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**Multnomah County Comprehensive Plan Update
Air, Land, Water, Wildlife and Hazards Subcommittee Meeting #3**

**September 23, 2015 3:00 – 5:00 p.m.
Room 126, Multnomah Building
501 SE Hawthorne Blvd. Portland, Oregon**

Agenda

- I. Welcome and Introductory Remarks (5 minutes)
Public comment will be allowed on each policy topic before a final recommendation.
- II. Historic Preservation Policies (30 minutes) – Rich Faith
Desired Outcome: Review proposed policies on key issues and make recommendation to the CAC.
- III. Riparian Corridor, Wetlands, and Wildlife Policies (20 minutes) – Rithy Khut
Desired Outcome: Review proposed policies and make recommendation to the CAC.
- IV. Natural Hazards Policies – Landslide, Wildfire, Floods (30 minutes) – Matt Hastie
Desired Outcome: Review proposed policies and make recommendation to the CAC.
- V. Existing Policies Related to Air, Land, Water, Wildlife and Hazards (30 min) – Rich
Desired Outcome: Review existing policies for retention or deletion and make recommendation to the CAC.
- VI. Public Comment (5 minutes)
- VII. Wrap Up and Adjourn

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AIR, LAND, WATER, WILDLIFE AND HAZARDS SUBCOMMITTEE MEETING
ROOM 126, MULTNOMAH BUILDING
510 SE HAWTHORNE BLVD, PORTLAND OR
SEPTEMBER 2, 2015 3:00-5:00 PM

MEETING SUMMARY

I. Welcome, Introductions and Announcements

In attendance:

Subcommittee members

Marcy Houle
Stephanie Nystrom
Catherine Dishion
Jerry Grossnickle

Project Team

Rich Faith
Rithy Khut
Kevin Cook
Matt Hastie

Other community members in attendance: George Sowder, Paula Sauvageau, Carol Chesarek, Colleen Cahill, Allison Boyd

Rich Faith welcomed everyone to the subcommittee meeting and briefly explained the items that will be on tonight's agenda. Brief introductions were made.

II. Historic Preservation Policy Issues

A subcommittee member recounted her experience of owning a historic home in Portland. Even though it was on the national register of historic structures, after they sold it the new owners demolished it. A historic structure is not fully protected without a historic preservation easement, or restrictive covenant. Also, historic designations can be abused when the true motive is not really about preserving the structure but more to take advantage of certain tax benefits or funding programs. Others on the subcommittee agreed and felt that a historic preservation program needs teeth to avoid abuse.

Colleen Cahill, who owns a historic school building in rural East County, explained the struggles she has faced with maintenance and upkeep of the building, which she lives in. She has received lots of support since her story went public in the Gresham Outlook. Over 500 hits on her Facebook page plus many people have signed her petition in support of allowing use of the property for events that would provide income that can be put back into upkeep of the building. Her home is historic but does not qualify to be on the National Register of Historic Places because of major modifications that were made to the back of the building before she bought it. George Sowder mentioned that there can be problems obtaining financing for older buildings with high maintenance costs.

Some of the major comments on this policy topic were as follows.

- Carol Chesarek would like to see related policies from the Sauvie Island Plan carried over into the comprehensive plan.
- There may have to be different standards in the EFU and CFU zones from the others.
- Would like to see a provision that if someone receives a historic preservation tax deferral, they are prohibited from demolishing the building.
- The Clackamas County code is a good model to use for allowing adaptive uses on historic sites.
- Must emphasize the need for safeguards against people taking advantage of historic preservation benefits when that may not be their true motive.
- There should also be policies about preserving cultural resources. Presumably, there are some in the County.

Based on the comments and overall support for historic preservation voiced by subcommittee members, Rich said he will bring back draft policies for the next meeting.

III. Riparian Corridor, Wetlands, and Wildlife Policies

Rithy Khut introduced the proposed policies, which reflect direction given by this group at its previous meeting. Significant comments were:

- Why is the word significant in quotation marks? Is there a particular definition for the word in this context? Remove the quotation marks if they are unnecessary, but be sure that the meaning of the word is explained somewhere in the plan.
- There should be a policy about headwater protection. Even though Policy 3 under riparian corridors mentions best management practices to protect headwaters, it does not go far enough.
- Wildlife are connected to headwater streams so it is important to call out their protection. Paula Sauvageau stated that the upper slopes are the headwater areas where streams begin. Development that blocks or diverts these headwaters are depriving the lower mainstream from water.
- Low Impact Development (LID) strategies should be looked at for protection of streams, wetlands and headwaters.
- Support expressed for using safe harbor approach called out in Strategy B to inventory riparian corridors.
- Add “ecosystem services” to the values listed under Policy 1.
- Under wildlife habitat policies, why is only oak woodlands called out as high value habitat. Old growth forest should also be included.
- Concern expressed about the policy to coordinate with ODFW to administer the wildlife habitat tax deferral program. Are we comfortable with that agency administering the program? Can anyone else do it?

- Concern about too much recreational activity in wildlife habitat areas. Even too many trails can have a negative effect. Need to limit recreational development within habitat areas.
- Carol Chesarek explained that Metro's maps of riparian areas covered much more than the County's inventory. Metro maps extend about a mile beyond the Metro boundary. Matt Hastie replied that the map work his team is doing coincides with the Metro data.
- Regarding the question of limiting housing size in the SEC-h overlay zone, the subcommittee favored a policy about doing that. The footprint of the house is the key issue rather than just the square footage of the house, but it may depend on what area the house is built in. Limiting total square footage may be appropriate in the most sensitive habitat areas.
- Staff will draft policy for the next meeting about limiting size of houses in the SEC-h zone.

IV. Natural Hazards Policies

Matt Hastie provided the background on these policies. He also explained their relationship to the County's Natural Hazards Mitigation Plan that was first adopted in 2006, updated in 2012, and currently in the process of being updated again. Allison Boyd, Continuity and Resilience Planner from Multnomah County Office of Emergency Management, who is spearheading the update process is here this evening. Major comments on this agenda topic were:

- The subcommittee members all agreed that the policy for steep slope and landslide hazards should be changed to say steep slopes are over 20%, not 25% as written.
- Allison Boyd asked Matt if there is any science behind the 20% slope figure. Where does this number come from? Matt replied that it is used in an existing policy in the comp plan and he is pretty sure Metro has used that number as well. He will check into that.
- One person did not like the exception language in the steep slope policy and does not think any exceptions should be allowed. Others feared this could constitute a takings challenge if no exceptions are permitted.
- There should be a presumption that slopes over 20% can't be built upon.
- Allison Boyd pointed out that DOGAMI will be coming out with more detailed landslide maps next year. The data is based on historic landslide activity.
- There was concern about development cutting into the toe of hills which exacerbates landslide vulnerability. Development at the toe of steep slopes should be evaluated for the potential landslide impact it causes.
- Someone asked whether there can be a policy prohibiting development in the floodplain, floodway and channel migration areas. Structures are already prohibited

in the floodway. Development is allowed in the floodplain but is subject to a variety of standards to minimize risk of flood damage.

- Allison Boyd pointed out that the channel migration study that the state has done is very course. Clackamas County conducted its own study and found big differences with the state's map. The only channel migration study in Multnomah County is for the Sandy River. She also suggested adding areas subject to liquefaction as a hazard since those areas have been mapped.
- There was general agreement that forest setback requirements to protect against wildfires should be expanded to rural residential zones as well. One member would like to see what those requirements are before agreeing with this.
- Concern expressed about needing to cut more trees down in order to establish a clear area buffer between the trees and the homesite.
- Concern that in the West Hills when power goes out, the public water system also goes down and there is no fire fighting capability.
- In addition to clear area buffers, another consideration is use of fire resistant building materials. Standards of the National Fire Prevention Association should be looked at.

V. Public Comment

No comments

VI. Meeting Wrap up

Carol Chesarek agreed with using the 20% steep slope figure. She was also concerned about tree cutting on steep slopes and the increased risk to landsliding. She would like to see policy that there be no alteration of slopes of 25% or greater. There needs to be a stricter policy about developing on slopes; only allow it when necessary to avoid a takings. Also, there should be a requirement for a deed restriction when building in a landslide prone area to serve as notice to subsequent property owners.

VII. Adjourn

The meeting adjourned at approximately 5:07 pm.

Memorandum

Comprehensive Plan Update

September 16, 2015

To: Air, Land, Water, Wildlife and Hazards Subcommittee

From: Rich Faith, Senior Land Use Planner

Re: Historic Preservation Policy

INTRODUCTION

This memo presents policies pertaining to historic preservation as discussed by the Air, Land, Water, Wildlife and Hazards Subcommittee at its September 2, 2015 meeting. The following policies reflect the subcommittee's direction on this topic and are based on existing policies in the County Comprehensive Plan on historic and cultural resources.

New text being added to existing policy language is underlined. Text being deleted is ~~struckout~~.

HISTORIC PRESERVATION POLICY

~~POLICY 16-I:~~ HISTORIC RESOURCES

~~It is the County's policy to r~~Recognize significant historic resources and ~~to~~ apply appropriate historic preservation measures to all designated historic sites.

STRATEGIES

A. Maintain an inventory of significant historic resources which meet the following historical site criteria: ~~outlined below~~.

HISTORICAL SITE CRITERIA

1. Historical Significance – Property is associated with significant past events, personages, trends or values, and has the capacity to evoke one or more of the dominant themes of national or local history.
2. Architectural Significance (Rarity of Type and/or Style) – Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.
3. Environmental Considerations – Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.

4. Physical Integrity – Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.
5. Symbolic Value – Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.
6. Chronology – Property was developed early in the relative scale of local history or was an early expression of type/style.

~~B. Utilize the National Register of Historic Places, and the recommendations of the State Advisory Committee on Historic Preservation in the designation of historic sites.~~

B. Use the National Register of Historic Places, the Oregon Historic Sites Database, and local historical society databases in compiling an inventory of historic resources.

C. Develop and maintain a historical preservation ~~process~~ program for Multnomah County which includes:

1. A review of, and compliance with, the laws related to historic preservation.
2. A ~~program for~~ Ongoing identification and registration-inventory of significant sites, working with area citizens groups, local historical societies, the Oregon Historical Society, the State Historic Preservation Office, the Oregon Natural History Museum and other historic and archeological associations.
3. Developing a handbook on historic preservation to assist County staff, area citizen groups, land owners and developers in understanding and using applicable federal and state programs.
4. Fostering, through ordinances or other means, the private restoration and maintenance of historic structures for compatible uses and development based on historic values.
5. Encouraging the installation of appropriate plaques or markers on identified sites and structures.

D. The Zoning Code should:

1. Amend the Historic Preservation overlay district to include a process for the owner of a historic resource to obtain a historic landmark designation.
- ~~1. Include a Historic Preservation overlay district which will provide for the protection of significant historic areas and sites.~~
- ~~2. Include conditional use provisions to allow new sites to be established to preserve historic structures and sites.~~
2. Amend the Historic Preservation overlay district to provide opportunities for owners of historic landmarks to preserve and maintain the resource by allowing as conditional uses,

where possible, any use which can be shown to contribute to the preservation and reuse of the historic landmark.

3. Provide for a 120-day delay period for the issuance of a demolition permit or a building permit that substantially alters the historic nature of ~~the site or building~~ a historic landmark. During this period, a review of the land use permit application to demolish or substantially alter, including the impacts and possible means to offset the impacts, ~~should~~ would be undertaken.

4. ~~On-site density transfer in order to protect historic areas and protect unique features.~~

~~HISTORICAL SITE CRITERIA~~

~~A. Historical Significance—Property is associated with significant past events, personages, trends or values, and has the capacity to evoke one or more of the dominant themes of national or local history.~~

~~B. Architectural Significance (Rarity of Type and/or Style)—Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.~~

~~C. Environmental Considerations—Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.~~

~~D. Physical Integrity—Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.~~

~~E. Symbolic Value—Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.~~

~~F. Chronology—Property was developed early in the relative scale of local history or was an early expression of type/style.~~

~~POLICY 16-J: CULTURAL AREAS~~

~~It is the County's policy to p~~Protect cultural areas and archeological resources and ~~to prevent~~ conflicting uses from disrupting the educational and scientific value of known sites.

STRATEGIES

A. Maintain information on file regarding the location of known archeological sites. Although not made available to the general public, this information will be used to insure the sites are not degraded through incompatible land use actions.

B. Coordinate with ~~the State Archaeologist in the~~ State Historic Preservation Office regarding the identification and recognition of significant archeological resources.

C. Encourage landowners to notify state authorities upon discovering artifacts or other evidence of past cultures on their property.

~~D. Work with the LCDC Archeological Committee in devising equitable and effective methods of identifying and protecting archeological resources.~~

Policies from the adopted Sauvie Island/Multnomah Channel Rural Area Plan for Countywide application

Policy 3.9 Coordinate with Native American tribes and the Oregon State Historic Preservation Office (SHPO) to adopt a program to inventory, recover and protect archaeological and cultural resources and prevent conflicting uses from disrupting the scientific value of known sites. Adopt a process that includes timely notice to tribes and SHPO of applications that could impact cultural resource sites, and develop standards to evaluate comments received from the tribes and SHPO.

Policy 3.10 Require reporting of the discovery of Native American artifacts and other cultural resources to SHPO and the Native American tribes.

Policy 3.11 Where development is proposed on areas of cultural significance, encourage evaluation of alternative sites or designs that reduce or eliminate impacts to the resource.

Memorandum



September 16, 2015

To: Air, Land, Water, Wildlife and Hazards Subcommittee
Cc: Project Team
From: Rithy Khut, Assistant Planner
Re: Air, Land, Water, Wildlife and Hazards Policy Recommendations

DRAFT AIR, LAND, WATER, WILDLIFE AND HAZARDS POLICY AMENDMENTS

This memo presents draft proposed policies and strategies related to protection of riparian corridors, wetlands, and wildlife habitat discussed by the Air, Land, Water, Wildlife and Hazards Subcommittee at their September 2nd meeting. These revised policies and strategies implement direction given by the subcommittee during that meeting.

Changes to the policies and strategies as presented at the September 2nd meeting are shown as underlined italics (text being added) and ~~strikeout~~ (text being deleted).

GENERAL GOAL 5 POLICY

Policy: Review Goal 5 inventories and programs periodically in order to consider any new data and, if necessary, initiate amendments to the inventories and protection programs.

RIPARIAN CORRIDORS AND WETLANDS POLICIES

Policy 1: Designate as areas of Significant Environmental Concern, those water areas and adjacent riparian areas, streams, wetlands and watersheds that warrant designation as a protected Goal 5 resource or have special public value in terms of the following:

- A. Economic value;
- B. Recreation value;
- C. Educational research value (ecologically and scientifically significant lands);
- D. Public safety (municipal water supply watersheds, water quality, flood water storage areas, vegetation necessary to stabilize river banks and slopes);
- E. Natural area value (areas valued for their fragile character as habitats for plant, animal or aquatic life, or having endangered plant or animal species), or;
- F. Ecosystem services value.

Strategies:

- A. Maintain inventories and continue to protect all significant riparian corridors and wetlands in accordance with past ESEE Analysis Reports.

- B. Update the inventory of riparian corridors, including water areas and adjacent riparian areas, using the safe harbor inventory criteria of Statewide Planning Goal 5 in order to designate Newberry Creek (also known as Ennis Creek) in the West Hills area as a significant riparian corridor.
- C. Conduct an analysis of “Economic, Social, Environmental and Energy” (ESEE) consequences on riparian corridors that have been added to the updated inventory.
 - 1. If warranted by an ESEE analysis, apply the Significant Environmental Concern overlay for streams (SEC-s) to any new significant riparian corridors and protect them by applying the SEC-s overlay zone.
- D. Adopt the Statewide Wetlands Inventory (SWI) to identify the general location of wetlands within the County.
- E. Update the County’s wetland protection program to comply with Goal 5 safe harbor criteria and Oregon Department of State Lands (DSL) requirements.
- F. In addition to safe harbor protection program criteria, apply the Significant Environmental Concern overlay (SEC-w) to significant wetlands located on Sauvie Island and Multnomah Channel as required by the Wetlands Inventory/ESEE analysis conducted in 1988 and as adopted by Ordinance 801.

Policy 2: Periodically review and consider any new data to update, adjust and more accurately show riparian corridor centerlines.

Policy 3: Work with State and local agencies, Soil and Water Conservation Districts and other public and private conservation groups to:

- A. Educate people about best management practices to protect streams, wetlands, headwaters and watersheds.
- B. Consider incorporating headwaters management strategies into County planning activities with the understanding of the importance of headwaters and their critical ecosystem role.

Policy 4: Consider updating erosion and stormwater management regulations to include low impact development (LID) standards to reduce the impact of built areas, promote the natural movement of water within an ecosystem and better protect riparian areas, streams, wetlands and watersheds.

WILDLIFE HABITAT POLICIES

Policy 1: Designate as areas of Significant Environmental Concern, those habitat areas that warrant designation as a protected Goal 5 resource or have special public value in terms of the following:

- A. Economic value;
- B. Recreation value;
- C. Educational research value (ecologically and scientifically significant lands);

- D. Public safety (municipal water supply watersheds, water quality, flood water storage areas, vegetation necessary to stabilize river banks and slopes);
- E. Natural area value (areas valued for their fragile character as habitats for plant, animal or aquatic life, or having endangered plant or animal species), or;
- F. Ecosystem services value

Strategies:

- A. Maintain inventories and continue to protect all significant wildlife habitat in accordance with past ESEE Analysis Reports.
- B. Periodically review and consider any new data to update significant wildlife habitats.
- C. Update the inventory of wildlife habitat and associated wildlife corridors using the safe harbor inventory criteria of Statewide Planning Goal 5.
 - 1. Designate wildlife habitat and corridors mapped by Oregon Department of Fish and Wildlife as significant.
- D. Conduct an analysis of “Economic, Social, Environmental and Energy” (ESEE) consequences on wildlife habitat that has been added to the inventory.
 - 1. If warranted by an ESEE analysis, apply the Significant Environmental Concern overlay for wildlife habitat (SEC-h) to any newly identified significant wildlife habitat.

Policy 2: Work with State and local agencies, Soil and Water Conservation Districts and other public and private conservation groups to protect high value habitat such as, but not limited to, oak woodlands and old growth forests.

Policy 3: Work with and coordinate with the Oregon Department of Fish and Wildlife (ODFW) to administer the Wildlife Habitat tax deferral program for ~~farm and forest~~ lands that are eligible by administrative rule or statute.

Policy 4: Encourage voluntary conservation efforts such as conservation easements and community-based restoration projects that complement Multnomah County’s Goal 5 (Natural Cultural Resources) and Goal 15 (Willamette River Greenway) regulatory programs, and if possible, extend the Wildlife Habitat tax deferral to all MUA lands that are eligible by administrative rule or statute within the County. (Taken from the SIMC plan and expanded to include all eligible lands within the county)

Policy 5: Explore amendments to the Significant Environmental Concern overlay for wildlife habitat (SEC-h) to limit the size and building footprint of houses in order to minimize loss of wildlife habitat in significant habitat areas.

Memorandum

Comprehensive Plan Update

September 16, 2015

To: Air, Land, Water, Wildlife and Hazards Subcommittee
From: Matt Hastie, Angelo Planning Group
Rich Faith, Multnomah County Planning
Re: Comprehensive Plan Policy Issues Analysis – Natural Hazards

OVERVIEW

This memo includes brief descriptions of natural hazards discussed with subcommittee members to date and proposed policy language prepared by the project team based on comments at the subcommittee meetings. Text changes to the proposed policy language since the September 2nd subcommittee meeting are shaded.

ISSUE DESCRIPTIONS AND ANALYSES

STEEP SLOPE AND LANDSLIDE HAZARDS

State Planning Goals call for cities and counties to adopt Comprehensive Plan policies and implementation measures to reduce risks associated with a variety of hazards, including those associated with erosion and landslides. The County currently regulates development on steep slopes to address risks in such areas related to erosion or landslides. The County's Hillside Development and Erosion Control Overlay Zone is applied to these areas and includes a number of requirements related to the assessment and documentation of risk and restrictions on development where slopes exceed 25%. Since those requirements were put into effect, newer, better data has become available via the Oregon Department of Geology and Mineral Industries (DOGAMI) that identifies other locations that also may be susceptible to landslides, such as locations of historical landslide activity and/or other areas.

The County could choose to update its current maps and regulations to regulate development in potential new hazard areas to the extent they go beyond areas already regulated. A number of other counties in the state have taken this approach. The County's Natural Hazards Mitigation Plan (2012) recommended that the Hillside Development Overlay be updated to better reflect information about landslide hazards identified in that plan.

In addition, there currently are conflicting policies in the County's Comprehensive Framework Plan and actual standards in the rural area zoning codes. The Framework Plan calls for limiting development in areas with slopes greater than 20%; however, the Zoning Code (Hillside Development and Erosion Control Overlay District) regulates development on slopes greater than 25% in all of the rural areas.

PROPOSED POLICY LANGUAGE

The following policies and strategies specific to areas with steep slopes and landslide hazards refine existing policy language in the Comprehensive Framework Plan and rural area plans and include additional changes sought by the subcommittee.

Policy: ~~The County's policy is to d~~Direct development and land form alterations away from areas with development limitations except related to potential hazards associated with steep slopes (over 25% 20%) and other areas shown to be susceptible to landslides based on available County and state data associated with these hazards. Allow for exceptions based upon a showing that design and construction techniques can mitigate any public harm or associated public cost and mitigate any adverse effects to surrounding persons or properties. Development limitations areas are those which have any of the following characteristics:

Strategy: Update the County's regulatory slope hazard map, as needed, to more accurately reflect the location of steep slopes and areas vulnerable to landslide hazards.

Strategy: Evaluate and revise the Hillside Development and Erosion Control Overlay zone, as needed, to implement up-to-date regulatory approaches for addressing landslide hazards.

Policy: Protect lands having slopes greater than 25%-20% and lesser slopes shown to be vulnerable-susceptible to landslides from inappropriate development.

Strategy: ~~Revise the Multnomah County Comprehensive Framework Plan to d~~Designate lands with average slope greater than 25%20%and lesser slopes determined to be vulnerable to landslides as having development limitations and apply appropriate standards to any new development on these designated lands. This action will resolve an inconsistency between the Comprehensive Framework Plan and the Hillside Development Overlay provisions of the Multnomah County Zoning Ordinance.

Strategy: Investigate the advisability of requiring property owners to record landslide-related limitations as deed restrictions.

Policy: Direct development away from areas with hazards associated with potential liquefaction resulting from major earthquakes.

Strategy: Determine the types of uses and extent to which they should be restricted within areas subject to liquefaction.

FLOODPLAIN PROTECTION AND CHANNEL MIGRATION

Like other local jurisdictions, Multnomah County has policies and regulations which limit or regulate development in areas prone to flooding, including floodways and floodplains. A variety of County policies and regulations address this issue, including those required in order to be eligible to participate in the National Flood Insurance Program. Flood insurance maps for the County were updated in 2009 and the County's Zone Code was updated in 2008 to add

regulatory requirements to preserve floodplain function. In 2011, County staff completed and provided an assessment of potential changes to flood-related regulations to the Planning Commission. Additional policy language could call for management of flood-related hazards beyond current requirements.

In some places, areas subject to flooding can change as river channels shift. This is particularly the case along the Sandy River, where the river channel has “migrated” significantly over time. The state DOGAMI is in the process of conducting channel migration studies throughout the state. At this time, the agency has completed a channel migration study for only one river in Multnomah County – the Sandy River.

PROPOSED POLICY LANGUAGE

Policy: *Reduce potential hazards related to flooding and channel migration through the following approaches:*

- Limit the types of land uses allowed in floodways, floodplains and channel migration areas to minimize any public harm or associated public cost due to flooding.
- Establish development standards for development in flood prone areas to mitigate potential adverse effects to surrounding properties and to maintain or increase flood storage and conveyance capacity; periodically update standards based on best practices for minimizing damage and risks from flooding.
- Meet minimum requirements to be eligible to participate in the National Flood Insurance program.
- Update mapping of floodways and floodplains based on established DOGAMI channel migration data from state or federal agencies, as needed.

WILDFIRE HAZARDS

State Planning Goals call for cities and counties to adopt Comprehensive Plan policies and implementation measures to reduce risks associated with a variety of hazards, including those associated with wildfires. The County currently has a limited number of policies related to wildfires although it addresses this issue through forest practices setback and fire safety zone requirements in its Commercial Forestry Use (CFU) zones.

The County’s 2012 Natural Hazard Mitigation Plan (NHMP) includes updated mapping of wildfire risks. The Plan recommends that the County review and amend as necessary planning and development regulations to incorporate mitigation strategies for urban/wildland interface fires based on the recommendations in the 2011 Multnomah County Community Wildfire Protection Plan. That Plan included development of a homesite assessment program but did not result in changes to zoning code regulations related to wildfires.

An update of the NHMP, which is currently underway by the County Office of Emergency Management, includes new Westside Wildfire Risk Assessment data from the Oregon Department of Forestry (ODF). ODF is currently considering how best to present the risk levels

associated with that data and Emergency Management staff plan to review the data with local fire chiefs before using it to establish specific policies or regulations. This data can be used as guidance which must be backed by a site-specific assessment until it has been field-checked more thoroughly. Areas identified as potentially at risk include land zoned CFU, as well as for forested rural residential areas.

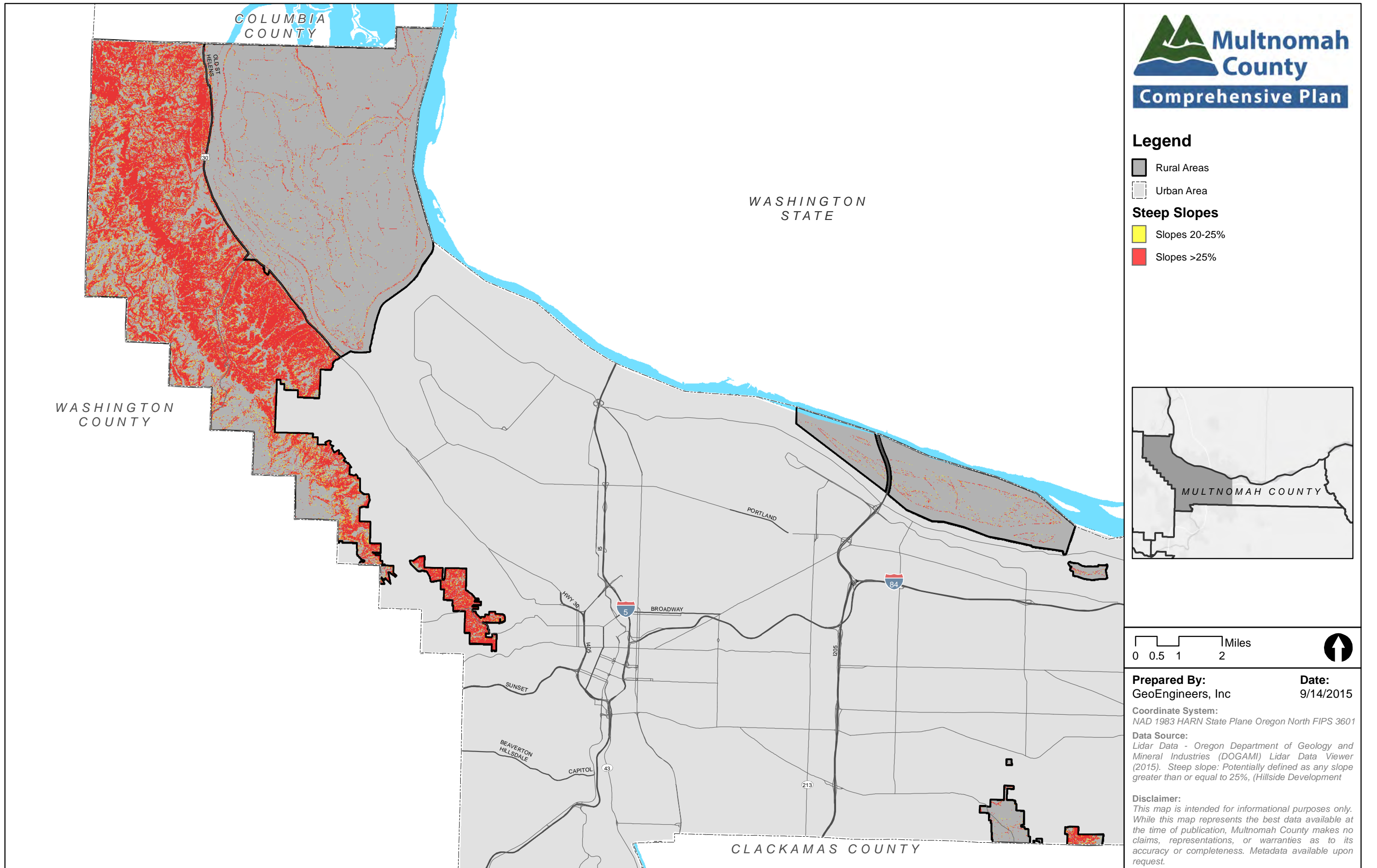
PROPOSED POLICY LANGUAGE

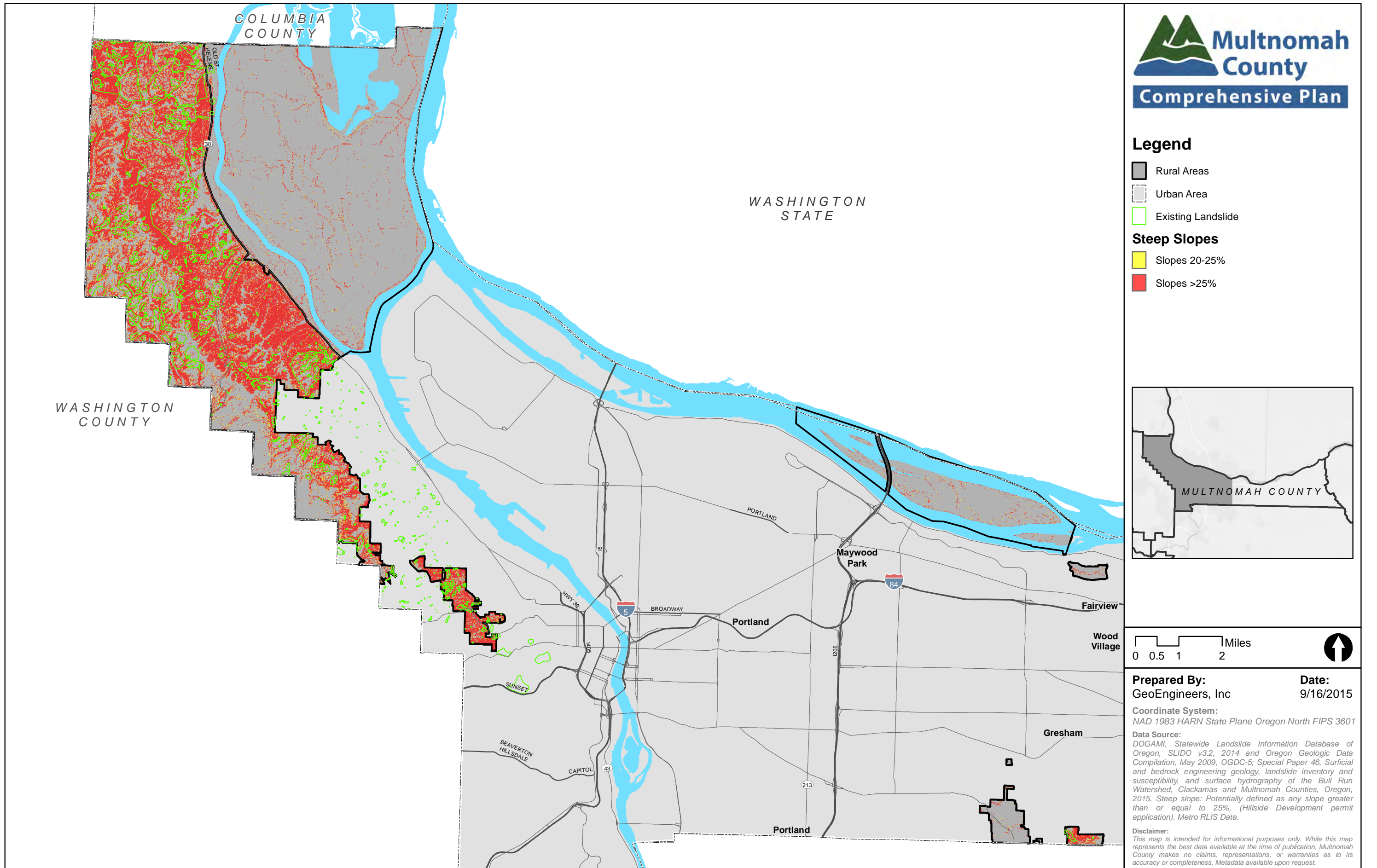
Policy: *Require development in areas prone to wildfire risks to meet fire safety and mitigation standards.*

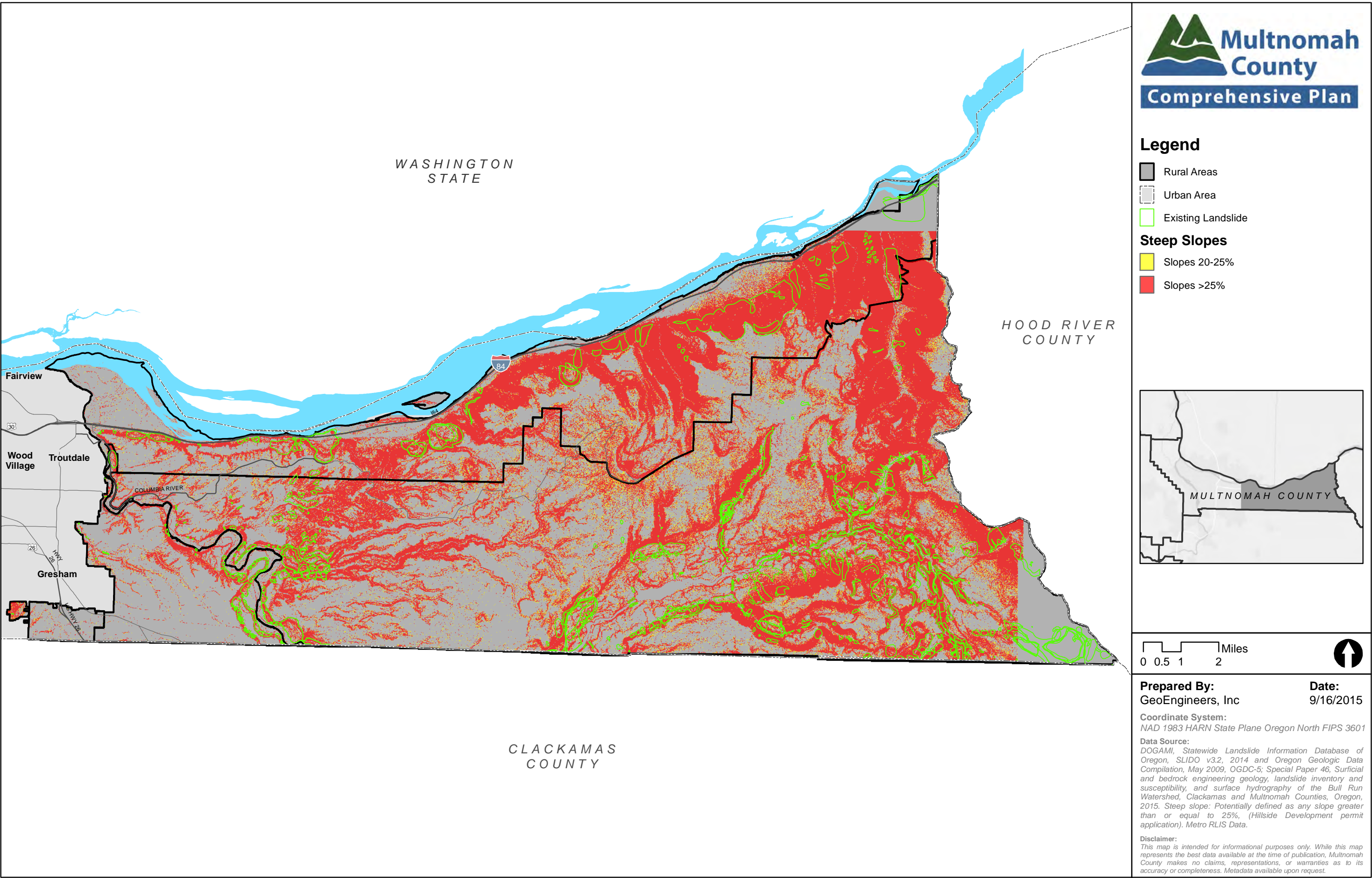
Strategy: *Use current mapping data related to wildfire risk in determining the location of fire prone areas, supplemented by on-site assessments, if needed.*

Strategy: *Expand requirements to areas identified as prone to wildfires but not currently subject to regulations.*

Strategy: *Ensure that agencies responsible for fire protection are provided an opportunity to comment on development applications prior to approval of the application.*







Existing Policies Related to ENVIRONMENTAL QUALITY (Air, Land, Water, Wildlife)

BACKGROUND: *The current County Comprehensive Plan and Rural Area Plans contain many policies and strategies pertaining to environmental quality – air, land, water and wildlife -- that may still be applicable in whole or in part and worth consideration for retaining -- some without changes and some with text changes to update the language for better clarity or for countywide applicability. These current policies and strategies could be carried over into the new comprehensive plan so long as they do not conflict with any new policy that emerges from this comprehensive plan update process. Wherever a conflict with a new policy occurs, the existing policy language would either have to be eliminated or revised to be consistent with the new policy. Similarly, wherever a new policy duplicates or substantially addresses an issue covered in an existing policy, the existing policy should be eliminated in favor of the new one.*

Explanation of Different Types of Text in this Document

Standard text – means existing language from the County Comprehensive Plan or a Rural Area Plan.

~~Strikeouts~~ – means existing text that is being deleted.

Underlined – means new text that is being added.

Bold Underlined – means new policies or strategies.

ENVIRONMENTAL QUALITY POLICIES PROPOSED FOR RETENTION OR REVISION

Policies from the County Comprehensive Plan and Rural Area Plans

~~POLICY 13:~~ AIR, WATER AND NOISE QUALITY

INTRODUCTION

~~In recent years,~~ Citizens have come to recognize the value of clean air and water and a quiet environment. Natural resources are not limitless, and the quality of human life is dependent on the quality of the natural environment. Awareness and concern for the natural ecology has led to legislation and government involvement in balancing the human and natural environments.

Government, business and private citizens are all responsible for maintaining a livable environment and for improving air and water quality and noise levels where pollution and deterioration exist. Federal, state and local laws and agencies have worked in the public interest to halt environmental deterioration. Continued vigilance is necessary to ensure that natural systems and resources are not threatened or unduly burdened by urban and rural development, and to maintain and balance high quality human and natural environments.

It is desirable to blend the human environment and the natural setting together in a way that reduces adverse effects. ~~This section examines air and water and noise quality in unincorporated Multnomah County. Environmental quality standards have been established for each resource, with regulatory responsibilities assigned to a primary agency at the Federal and State levels. Multnomah County enforces environmental protection through zoning and development processes and police powers. However, pollution of the natural environment often exceeds local governmental boundaries and authority, requiring regional and cooperative efforts. Air and water quality enforcement is also provided by Federal and State agencies.~~

The federal government has previously taken the lead role in requiring regional solutions to environmental problems. Greater state and local initiative may be necessary in the future to mitigate air and water and noise pollution. Urban and rural areas of unincorporated Multnomah County and its six cities must work together within the regional context. Their mutual objective should be to minimize pollution and maintain established environmental quality standards, to resolve grievances whenever air, water and noise problems occur, and to ensure a healthful human environment in balance with a high-quality natural environment. These achievements can occur, to a great extent, through the conscientious efforts of local business and industry and private citizens, through incentive programs, and through government regulation, where necessary.

POLICY

A. Cooperate in the development and implementation of regional efforts to maintain and improve air, water and noise quality.

~~Multnomah County, recognizing that the health, safety, welfare, and quality of life of its citizens may be adversely affected by air, water and noise pollution, supports efforts to improve air and water quality and to reduce noise levels.~~

~~B. Therefore, if a land use proposal is a noise-sensitive use and is located in a noise-impacted area, or if the proposed use is a noise generator, the~~ **development should meet the following** ~~shall be incorporated into the site plan:~~

1. Building placement on the site **should be** in an area having minimal noise level disruptions.
2. **Building** ~~insulation~~ or other construction techniques **should be used** to lower interior noise levels in noise-impacted areas.

STRATEGIES

A. ~~As part of the ongoing planning programs, t~~**The County should:**

- ~~1. Maintain staff capability to advise the legislative body and its representatives on Federal and State air, water and noise quality standards and programs, and to report pollution impacts on these resources.~~
- ~~2. Cooperate in the development and implementation of regional efforts to maintain and improve air, water and noise quality.~~
3. Inventory existing and potential air, water, and noise impacts at the local level as part of the ~~community~~ planning process.
- ~~4. Facilitate the establishment of expanded sewer infrastructure and wastewater treatment in urban unincorporated East Multnomah County, with priority given to areas where existing in-ground systems are failing, and where industrial, commercial, and intensive residential development is constrained by lack of sewers.~~
- ~~5. Evaluate the effectiveness of the 1982 Sound Control Ordinance in resolving noise problems.~~
- ~~6. Work with local jurisdictions, affected communities, and Port of Portland staff to adopt a noise impact overlay zone. Such a zone should be applied to all areas within the 65 Land noise contour once the noise abatement plan has been implemented.~~

7. As part of the Erosion and Sediment Control Ordinance, include development standards relating to erosion protection and local drainage capacity.
8. Cluster, buffer or isolate land uses which cause negative impacts on air and water resources, or are noise generators.

~~B. Air, water and noise quality enforcement should be provided by the appropriate Federal and State agencies.~~

~~POLICY 16: NATURAL RESOURCES~~

INTRODUCTION

The purpose of the Natural Resources policy is to implement statewide Planning Goal 5: "Open Spaces, Scenic and Historic Areas, and Natural Resources." These resources are necessary to ensure the health and well-being of the population. Natural resources include such diverse components as mineral and aggregate reserves, significant wetlands, historic sites, and scenic waterways. ~~The individual components, as set forth by state law (OAR 660-16), are addressed below as sub-policies 16-A through 16-L.~~ Natural resources within the Columbia River Gorge National Scenic Area are not subject to statewide Goal 5 and are addressed ~~through Policy 41 under the policy pertaining to the National Scenic Area.~~

~~An overlay classification, "Significant Environmental Concern," will be applied to certain areas identified as having one or more of these resource values.~~

POLICY

~~The County's policy is to p~~Protect natural resources, conserve open space, and ~~to protect scenic, cultural and historic areas and sites. These resources are addressed within sub-policies 16-A through 16-L.~~

STRATEGIES

- A. ~~The County will m~~Maintain an inventory of the location, quality, and quantity of each of these resources. ~~Sites with minimal information will be designated "1B", but when sufficient information is available, the County will conduct the necessary ESEE analysis.~~
- B. ~~Certain areas identified as having one or more significant resource value will be protected by the designation Significant Environmental Concern (SEC). This overlay zone will require special procedures for the review of certain types of development allowed in the base zones. This review process will ensure the minimum impact on the values identified within the various areas, and shall be designed to mitigate any lost values to the greatest extent possible.~~

B. Apply the "Significant Environmental Concern," overlay classification to areas having any of these natural resource values that are determined to be significant resources.

~~C. The following areas shall be designated as areas of Significant Environmental Concern based on "Economic, Social, Environmental, and Energy" (ESEE) evaluations and designations of: "2A," "3A," or "3C" under statewide Goal 5. Resource protection shall be provided by either the SEC or WRG overlay provisions in the Multnomah County Zoning Code (MCC 11.15) applied on:~~

~~1. Resource sites designated "2A," "3A," or "3C" in the Multnomah County Goal 5 Inventory and identified for SEC or WRG protection in sub policies 16 A through 16 L;~~

~~2. Hayden Island west of the Burlington Northern Railroad tracks;~~

~~3. Blue Lake, Fairview Lake (Ord. 234), and Columbia River shore area and islands;~~

~~4. Johnson Creek;~~

~~5. Other areas as may be determined under established Goal 5 procedures to be suitable for this "area" designation.~~

~~a. The County shall complete ESEE evaluations by June 30, 1994, for Significant Water Resources & Wetlands potentially affected by the Angel Brothers and Howard Canyon Mineral and Aggregate Resource sites; and~~

~~—(Note: The ESEE evaluations are contained in the "West Hills Reconciliation Report, Revised September 1995," and the "Howard Canyon Reconciliation Report, Revised September 1995," which are both amendments to the "Multnomah County Comprehensive Framework Plan, Volume One: Findings");~~

~~b. The County will conduct ESEE evaluations and determine appropriate protections for Significant ("1C") sites as part of the Rural Area Planning Program, to include 1B designated sites subsequently determined to be Significant ("1C"); and~~

~~—(Note: The Rural Area Planning Program documents to date are: the "West Hills Rural Area Plan, October 1996," the "East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997," and the "Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887"). The Rural Area Plans are an amendment to this document, the "Multnomah County Comprehensive Framework Plan, Volume: Two").~~

~~c. The County shall complete all outstanding ESEE evaluations by January, 1998, for Significant Water Resources & Wetlands.~~

~~D~~C. Those wetlands and water areas ~~listed in C above~~ that are located within the Willamette River Greenway (Policy 15) will be protected by development review procedures within the WRG overlay zone instead of the SEC zone.

POLICY ~~16-A~~: OPEN SPACE

~~It is the County's policy to c~~Conserve open space resources and protect open spaces from incompatible and conflicting land uses.

STRATEGIES

- ~~A. Designate agricultural and forest lands with large lot zones to conserve the open character of such areas.~~
- B. Apply SEC, and WRG, ~~FW and FF~~ overlays along rivers and other significant water features, as appropriate, to restrict and control the character of development in these areas to enhance open spaces.
- C. Review of uses that are conditionally allowed in farm or forest zones ~~to~~ should ensure that open space resources are conserved and enhanced.

POLICY ~~16-B~~: MINERAL AND AGGREGATE RESOURCES

New policies pertaining to mineral and aggregate resources have already been approved by the CAC and will replace all existing policies on this topic.

POLICY ~~16-C~~: ENERGY SOURCES

~~It is the County's policy to p~~Protect sites required for generation of energy.

STRATEGIES

- A. Maintain an inventory of energy ~~sources~~ production sites within the County.
- B. Coordinate with appropriate regulatory or licensing authorities in the protection of sites required for energy generation.
- C. ~~The Zoning Code should i~~Include provisions for energy generation facilities as a conditional use.

POLICY ~~16-D~~: FISH AND WILDLIFE HABITAT

~~It is the County's policy to p~~Protect significant fish and wildlife habitat and ~~to~~ specifically limit conflicting uses within natural ecosystems ~~within the rural portions of the County~~ and sensitive big game winter habitat areas.

STRATEGIES

- A. Utilize information provided by the Oregon Department of Fish and Wildlife to identify significant habitat areas and to delineate sensitive big game winter habitat areas. If necessary, supplement this information with additional professional analysis to identify additional significant habitat areas and natural ecosystems ~~within rural portions of the County~~.
- B. Apply the SEC-habitat overlay zone to all significant habitat areas ~~not already zoned~~ Willamette River Greenway unless the area is adequately protected by the restrictions of the underlying zoning or by another overlay zone.
- ~~C. Include provisions within the Zoning Ordinance to review development proposals which may affect natural ecosystems within the rural portions of the County and sensitive big game winter habitat areas.~~

POLICY ~~16-E~~: NATURAL AREAS

~~It is the County's policy to p~~Protect natural areas from incompatible development and ~~to~~ specifically limit those uses which would irreparably damage the natural area values of the site.

STRATEGIES

- A. ~~Utilize information from~~ the Oregon Natural Heritage ~~Program~~ Resources Register to maintain a current inventory of ~~all~~ ecologically and scientifically significant natural areas.
- B. Apply the SEC overlay zone to ~~all~~ those natural areas designated for protection but not otherwise protected by Willamette River Greenway zoning or outright ownership by a public or private agency with a policy to preserve natural area values of the site.

POLICY ~~16-F~~: SCENIC VIEWS AND SITES

~~It is the County's policy to c~~Conserve scenic resources and protect their aesthetic appearance for the enjoyment of future generations.

STRATEGIES

- A. Apply the SEC overlay zone to the Sandy River State Scenic Waterway and any other designated significant scenic areas ~~designated "2A," "3A," or "3C" under statewide Goal 5~~ to assure the scenic resources of these areas are not diminished as new development occurs.
- B. Coordinate reviews of development proposals within SEC areas with other affected agencies (i.e., National Forest Service, State Parks and Recreation ~~Division~~ Department's Rivers Program, etc.).
- C. Enforce large lot zoning regulations in resource areas to conserve scenic qualities associated with farm and forest lands.
- D. Apply the WRG overlay zone to lands within the Willamette River Greenway. Review new development within the greenway to assure scenic values are not diminished.
- E. Administer Design Review provisions to enhance visual qualities of the built environment.
- ~~F. Apply a scenic overlay to the West Hills significant ("3C") scenic area. Review new development that would be visible from Sauvie Island and other viewing areas identified in the Goal 5 analysis to assure that the overall appearance of a natural forested landscape is retained.~~

~~POLICY 16-G:~~ WATER RESOURCES AND WETLANDS

(Virtually all of this policy speaks to strategies for identifying and designating significant wetland and water resource areas from past ESEE analyses. These strategies have been implemented through the various SEC overlay zones. For that reason policy 16-G can be deleted in its entirety and new policies and strategies will be proposed.)

~~It is the County's policy to protect and, where appropriate, designate as areas of Significant Environmental Concern those water areas, streams, wetlands, watersheds, and groundwater resources having special public value in terms of the following:~~

- ~~A. Economic value;~~
- ~~B. Recreation value;~~
- ~~C. Educational research value (ecologically and scientifically significant lands);~~
- ~~D. Public safety (municipal water supply watersheds, water quality, flood water storage areas, vegetation necessary to stabilize river banks and slopes);~~

- ~~E. Natural area value (areas valued for their fragile character as habitats for plant, animal or aquatic life, or having endangered plant or animal species).~~

STRATEGIES

- ~~A. Assess the economic values of Water Resource and Wetland Sites and designate as “significant” (1C) if:~~

- ~~1. Any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow.~~

- ~~B. Assess the recreation values of Water Resource and Wetland Sites and designate as “significant” (1C) if:~~

- ~~1. The water resource lies within the boundary of a public park, publicly accessible recreational facility, or private recreational facility available for public or group use, and is an integral part of the facilities’ recreational activities; or,~~
- ~~2. The water resource contributes water to a water resource within the boundary of a public park, publicly accessible recreational facility, or private recreational facility available for public or group use, and the diversion or degradation of the contributing waters would significantly diminish the recreational value of the water resource.~~

- ~~C. Assess the educational research value of Water Resource and Wetland Sites and designate as “significant” (1C) if:~~

- ~~1. The resource has been identified by the Oregon Natural Heritage Program as being ecologically or scientifically significant; or~~
- ~~2. The water resource is used for public educational purposes.~~

- ~~D. Assess the public safety values of Water Resource and Wetland Sites and designate as “significant” (1C) if:~~

- ~~1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source as identified by the U.S. Forest Service, U.S. Geological Service, City of Portland, or other public agency; or~~
- ~~2. The water resource is part of a groundwater area which provides a municipal water supply; or~~

~~3. The water resource and surrounding lands are flood water storage areas whose removal or degradation would increase the frequency or height of floods to adjacent or downstream areas;~~

~~4. The riparian or watershed vegetation associated with a water resource shall be considered part of the water resource area if that vegetation substantially contributes to the protection of water quality by reducing sedimentation and erosion, removing nutrients, or lowering water temperature / increasing BOD.~~

~~E. Assess the natural area value of Water Resource and Wetland Sites and designate as "significant" (1C) if:~~

~~1. The Oregon Department of Forestry has classified the stream or watercourse as "Class 1 waters" as defined in the State Forest Practices Act; or~~

~~2. The water resource or associated vegetation area is the habitat of an endangered or threatened plant or animal species as identified by the Oregon Natural Heritage Program, U.S. Fish and Wildlife Service or other public agency; or~~

~~3. A "Wildlife Habitat Assessment" (WHA) rating form has been completed and the site scored 45 or more points of the possible 96 points. Sites with scores between 35-44 points on the WHA form may be determined "Significant" (1C) if they function as essential connections between or demonstrably enhance higher rated adjacent resource areas.~~

~~— The WHA is a standardized rating system for evaluating the wildlife habitat values of a site. The form was cooperatively developed by staff from the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, The Oregon Department of Fish and Wildlife, the Audubon Society of Portland, The Wetlands Conservancy, and the City of Beaverton Planning Bureau.~~

~~F. Significant water resource and wetland areas identified as a "2A," "3A," or "3C" site using the Statewide Planning Goal 5 "Economic, Social, Environmental, and Energy Analysis" procedure as outlined in OAR 660-16-000 through 660-16-025 shall be designated as areas of "Significant Environmental Concern" and protected by either the SEC or WRG overlay zone.~~

~~G. Wetlands information gathered by and made available to the County shall be utilized as follows:~~

~~1. The U.S. Fish and Wildlife National Wetland Inventory (NWI) maps should be consulted at the beginning stages of any development proposal in order to alert the property owner/developer of the U.S. Corps of Engineers and Division of State Lands permit requirements.~~

- ~~2. Wetlands shown on the NWI maps which are determined to not be important by the County after field study should be indicated as such on 1"=200' aerial photographs made part of the State Goal 5 supporting documents.~~
 - ~~3. Boundaries of "Significant" wetlands located within the SEC and WRG overlay zones should be depicted on 1"=200' aerial photographs.~~
 - ~~4. Additional information on wetland sites should be added to the plan and supporting documents as part of a scheduled plan update or by the standard plan amendment process initiated at the discretion of the County.~~
- H. Although a wetland area may not meet the County criteria for the designation "Significant," the resource may still be of sufficient importance to be protected by State and Federal agencies.
- ~~I. The zoning code should include provisions requiring a finding prior to approval of a legislative or quasi-judicial action that the long range availability and use of domestic water supply watersheds will not be limited or impaired.~~

~~INVENTORY OF WATER RESOURCES~~

~~Table 1~~

~~PROTECTED WATER RESOURCE AND WETLAND SITES~~ ~~[Sites designated 2A, 3A, or 3C in the Goal 5 Inventory: January, 1994]~~

~~(Note: See the following documents for additional sites and amended ESEE Analysis Reports: "West Hills Reconciliation Report, Revised – September 1995"; "Howard Canyon Reconciliation Report, Revised – September 1995"; "West Hills Rural Area Plan, October 1996"; "East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997"; and the "Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887").~~

~~Rural Westside Sites~~ (listed alphabetically):

- ~~1 Agricultural Ditches and Sloughs on Sauvie Island~~
- ~~2 "Audubon House" tributary of Balch Creek (in sub-basin #5; 1993 BES report)~~
- ~~3 Balch Creek (Class I reach outside Portland; below confluence of Thompson and Cornell forks)~~
- ~~4 Burlington Bottoms Wetlands~~
- ~~5 Dairy Creek~~
- ~~6 Gilbert River & tributary drainageways/wetlands (in R1W sections 5, 8, 9, 16, 21, 22, 28, 29, 31, 32 & 33)~~

- ~~7—Howell Lake~~
- ~~8—McCarthy Creek (Class I reach in R1W sections 18, 19, 30 & 31)~~
- ~~9—Miller Creek (sections outside Portland)~~
- ~~10—Multnomah Channel (reach outside Portland)—~~
- ~~11—“Newberry” (or “Ennis”) Creek (reach in R1W sections 28 & 33)~~
- ~~12—Sand Lake~~
- ~~13—“Sheltered Nook” tributary of McCarthy Creek (in R2W sections 19 & 24)~~
- ~~14—Small Unnamed Lake/Slough west of Wagon Wheel Hole Lake~~
- ~~15—Sturgeon Lake~~
- ~~16—Unnamed creek which flows into Rainbow Lake (reaches in R2W sections 12 & 13)~~
- ~~17—Unnamed creeks with confluence south of Logie Trail Rd. (Class I reaches in R2W sections 13 & 24 and R1W section 18)~~
- ~~18—Unnamed creek between Logie Trail and Cornelius Pass Roads (in R2W section 24 and R1W sections 18 & 19)~~
- ~~19—Virginia Lakes~~
- ~~20—Wagon Wheel Hole Lake~~

Rural Eastside Sites (Does not include sites within the Columbia Gorge NSA):

- ~~1—Government Island wetlands~~
- ~~2—McGuire Island wetlands~~
- ~~3—Sandy River Gorge~~

~~Note: Sites listed above are protected by SEC or WRG zoning provisions, based on completed ESEE evaluations and designations: 2A, 3A, or 3C under statewide Goal 5.~~

~~Table II lists Significant Water Resources and Wetland sites designated 1C (Goal 5 ESEE processes pending).~~

Table 2

SIGNIFICANT WATER RESOURCE AND WETLAND SITES

[Sites designated 1C in the Goal 5 Inventory: January, 1994; ESEE evaluations pending]

~~(Note: See the following documents for additional sites and amended ESEE Analysis Reports: “West Hills Reconciliation Report, Revised—September 1995”; “Howard Canyon Reconciliation Report, Revised—September 1995”; “West Hills Rural Area Plan, October 1996”; “East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997”; and the “Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887”).~~

Rural Westside Sites (listed alphabetically):

- ~~1—Balch Creek Forks: Thompson, Cornell, and “South Audubon” (outside Portland)~~
- ~~2—“Germantown Road” tributaries of Rock Creek (Class I reaches in R1W sections 8, 9 & 16)~~
- ~~3—Jackson Creek (Class I reach in R2W section 10)~~
- ~~4—Jones Creek (Class I reach in R2W section 25)~~
- ~~5—Joy Creek (Class I reach in R2W section 25)~~

- ~~6 McKay Creek, East Fork (Class I reach in R2W section 10)~~
- ~~7 Rock Creek (Class I reaches in R2W sections 22, 23, 26 & 36; includes East Fork)~~
- ~~8 Three unnamed creeks with confluence on Wildwood Golf Course (Class I reaches in R2W sections 1, 2, 11 & 12)~~

~~Rural Eastside Sites (listed alphabetically):~~

- ~~1 Beaver Creek (Class I reaches in R3E sections 1 & 12; and R4E sections 7, 8, 16 & 17)~~
- ~~2 Big Creek~~
- ~~3 Bridal Veil Creek (Class I reach outside Gorge NSA; R5E sections 24 & 25)~~
- ~~4 Buck Creek (Class I reaches)~~
- ~~5 Camp Creek (tributary to Bull Run River, in Mt. Hood National Forest)~~
- ~~6 Cat Creek (includes North Fork in sections 16 & 17)~~
- ~~7 Donahue Creek (Class I reach outside Gorge NSA; R5E sections 25 & 36)~~
- ~~8 Gordon Creek (includes South, Middle & North forks in Mt. Hood National Forest)~~
- ~~9 Howard Canyon Creek (Class I reaches in R4E sections 1 & 2; and R5E sections 5 & 6)~~
- ~~10 Johnson Creek (Class I reaches southeast of Gresham, including North Fork)~~
- ~~11 Kelly Creek (tributary of Johnson Creek)~~
- ~~12 Knieriem (or "Ross") Creek (Class I reaches in R4E sections 2, 35 & 36 and R5E section 31)~~
- ~~13 Lattourelle Creek (reaches outside Gorge NSA; R5E sections 32 & 33; includes South Fork)~~
- ~~14 Mitchell Creek (tributary of Kelly Creek; in R3E section 19)~~
- ~~15 Pounder Creek (Class I reach outside Gorge NSA; in R4E sections 2 & 35)~~
- ~~16 Smith Creek (Class I reaches in R4E sections 3, 4, 5 & 36)~~
- ~~17 Thompson Creek (tributary of Gordon Creek)~~
- ~~18 Trout Creek (Class I reaches in R4E sections 13, 14 & 24 and R5E sections 17, 18 & 19)~~
- ~~19 Two unnamed creeks west of Springdale (Class I reaches in R4E sections 5, 6, 32 & 33)~~
- ~~20 Unnamed tributary of Bull Run River (Class I reach in R5E section 22)~~
- ~~21 Walker Creek (Class I reach in R5E section 22)~~
- ~~22 Young Creek (Class I reach in R5E section 35 & outside Gorge NSA)~~

Table 3

~~POTENTIALLY SIGNIFICANT WATER RESOURCE AND WETLAND SITES~~

~~{Sites designated 1B in the Goal 5 Inventory: January, 1994}~~

~~(Note: See the following documents for relevant ESEE Analysis Reports: "West Hills Reconciliation Report, Revised – September 1995"; "Howard Canyon Reconciliation Report, Revised – September 1995"; "West Hills Rural Area Plan, October 1996"; "East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997"; and the "Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887").~~

~~Rural Westside Sites (listed alphabetically):~~

- ~~1 Balch Creek watershed (except 1C or 3C designated reaches & sections in Portland)~~
- ~~2 Burlington Bottoms watersheds~~
- ~~3 Jackson Creek tributaries and watersheds (except Class I reaches)~~

- ~~4 Jones Creek tributaries and watersheds (except Class I reaches)~~
- ~~5 Joy Creek tributaries and watersheds (except Class I reaches)~~
- ~~6 McCarthy Creek tributaries and watersheds (except Class I reaches & "Sheltered Nook" tributary in sections 19 & 24)~~
- ~~7 McKay Creek tributaries and watersheds (except Class I reaches)~~
- ~~8 Miller Creek tributaries and watersheds (except 3C designated reach & sections in Portland)~~
- ~~9 Newberry Creek tributaries and watersheds (except 3C designated reach)~~
- ~~10 Rock Creek tributaries and watersheds (except Class I reaches)~~
- ~~11 Tributaries and watersheds to three unnamed creeks on Wildwood Golf Course (upstream of Class I reaches in R2W sections 1, 2, 11 & 12)~~
- ~~12 Tributaries and watersheds to unnamed creek which flows into Rainbow Lake (except 3C designated reaches)~~
- ~~13 Tributaries and watersheds above three unnamed creeks south of Logie Trail Rd. (except 3C designated reaches)~~

Rural Eastside Sites (Does not include sites within the Columbia Gorge NSA):

- ~~1 Beaver Creek tributaries and watersheds (except Class I reaches)~~
- ~~2 Bridal Veil Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~3 Buck Creek tributaries and watersheds (except Class I reaches)~~
- ~~4 Cat Creek tributaries and watersheds (except Class I reaches)~~
- ~~5 Donahue Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~6 Gordon Creek tributaries and watersheds (except Class I reaches)~~
- ~~7 Howard Canyon Creek tributaries and watersheds (except Class I reaches)~~
- ~~8 Johnson Creek/Kelly Creek watersheds (except Class I reaches)~~
- ~~9 Knieriem (or "Ross") Creek tributaries and watersheds (except Class I reaches)~~
- ~~10 Lattourelle Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~11 Pounder Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~12 Smith Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~13 Thompson Creek tributaries and watersheds (except Class I reach)~~
- ~~14 Trout Creek tributaries and watersheds (except Class I reaches)~~
- ~~15 Tributaries and watersheds to two unnamed creeks west of Springdale~~
- ~~16 Young Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~

POLICY ~~16 H~~: WILDERNESS AREAS

~~It is the County's policy to r~~Recognize the value of wilderness among the many resources derived from public lands.

STRATEGIES

- A. ~~As a federally designated wilderness area, T~~he Columbia Mark O. Hatfield Wilderness shall ~~be designated as~~ is a significant Goal 5 Resource Site.

- ~~B. The SEC overlay zone shall be applied to the Columbia Wilderness. The Mark O. Hatfield wilderness area shall be protected through the County's most restrictive Commercial Forest Use zoning or through the appropriate SEC overlay zoning.~~
- C. The County shall coordinate with federal land management agencies and Congressional staff in the formulation of proposals for any additional wilderness areas within Multnomah County.
- ~~D. All parcels of federal land which meet federal guidelines for wilderness and which fit the definition outlined in the Findings document shall be recommended for wilderness designation.~~
- D. The County should support wilderness designation of federal lands which meet guidelines for wilderness designation.

~~POLICY 16-1:~~ HISTORIC RESOURCES

[Note: New historic resources policies and strategies are being proposed and, if approved, will replace existing policies below.]

~~It is the County's policy to recognize significant historic resources and to apply appropriate historic preservation measures to all designated historic sites.~~

STRATEGIES

- ~~A. Maintain an inventory of significant historic resources which meet the historical site criteria outlined below.~~
- ~~B. Utilize the National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation in the designation of historic sites.~~
- ~~C. Develop and maintain a historical preservation process for Multnomah County which includes:

 - ~~1. A review of the laws related to historic preservation.~~
 - ~~2. A program for ongoing identification and registration of significant sites, working with area citizens groups, the Oregon Historical Society, the Oregon Natural History Museum and other historic and archeological associations.~~~~

- ~~3. Developing a handbook on historic preservation to assist County staff, area citizen groups, land owners and developers in understanding and using applicable federal and state programs.~~
- ~~4. Fostering, through ordinances or other means, the private restoration and maintenance of historic structures for compatible uses and development based on historic values.~~
- ~~5. Encouraging the installation of appropriate plaques or markers on identified sites and structures.~~

~~D. The Zoning Code should:~~

- ~~1. Include a Historic Preservation overlay district which will provide for the protection of significant historic areas and sites.~~
- ~~2. Include conditional use provisions to allow new sites to be established to preserve historic structures and sites.~~
- ~~3. Provide for a 120 day delay period for the issuance of a demolition permit or a building permit that substantially alters the historic nature of the site or building. During this period, a review of the permit application, including the impacts and possible means to offset the impacts, should be undertaken.~~
- ~~4. On site density transfer in order to protect historic areas and protect unique features.~~

HISTORICAL SITE CRITERIA

- ~~A. Historical Significance—Property is associated with significant past events, personages, trends or values, and has the capacity to evoke one or more of the dominant themes of national or local history.~~
- ~~B. Architectural Significance (Rarity of Type and/or Style)—Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.~~
- ~~C. Environmental Considerations—Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.~~
- ~~D. Physical Integrity—Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.~~

~~E. Symbolic Value—Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.~~

~~F. Chronology—Property was developed early in the relative scale of local history or was an early expression of type/style.~~

POLICY ~~16-J~~: CULTURAL AREAS

[Note: New cultural resources policies and strategies are being proposed and, if approved, will replace the existing policy below.]

~~It is the County's policy to protect cultural areas and archeological resources and to prevent conflicting uses from disrupting the scientific value of known sites.~~

STRATEGIES

~~A. Maintain information on file regarding the location of known archeological sites. Although not made available to the general public, this information will be used to insure the sites are not degraded through incompatible land use actions.~~

~~B. Coordinate with the State Archaeologist in the State Historic Preservation Office regarding the identification and recognition of significant archeological resources.~~

~~C. Encourage landowners to notify state authorities upon discovering artifacts or other evidence of past cultures on their property.~~

~~D. Work with the LCDC Archeological Committee in devising equitable and effective methods of identifying and protecting archeological resources.~~

POLICY ~~16-K~~: RECREATION TRAILS

(This is a listed goal 5 resource that only pertains to Oregon Recreational Trails designated by the Oregon Parks and Recreation Commission. In Multnomah County, the 40 mile Loop Trail is the only trail that is state designated. The 40 mile Loop Trail is entirely within the Portland Area urban growth boundary.)

~~It is the County's policy to recognize the following trails as potential State recreation trails:~~

~~Columbia Gorge Trail~~

~~Sandy River Trail~~

~~Portland to the Coast Trail~~

~~Northwest Oregon Loop Bicycle Route~~

STRATEGIES

- ~~A. Coordinate with ODOT and any other public or private agency to resolve any conflicts which may arise over the development of these trails.~~
- ~~B. Address these trails as Goal 5 resource sites whenever the trail route becomes specifically identified, built, proposed, or designated.~~

~~POLICY 16-L: WILD AND SCENIC WATERWAYS~~

~~It is the County's policy to p~~Protect all state or federal designated scenic waterways from incompatible development and ~~to~~ prevent the establishment of conflicting uses within scenic waterways.

STRATEGIES

- A. Coordinate with the Oregon State Parks and Recreation ~~Division~~ Department in the review and regulation of all development proposals or land management activities ~~within~~ along the Sandy River State Scenic Waterway.
- B. Apply the SEC overlay zone to the Sandy River State Scenic Waterway corridor to ensure proper recognition of the waterway and to further mitigate the impacts on uses allowed within the underlying resource zones.
- C. Coordinate with the U.S. Forest Service in the review and regulation of all development proposals or land management activities within the federal wild and scenic river segment of the Sandy River.
- D. Work with state and federal agencies or other interested parties in developing proposals for scenic waterway protection of other stream segments in the County.

From West of Sandy River Rural Area Plan

Policy 1

~~Multnomah County recognizes the importance of i~~Identifying and protecting natural resources in order to promote a healthy environment and natural landscape that contribute to the Multnomah County's livability of the ~~West of Sandy River Rural Area~~.

Strategies:

~~1.1 Multnomah County shall p~~Prepare and maintain an inventory of the location, quality, and quantity of significant wildlife habitat areas and riparian corridors within the ~~West of Sandy River Rural Area County~~. This inventory should include the riparian corridors associated with the rural eastside streams of Beaver Creek, Johnson Creek and Kelly Creek that are listed in Framework Plan Policy 16G as either significant or potentially significant.

~~1.2 Multnomah County shall u~~Utilize the Statewide Wetlands Inventory all available wetland inventory information to identify the general location of wetlands within the ~~West of Sandy River Rural Area County~~.

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

Policy 2

~~Multnomah County shall d~~Designate selected riparian corridors and wildlife habitat areas as significant natural resources pursuant to Statewide Planning Goal 5.

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

Strategies:

~~2.1 Those wildlife habitat areas that have been rated as "high" value for at least one of the following ecological functions shall be designated as "significant":~~

- ~~➤ Wildlife Habitat,~~
- ~~➤ Water Quality Protection,~~
- ~~➤ Ecological Integrity,~~
- ~~➤ Connectivity, and~~
- ~~➤ Uniqueness.~~

~~2.2 Those riparian areas that have been rated as "high" value for at least one of the following ecological functions shall be designated as "significant":~~

- ~~➤ Fish Habitat~~
- ~~➤ Wildlife Habitat,~~
- ~~➤ Water Quality Protection,~~
- ~~➤ Ecological Integrity, and~~
- ~~➤ Connectivity.~~

Policy 3

~~Multnomah County shall p~~Protect significant riparian corridors and associated impact areas and limit conflicting uses within these areas ~~in the West of Sandy River Rural Area. In considering the protection of these resources, the County shall emphasize an ecosystem based, watershed approach.~~

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

Strategies:

~~3.1 — Multnomah County shall implement this policy with amendments to the Multnomah County Zoning Code, Significant Environmental Concern Zoning Overlay District for riparian corridors and water resources within the West of Sandy River Rural Area. The protection measures that are incorporated into the SEC Overlay District ordinance will utilize the measures that protect water quality under Policy 6 as one tool to protect riparian corridors and associated impact areas.~~

~~3.2 — This overlay district shall be applied to both the resource and its impact area and shall include areas within 200 feet of each significant stream as measured from top of bank. As stated in Section 6.4 of the West of The Sandy River Rural Area Transportation and Land Use Plan Natural Resource Inventory and ESEE Report, this distance is based in the science of the functions and values of riparian corridors. The weight of the science indicates that a significant measure of the functions of riparian corridor habitat exists within the distance that is defined by one potential tree height (PTH) from a stream. The US Fish and Wildlife Service suggests that 200 feet is the appropriate potential tree height (PTH) for Multnomah County based on soils and native trees (Metro, 1999). In addition, the County needs to adopt a Title 3 Water Quality and Floodplain ordinance that can include regulated areas up to 200 feet wide.~~

~~3.3 — The limitation on conflicting uses in this district shall apply to those uses that are regulated by the County and shall allow for conflicting uses within the district if an alternatives analysis demonstrates that no reasonable alternative exists. The standards shall be most protective of the riparian corridor itself and may allow more flexibility for areas outside the corridor but within the impact area.~~

~~3.4 — The County should investigate and consider whether the overlay district ordinance should have as a primary objective, maintaining the Properly Functioning~~

~~Condition of the riparian corridors and impact areas of significant streams in order to support maintenance and recovery of fish in the area.~~

~~3.5 Streams in the study area have been significantly impacted by clearing and development. The County should investigate and consider development of a restoration program for study area streams in order to restore fish habitat.~~

Policy 4

~~Multnomah County shall pProtect significant wildlife areas and will limit conflicting uses within these significant natural resource areas and their associated impact areas in the West of Sandy River Rural Area. In considering the protection of these resources the County shall emphasize an ecosystem based, watershed approach.~~

Strategies:

4.1 ~~Multnomah County shall implement this policy by eEstablishing a specific Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District for wildlife resources within the West of Sandy River Rural Area.~~

4.2 This SEC overlay district shall be applied to areas designated as significant wildlife resources in ~~West of the Sandy River Rural Area Transportation and Land Use Plan Natural Resource Inventory and ESEF Report~~ and their associated impact areas.

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

Policy 5

~~Multnomah County recognizes the need to pProtect the outstanding public values for which those sections of the Sandy River have been designated a National Wild and Scenic River and a State Scenic Waterway.~~

Strategy:

5.1 ~~Work with State Parks and other agencies to review~~ Continue to apply the development standards in the County Significant Environmental Concern provisions and in the Oregon Administrative Rules specific to the designated areas.

Water Quality Policies (Title 3, Goal 6) Policy

6

~~Multnomah County recognizes the importance of p~~Protecting the County's water quality ~~within the West of Sandy River Rural Area and shall by~~ adopting standards to protect the water quality resources from the impacts of development ~~pursuant to the requirements of Title 3 of the Metro Urban Growth Management Functional Plan (3.07.340).~~

~~Strategies~~

6.1 ~~Multnomah County shall implement this policy by establishing a specific by the application of~~ Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay Districts ~~for riparian corridors and water resources which substantially complies with the water quality standards of Title 3 of the Metro Urban Growth Management Functional Plan.~~

6.2 ~~Standards adopted to protect water quality shall preserve the water quality related functions and values of primary and secondary protected water features:~~

- ~~Primary protected water features shall include: Title 3 wetlands, rivers, streams, and watercourses downstream from the point at which an area of 100 acres or more is drained to that water feature (regardless of whether it carries year round flow); streams that carry year round flow; springs which feed streams and wetlands and have year round flow; and natural lakes.~~
- ~~Secondary protected water features shall include intermittent streams, watercourses, and seeps downstream of the point at which 50 acres are drained and upstream of the point at which 100 acres are drained to that water feature.~~

6.3 ~~Standards adopted to regulate the water quality impacts of development shall apply to the following:~~

- ~~"Development" means any man made change defined as buildings or other structures, mining, dredging, paving, filling, or grading in amounts greater than ten (10) cubic yards on any lot or excavation . In addition, any other activity that results in the removal of more than 10 percent of the vegetation in a protected water feature or its vegetated corridor on a lot is defined as development.~~
- ~~Development shall not include the following:~~
 - ~~Stream enhancement or restoration projects approved by cities and counties;~~
 - ~~Farming practices as defined in ORS 30.930 and farm use as defined in ORS 215.203, except that buildings associated with farm practices and~~

- farm uses are subject to the requirements of Title 3; and
- Forest practices conducted under an Oregon Department of Forestry permit.

~~6.4 Standards adopted to regulate the water quality impacts of development shall apply to the following:~~

- ~~"Development" means any man-made change defined as buildings or other structures, mining, dredging, paving, filling, or grading in amounts greater than ten (10) cubic yards on any lot or excavation. In addition, any other activity that results in the removal of more than 10 percent of the vegetation in a protected water feature or its vegetated corridor on a lot is defined as development.~~
- ~~Development shall not include the following:~~
 - ~~Stream enhancement or restoration projects approved by cities and counties;~~
 - ~~Farming practices as defined in ORS 30.930 and farm use as defined in ORS 215.203, except that buildings associated with farm practices and farm uses are subject to the requirements of Title 3; and~~
 - Forest practices conducted under an Oregon Department of Forestry permit.

Policy 7

~~Multnomah County recognizes that it is important to p~~Protect vegetated corridors in order to maintain their water quality functions including the following:

- Separation of protected water features from development;
- Maintaining or reducing stream temperatures;
- Maintaining natural stream corridors;
- Minimizing erosion, nutrient and pollutant loading into water;
- Filtering, infiltration and natural water purification; and,
- Stabilizing slopes to prevent landslides contributing to sedimentation of water features.

~~7.1 Require that new development or redevelopment maintain vegetated corridors along primary and secondary water features whenever feasible. The width of the vegetated corridors shall be based on the type of water resource and the slope of the adjacent banks.~~

- ~~The width of vegetated corridors adjacent to primary protected water features shall be 50 feet from the top of bank or ravine. The top of the ravine is the break in the greater than or equal to 25% slope. The starting point for measurements shall be the top of bank, which is the same as "bankful stage"~~

~~defined in OAR 141-85-010(2).~~

- ~~➤ The width of vegetated corridors adjacent to secondary protected water features with slopes less than 25% shall be 15 feet and where slopes are greater than or equal to 25%, the vegetated corridor shall be 50 feet.~~
- ~~➤ In no case shall the width of the vegetated corridor be required to exceed 200 feet from top of bank.~~

Policy 8

~~Multnomah County shall take steps to~~ Limit visible and measurable erosion from development ~~throughout the West of Sandy River planning area in accordance in~~ substantial compliance with the water quality standards of *Title 3 of the Metro Urban Growth Management Functional Plan*.

Strategies:

- 8.1 ~~Multnomah County shall implement this policy by~~ Establishing standards that:
Apply erosion and sediment control regulations to all development activities that may result in visible or measurable erosion. Visible or measurable erosion includes, but is not limited to:
 - Deposits of mud, dirt sediment or similar material exceeding one-half cubic foot in volume on public or private streets, adjacent property, or onto the storm and surface water system, either by direct deposit, dropping discharge, or as a result of the action of erosion.
 - Evidence of concentrated flows of water over bare soils; turbid or sediment-laden flows; or evidence of on-site erosion such as rivulets on bare soil slopes, where the flow of water is not filtered or captured on the site.
 - Earth slides, mudflows, earth sloughing, or other earth movement that leaves the property.
- 8.2 Help prevent erosion by requiring the use of prevention practices such as non-disturbance areas, construction schedules, erosion blankets and mulch covers. To the extent that erosion cannot be completely prevented, sediment control measures are to be designed to capture, and retain on site, soil particles that have become dislodged by erosion.
- 8.3 Adopt a limited construction season for development within primary and secondary water feature corridors to allow disturbance to occur during dry parts of the year and limit it during wet seasons.
- 8.4 Control stormwater from developed areas in a manner that does not increase runoff, and does not contribute to increased flow in area drainages and creeks. Investigate how runoff could be reduced from parking and maneuvering areas

through use of pervious materials.

- 8.5 Require that stream crossings be avoided where possible, and when unavoidable, require maintaining watershed function in development of regulations for stream crossings, e.g. crossing does not disturb the bed or banks of the stream, is of the minimum width necessary to allow passage of peak winter flows, etc.

Other General Policies

Policy 9

Regulations to protect natural resources and water quality should allow changes to existing development when the overall resource value of the property is improved by those changes.

Strategy :

- 9.1 ~~Include language in a~~ Natural resource protection and water quality standards ~~that~~ should allows changes to existing development which result in a net benefit to the protected resource.

Policy 10

~~Multnomah County shall continue to m~~Make information about other agency programs and educational materials available to the public at the planning counter and on the internet.

Strategy:

- 10.1 Multnomah County will work with ~~the East Multnomah Soil and Water Conservation District, the Oregon Department of Agriculture, the County Assessor, the U.S. Natural Resources Conservation Service and others~~ partner agencies to provide landowners with information about various agency programs. Programs may include property tax deferral and exemption programs available for stream enhancement and agricultural plans to protect streams and their watersheds.

Policy 18

~~Open space in the area is maintained through parks and trails and through rural, farm and forest zoning that works to protect the rural character.~~

~~18.1 Ensure that any zone changes do not detract from the open spaces and rural character of the area.~~

Policy 25

~~Multnomah County shall help p~~Preserve critical viewsheds in the Orient Rural Community and Pleasant Home Rural Service Center and balance protection of scenic views with flexibility of use by property owners.

Strategy:

~~The county shall rely on~~ Use education –i.e. providing information regarding identified viewsheds to property owners -rather than regulations to implement this policy.

Policy 27

~~In keeping with the rural nature of the Orient Rural Community and Pleasant Home Rural Service Center, Multnomah County will r~~Require outdoor lighting in these areas to be low intensity and designed in a manner that minimizes the amount of light pollution.

Strategy :

27.1 ~~Multnomah County will update~~ Amend the ~~Community Development Ordinance Zoning Code~~ to insure that new development meets outdoor lighting standards that minimize the amount of light pollution in the Orient Rural Community and Pleasant Home Rural Service Center.

From East of Sandy River Rural Area Plan

~~21. Protect significant streams in the East of Sandy River Rural Area by prohibiting new residential development within 150 feet of a stream centerline and limiting new roads, stream crossings, additions to existing structures, and other grading activities within this 150 foot area. Additions to existing dwellings of up to 400 square feet shall be exempt from the setback requirements. All related ground disturbing activities within the 150 foot stream setback shall be confined to the period between May 1 and October 1 in any year.~~

Protect significant streams by applying uniform standards throughout the County for stream protection, including the following:

- a. prohibiting new residential development within 150 feet of a stream centerline
- b. limiting additions to existing structures to no greater than 400 square feet within the 150-foot stream setback area.

- c. limiting new roads, stream crossings, and other grading activities within this 150-foot stream setback area.
- d. ground disturbing activity within this 150-foot stream setback area should only be allowed between May 1 and October 1 of any year.

~~STRATEGY: Multnomah County shall implement this policy with amendments to the Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District and applying the district to areas within 150 feet of the centerline of each significant stream.~~

21a. Require any stream crossing to utilize a bridge or arched culvert which does not disturb the bed or banks of the stream and are of the minimum width necessary to allow passage of peak winter flows.

~~STRATEGY: Multnomah County shall implement this policy through application of the Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District, which includes a requirement for stream crossings to consist of a bridge or arched culvert.~~

22. ~~Encourage~~ Promote creation of cooperative property owner organizations for the protection of individual streams and their watersheds.

Encourage these organizations to provide technical assistance and information regarding financial resources to people about best management practices necessary to protect streams.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to promote cooperative property owner organizations.~~

~~23. Work with the Oregon Department of Forestry to better protect significant streams from any negative impacts associated with timber harvesting.~~

~~STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.~~

24. Provide incentives, ~~consistent with current zoning,~~ through the zoning code for new development ~~which is to be~~ compatible with, and to enhances, significant streams and adjoining riparian habitat.

~~STRATEGY: When considering amendments to its zoning ordinance, Multnomah County will consider whether such amendments can act as an incentive to new development being compatible with and enhancing significant streams and adjoining riparian habitat.~~

25. Work with the ~~East Multnomah County local~~ Soil and Water Conservation Districts to provide technical assistance on sound farming practices and information regarding financial resources available to property owners ~~about sound farming practices which also to~~ protect significant streams and adjoining riparian habitat.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect streams and their watersheds while continuing to make productive agricultural use of their land.~~

26. ~~Use property tax deferral and exemption programs to e~~Encourage streamside property owners to use property tax deferral and exemptions programs to maintain and upgrade streams and adjoining riparian habitat.

~~STRATEGY: Multnomah County will w~~Work cooperatively with the East Multnomah Soil and Water Conservation Districts and the County Assessor to inform landowners about the property tax deferral and exemption programs available to them for stream enhancement.

27. Monitor educational and/or regulatory programs to protect streams on a regular basis in order to gauge their effectiveness.

~~STRATEGY: Multnomah County will e~~Conduct periodic reviews of stream regulatory and educational programs to gauge their effectiveness.

28. ~~Multnomah County recognizes the need to p~~Protect the outstanding public values for which sections of the Sandy River have been designated a National Wild and Scenic River and a State Scenic Waterway.

~~STRATEGY: Work with State Parks and other agencies to update and implement appropriate design strategies and development standards through County Significant Environmental Concern provisions and Oregon Administrative Rules specific to the designated areas.~~

Wildlife Habitat Policies

29. ~~Use large-lot Commercial Forest Use zoning and educational programs in order to p~~Protect significant forested wildlife habitat areas through large-lot zoning and educational programs.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land. By maintaining restrictive Commercial Forest Use zoning regulations regarding new dwellings, Multnomah County will also implement this policy.~~

30. Provide information through various existing programs to the community about how wildlife habitat can co-exist with other uses on private property.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land.~~

31. Work with the Oregon Department of Forestry to better protect wildlife habitat from the negative impacts associated with timber harvesting.

~~STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration and offer assistance and comment on changes to forestry rules.~~

~~32. Work with the local Soil and Conservation Districts to provide technical assistance and information about financial resources in order to encourage sound farming practices which also protect wildlife habitat.~~

STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a public education and assistance program which will let landowners become informed on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land.

33. Provide incentives through the zoning code for new development ~~allowed by current zoning which is to be~~ compatible with and to enhance wildlife habitat.

~~STRATEGY: When considering amendments to its zoning ordinance, Multnomah County will consider whether such amendments can act as an incentive to new development being compatible with and enhancing significant streams and adjoining riparian habitat.~~

~~34. Propose state legislation which would encourage property owners to protect their lands as wildlife habitat through the use of tax deferral programs, and allow switching of tax deferral status from forest or farm to open space wildlife habitat without penalty.~~

~~STRATEGY: Multnomah County shall forward this policy as an informational item to the Oregon State Legislature and the Association of Oregon Counties.~~

Noise Policies

45. Review and revise the Multnomah County Noise Ordinance as needed to ~~regulate excessive noise~~ minimize impacts from major noise generating uses on adjacent rural residences.

~~STRATEGY: Multnomah County shall r~~Review and revise the County noise ordinance to address specific community noise concerns such as agri-tourism events and mass gatherings.

~~46. Take a more active role in the operations of Portland International Airport as they affect noise in the East of Sandy River rural area.~~

~~STRATEGY: Multnomah County shall request that the Port of Portland conduct a semi-annual review of noise impacts from Portland International Airport upon the East of Sandy River rural area.~~

Water Quality Policies

~~48. In conjunction with~~ Support efforts by the East Multnomah Soil and Water Conservation Districts, develop to conduct a public information and assistance program for watershed property owners in management practices that enhance the water quality of streams.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a public~~

~~education and assistance program which will let landowners become informed on how they can manage their properties to best protect water quality while continuing to make productive economic use of their land.~~

~~49. Develop a recognition program for people showing good stewardship of streams and streamside property.~~

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop such a recognition program.~~

~~50. Develop an on-going mechanism to monitor water quality for different streams east of the Sandy River.~~

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a water quality monitoring mechanism.~~

~~51. Promote the riparian tax exemption available to streamside property owners, and work for changes in state law to make such exemptions more financially rewarding.~~
Encourage streamside property owners to use property tax deferral and exemption programs to maintain water quality of waterways.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service~~
~~inform landowners about the tax exemption available for riparian restoration and enhancement.~~

Work cooperatively with the Soil and Water Conservation Districts and the County Assessor to inform landowners about the property tax deferral and exemption programs available to them.

~~52. Work with the Oregon Department of Forestry to effectively enforce Support and promote enforcement of existing stream protections standards in the Forest Practices Act, and request changes in the act when necessary to better protect stream water quality.~~

~~STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.~~

Seek changes to the Forest Practices Act when necessary to better protect stream water quality.

~~53. Where a watershed crosses County boundaries, p~~Promote cooperation with property owners throughout the entire watershed, regardless of jurisdictional lines.

STRATEGY: ~~Multnomah County will w~~Work cooperatively with the ~~East Multnomah and Clackamas~~ Soil and Water Conservation Districts and other interested parties in efforts to promote watershed health ~~for the Sandy River and any tributary creeks which cross the County line.~~

From West Hills Rural Area Plan

POLICY 18: ~~Encourage U~~se of voluntary measures to decrease the negative impacts of ~~some~~ agricultural practices upon water quality in area streams.

STRATEGY: ~~Do not institute zoning regulation of agricultural practices to protect streams at this time — instead pursue a voluntary educational program jointly with the U.S. Natural Resources Conservation Service and the West Multnomah Soil and Water Conservation District.~~
Support educational programs through the US Natural Resources Service and the Soil and Water Conservation Districts to inform farming operations of best management practices to reduce agricultural runoff and to protect water quality in area streams.

POLICY 19: ~~Protect water quality in areas adjacent to Multnomah Channel through control of runoff from West Hills Rural Area~~ of streams by controlling runoff that flows into them.

STRATEGY: ~~Revise the ESEE analysis and protection program for Burlington Bottoms to include discussion of water quality impacts from West Hills drainages into this wetland, and adopt appropriate zoning ordinance amendments to protect water quality in Burlington Bottoms.~~

STRATEGY: ~~During the Sauvie Island/Multnomah Channel Rural Area Plan preparation, review ESEE analysis and protection program for Multnomah Channel to include discussion of water quality impacts from West Hills drainages into the channel, and adopt appropriate zoning ordinance amendments to protect water quality in Multnomah Channel.~~

POLICY 20: ~~Develop and maintain consistent regulations for significant streams under the jurisdiction of both the City of Portland and Multnomah County.~~

POLICY 21: STRATEGY: Use hillside development and erosion control standards to control the effects of nonpoint runoff into streams from sources such as roadways, parking areas, and ~~farms~~ other impervious areas.

POLICY 24: Balance protection of scenic views with flexibility of use by property owners.

STRATEGY: ~~Do not preclude or prevent building on any lot because of scenic considerations. No property should be rendered unbuildable solely because of scenic view considerations.~~

STRATEGY: Allow placement of residences so that a view from the property is possible as long as the proposed development is visually subordinate from key viewing areas.

STRATEGY: Regulate the use of reflective glass, including solar panels, in scenic areas.

STRATEGY: ~~Require industrial uses to meet the same siting standards as residential development in order to protect scenic views.~~

STRATEGY: ~~Work with the Oregon Department of Forestry~~ Promote strong Forest Practices standards to better protect scenic views from the negative impacts associated with timber harvesting.

STRATEGY: Provide incentives ~~for~~ to encourage development to be compatible with significant scenic views.

POLICY 25: Balance protection of significant streams with flexibility of use by property owners.

STRATEGY: Minimize runoff from roads, particularly from County road ~~clearing~~ construction and maintenance processes.

STRATEGY: Along with Soil and Water Conservation Districts, ~~Encourage~~ "friends of" individual streams to educate people about best management practices necessary to protect streams.

STRATEGY: ~~Work with the Oregon Department of Forestry~~ Promote strong Forest Practices standards to better protect significant streams from the negative impacts associated with timber harvesting.

STRATEGY: ~~Work with~~ Support efforts by the local Soil and Conservation Districts to educate farmers about sound farming practices which also protect significant streams.

STRATEGY: Provide incentives ~~for~~ to encourage development to be compatible with significant streams.

STRATEGY: Consider additional streams for significance and protection if requested by a property owner or other interested party.

POLICY 26: Balance protection of wildlife habitat with flexibility of use by property owners.

STRATEGY: Enforce existing animal control restrictions on free-ranging domestic pets which can have a negative impact on wildlife.

STRATEGY: In significant wildlife habitat areas, ~~E~~ncourage fencing which allows wildlife to pass through.

STRATEGY: Encourage clustering of development to minimize conflicts with wildlife.

STRATEGY: ~~Develop~~ Support programs to educate people about how wildlife habitat can co-exist with other uses on private property.

~~STRATEGY: Continue to collect data and information on the status of wildlife and wildlife habitat in the West Hills.~~

STRATEGY: ~~Work with the Oregon Department of Forestry~~ Promote strong Forest Practices standards to better protect wildlife habitat from the negative impacts associated with timber harvesting.

STRATEGY: ~~Work with~~ Support efforts by the local Soil and Conservation Districts to educate farmers about sound farming practices which also protect wildlife habitat.

STRATEGY: Provide incentives ~~for~~ to encourage development to be compatible with wildlife habitat.

Existing Policies Related to NATURAL HAZARDS

NATURAL HAZARDS POLICIES PROPOSED FOR RETENTION OR REVISION

Policies from the County Comprehensive Plan and Rural Area Plans

POLICY 14: DEVELOPMENT LIMITATIONS

INTRODUCTION

Many natural features impose limitations on development and, if not recognized in the development process, they can create public health and safety hazards. For example, flood plains perform important water storage functions and, if filled, force the water into other lands formerly not affected. These newly affected areas may have buildings which will be flooded. Erosive soils create stream siltation and can affect water quality and fish life habitat. A high water table can preclude septic tanks from functioning properly and create ground water pollution. These are important features which must be considered.

The purpose of this policy is to protect the public health and safety and to ensure that development does not create an “on-site” or “off-site” public harm. It is not intended to prohibit development, except where design and construction techniques cannot provide for a safe development.

POLICY

~~The County's policy is to 1. d~~Direct development and land form alterations away from areas with development limitations, except upon a showing that design and construction techniques can mitigate any public harm or associated public cost ~~and mitigate any adverse effects to surrounding persons or properties~~. Development limitations areas are those which have any of the following characteristics:

- A. Slopes exceeding 20%;
- B. Severe soil erosion potential;
- C. Land within the floodway, the 100-year flood plain, and known channel migration areas;
- D. A high seasonal water table within 0-24 inches of the surface for three or more weeks of the year;
- E. A fragipan less than 30 inches from the surface;

F. Land subject to slumping, ~~earth~~ slides or movement.

2. Mitigate any adverse effects to surrounding properties when developing in development limitations areas.

STRATEGIES

~~A. As a part of the ongoing planning program, the County should continue to:~~

- ~~I. Identify areas with development limitations; and~~
- ~~2. Within the Zoning Code Establish a process for reviewing development proposals in these areas.~~

~~B. The following should be addressed in the preparation of the Community Development Title:~~

~~1. **The Zoning Code** should include:~~

- ~~a. Standards for development within the 100 year flood plain, recognizing the standards and criteria established by the Federal Emergency Management Agency. The Flood Plain should be applied to all areas within the 100 year flood plain as designated by the U. S. Army Corps of Engineers, U. S. Soil Conservation Service, and any special studies prepared by the County;~~
- ~~b. Approved criteria for conditional uses which address the need to avoid or mitigate hazardous conditions;~~
- ~~c. Provisions which allow the density, which would have been permitted in hazardous areas if it were not for the restrictions, to be transferred on site or to adjoining property if held in the same ownership and if developed as a planned development.~~

~~2. County development standards should include provisions for:~~

- ~~a. Geologic impact analysis utilizing the County's Geologic and Slope Hazard Study;~~
- ~~b. Sediment and erosion control;~~
- ~~c. Drainage; and~~
- ~~d. Retention of vegetation and significant natural or habitat areas where these will mitigate natural hazards.~~

POLICY 15: WILLAMETTE RIVER GREENWAY

INTRODUCTION

The Willamette River Greenway is a cooperative management effort between the State and local jurisdictions for the development and maintenance of a natural, scenic, historical, and recreational “greenway” along the Willamette River. The General Plan has been formulated by the Oregon ~~Department of Transportation~~ Parks and Recreation Department pursuant to ORS 390.318. The Land Conservation and Development Commission has ~~determined that~~ created a statewide planning goal (Goal 15) ~~is necessary not only~~ to implement the legislative directive, ~~but and~~ to provide the parameters within which the ~~Department of Transportation~~ Greenway Plan may be carried out. Within those parameters local governments can implement Greenway portions of their Comprehensive Plans.

POLICY

~~The County’s policy is to p~~Protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River. Further, it is the County’s policy to protect identified Willamette River Greenway areas by requiring special procedures for the review of certain types of development allowed in the base zone that will ensure the minimum impact on the values identified within the various areas. The procedures shall be designed to mitigate any lost values to the greatest extent possible.

STRATEGIES

A. Apply the Willamette River Greenway (WRG) Overlay District to those lands designated WRG on the Multnomah County Zoning Map.

B. Update the Willamette River Greenway standards in the Multnomah County Zoning Code for clarity consistent with implementing rules and statutes.

~~A. The Willamette River Greenway should be based on the boundaries as developed by the State Department of Transportation. For the County, those areas are generally depicted on the map entitled, “Willamette River Greenway.”~~

~~B. The following strategies should be addressed in the preparations of the Community Development Title:~~

~~1. The Zoning Code should include:~~

~~a. An overlay zone entitled, “Willamette River Greenway,” which will establish an administrative review procedure to implement the requirements of the State of Oregon, Greenway Goal. The overlay zone should contain provisions related to:
(1) Setback lines for non-water dependent uses;~~

~~(2) A design plan;~~

~~(3) The review procedures;~~

~~(4) Specific findings required.~~

~~b. Those wetlands and water areas listed on Policy 16, Natural Resources, that are located within the Willamette River Greenway should receive a development review procedure comparable to the review procedure established for the Significant Environmental Concern zone.~~

~~C. Other policies of this Framework Plan are applicable to the Greenway as follows:~~

- ~~1. Agricultural lands: Policies 9 Agriculture, and 10 Multiple Use Agriculture.~~
- ~~2. Recreation: Policy 39 Open Space and Recreation.~~
- ~~3. Access: Policy 40 Development Requirements.~~
- ~~4. Fish and Wildlife: Policy 16 Natural Resources.~~
- ~~5. Scenic Qualities and Views: Policy 15 Areas of Significant Environmental Concern.~~
- ~~6. Protection and Safety: Policy 31 Community Facilities and Uses Location.~~
- ~~7. Vegetation Fringe: Policy 15 Areas of Significant Environmental Concern.~~
- ~~8. Timber Harvest: Policy 12 Multiple Use Forest.~~
- ~~9. Aggregate Extraction: Policy 16 Natural Resources.~~

From West of Sandy River Rural Area Plan

Policy 20

~~Multnomah County will r~~Regulate flood management areas consistent with the requirements of Title 3 of the Metro Functional Plan in order to reduce the risk of flooding, prevent or reduce the risk to human life and property, and maintain functions and values of floodplains such as allowing for the storage and conveyance of stream flows through existing and natural flood conveyance systems.

Strategy:

~~20.1 Multnomah County shall implement this policy by e~~Establishing standards to reduce the risk of flooding and maintain the functions and values of floodplains pursuant to the National Flood Insurance Program requirements and Title 3 of the Metro Urban Growth Management Functional Plan, including:

~~Establishing a definition of " flood management areas" which includes the area of inundation for the February 1996 flood, as well as all lands within the 100-year floodplain, flood areas and floodways as shown on the Federal Emergency Management Agency Flood Insurance Maps.~~

~~Requiring development, excavation and fill within flood management areas be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations.~~

~~Requiring all fill placed at or below the design flood elevation in flood management areas be balanced with at least an equal amount of soil material removal. Excavation shall not be counted as compensating for fill if such areas will be filled with water in non-storm winter conditions.~~

~~Requiring temporary fills permitted during construction be removed.~~

~~Prohibiting areas of unconfined hazardous materials as defined by DEQ in the Flood Management Areas.~~

From East of Sandy River Rural Area Plan

NONE

From West Hills Rural Area Plan

POLICY 22: Protect against seismic hazards to structures and ground areas susceptible to upset.

STRATEGY: ~~Work with the City of Portland to implement~~ Encourage and promote appropriate building code revisions for areas of greatest seismic hazard, when information on the location of such areas becomes available.

POLICY 23: Protect lands having slopes greater than ~~25~~20% and lesser slopes shown to be vulnerable to landslides from inappropriate development.

STRATEGY: ~~Revise the Multnomah County Comprehensive Framework Plan to d~~Designate lands with average slope greater than 2520% and lesser slopes shown to be vulnerable to landslides as having development limitations and apply appropriate standards to any new development on these designated lands. ~~This action will resolve an inconsistency between the~~

~~Comprehensive Framework Plan and the Hillside Development Overlay provisions of the
Multnomah County Zoning Ordinance.~~