fewer adverse effects on the wetland; and *Explain why the use proposed can not be reduced in size or altered in some other way to have less of an impact.*

(C) (Only applicable for the "no practicable alternatives" option.) In cases where the applicant has rejected alternatives to the project as proposed due to constraints, a reasonable attempt has been made to remove or accommodate such constraints. *Explain your attempts to remove the constraints that caused each alternative site to be considered infeasible.*

(2.4) The proposal will have as few adverse impacts as is practical to the wetland's functional characteristics and its existing contour, vegetation, fish and wildlife resources, shoreline anchoring, flood storage, general hydrological conditions, and visual amenities. This impact determination shall also consider specific site information contained in the adopted wetlands inventory and the economic, social, environmental, and energy (ESEE) analysis made part of the supporting documentation of the comprehensive plan. *Be sure to clearly show the location of any impacts to wetlands and include a summary of how those impacts have been reduced as much as possible.*

(2.5) The proposal will not cause significant degradation of groundwater or surface-water quality.

(2.6) The proposal will provide a buffer area of not less than 50 feet between the wetland boundary and upland activities for those portions of regulated activities that need not be conducted in the wetland. Please mark this buffer on your site plan and explain how you propose to assure this buffer will remain undisturbed during construction.

(2.7) You must provide offsetting replacement wetlands for any loss of existing wetland areas. This Mitigation Plan shall meet the following standards.

How many square feet of existing wetland areas will be lost? _____ feet.

How many square feet of replacement wetland area proposed? _____ feet.

Have you shown the location of both wetland loss and replacement on the site plan? ___ No ___ Yes

(2.8) Please provide a description of your coordination efforts to date with the requirements of other local, State, and Federal agencies. Other regulatory agencies may include, but are not limited to, the Department of State Lands, Army Corps of Engineers and the Federal Emergency Management Agency (FEMA).

(2.9) Explain how the Mitigation Plan demonstrates retention of the resource values addressed below:

The project will have as few adverse impacts as is practical to the wetland's functional characteristics and its existing contour, vegetation, fish and wildlife resources, shoreline anchoring, flood storage, general hydrological conditions, and visual amenities. This impact determination shall also consider specific site information contained in the adopted wetlands inventory and the economic, social, environmental, and energy (ESEE) analysis made part of the supporting documentation of the comprehensive plan.

(2.10) Please document how replacement wetlands were considered and rejected according to the following order of locational preferences:

- (a) On the site of the impacted wetland, with the same kind of resource;**
- (b) Off-site, with the same kind of resource;**
- (c) On-site, with a different kind of resource;**
- (d) Off-site, with a different kind of resource.**
