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**Multnomah County Comprehensive Plan Update
Community Advisory Committee Meeting #9**

**September 23, 2015 6:00 – 8:30 p.m.
Room 126, Multnomah Building
501 SE Hawthorne Blvd. Portland, Oregon**

Agenda

- I. Welcome/Introductions/Announcements (Eryn) – 10 minutes
- II. Report on Community Meetings – Project Team – 15 minutes
Desired Outcome: Information item to hear about community feedback.
- III. Policy on Water and Wastewater Systems (Rich) -- 20 minutes
Desired Outcome: Review and approval of policies recommended by the Transportation and Public Facilities subcommittee.
 - A. Review and Comment
 - B. Public Comment
 - C. Action
- IV. Parking Lot Items (Rich Faith/Kevin Cook) – 20 minutes
Desired Outcome: Discussion of several items placed on the parking lot list (set aside); provide direction to staff on any further work to be done on these.
 - A. Review and Comment
 - B. Public Comment
 - C. Action
- V. Tree Protection Policy Revisit – (Rich and Kevin) – 20 minutes
Desired Outcome: Review and approval of a revised tree protection policy previously approved by the CAC.

- VI. Natural Resource and Natural Hazards Maps (Rithy Khut/Matt Hastie) - 20 min

Desired Outcome: Information item to gain an understanding of additional resource and hazards inventory and mapping.

- VII. Public Comment (Eryn) -- 10 minutes

- VIII. Meeting Wrap Up (Eryn) – 5 minutes
A. Recap of any follow-up items
B. Confirm Next Meeting Date and Time

- IX. Adjourn

COMMUNITY ADVISORY COMMITTEE MEETING
ROOM 126 MULTNOMAH BUILDING
501 SE HAWTHORNE BLVD. PORTLAND, OR
SEPTEMBER 2, 2015 6:00 PM

MEETING SUMMARY

I. Welcome, Introductions and Announcements

In attendance:

CAC

Aaron Blake
Paula Sauvageau
Catherine Dishion
George Sowder
Jerry Grossnickle
Kathy Taggart
Linden Burk
Marcy Cottrell Houle
Martha Berndt
Stephanie Nystrom
Sara Grigsby
Karen Nashiwa
John Ingle
Chris Foster

Project Team

Rich Faith
Kevin Cook
Rithy Khut
Matt Hastie
Eryn Deeming Kehe
Allison Conkling
Joanna Valencia

Absent

Tim Larson, Andrew Holtz, Will Rasmussen

Other community members in attendance: Carol Chesarek and Sandy Baker

Eryn Kehe asked committee members to speak up when talking because sometimes others are having difficulty hearing them. This seems to be particularly the case for those sitting in the corners where they are not facing those at the other end of the table.

Eryn outlined what is going to be talked about and the format for the public meetings coming up at Skyline Elementary on Sept 9 and Barlow High School on Sept 16. Matt asked that the members to be there and help co-host. He asked them to encourage the public to share their ideas and talk with them.

The staff concluded that they would identify names of public comments in the minutes. A member commented that Carol Chesarek would not like to be identified in the meeting summaries. When asked about this, Carol confirmed that she does not want to be identified in the minutes. Another member made the suggestion that staff should ask the

public member if he/she wants to be named. The final result was that staff will ask persons making public comment if they want to be identified in minutes.

A member noted that the summary of the last meeting that is in our packet already identifies who made public comment at that meeting. The change talked about here already occurred in those minutes; wish it hadn't.

CAC members agreed that on page 5 of the July 22, 2015 CAC meeting summary, the last part of the public comment should be stricken.

Results of Votes on Environmental Quality Issues from 7/22 meeting

1. Goal 5 Resources
 - Wild life habitat - 5
 - Wetlands - 2
 - Riparian Corridors - 1
2. Areas Subject to Natural Hazards
 - Wild life hazards - 4
 - Land slides - 2
 - Floods - 2
3. Preservation of Historic Resources Structures & Places
 - Allowing uses that benefit historic preservation - 6
 - An active historic preservation program - 1

II. County Attorney's Changes to Approved Policies

Rich Faith explained the changes being proposed by the Assistant County Attorney, Jed Tomkins to the policy language the CAC has already been approved.

A. Farm Dwellings

Policy 1 - Uses permitted by Oregon administrative rules -- Jed recommends that the committee should include Oregon Statutes as well.

Public Comment - None

Action Taken - The committee was okay with the recommended change.

Policy 2 - Continue to require approval of dwellings -- Jed recommends that we use take out "Continue to" and simply start with "Require..."

Public Comment - None

Action Taken - The committee was okay with the recommended change.

Policy 3 – Prohibit parcelization – there is no out right prohibition on creating parcels and Jed feels that it's not accurate and proposes that we strike out the word "parcelization" and say instead "Prohibit creation of new lots or parcels except as authorized by code ..."

Public Comment - None

Action Taken - The committee was okay with the recommended change.

B. Parcel Aggregation –

The policy requires that contiguous properties be physically aggregated. Jed said that this borders on a takings issue and he said that what we want to do is require notification so the subsequent owners of aggregated parcels know the restrictions that goes with them. Require a deed restriction to be recorded as a condition of development. The best way of doing that is to require that through a condition that they have to record a deed restriction so that the deed search records will show that there is some restriction on these properties that were subject to some kind of development in the past. One of the strategies under this policy has been removed because it's been included in the policy statement.

Public Comments – A question was posed if the policy meant that the lot lines would be removed when properties are aggregated together. Staff said that the individual property boundaries would remain intact but the lot of record may include more than one than one property. A member asked how is it different than what is done now? Staff replied that if you apply on an EFU and a review needs to be done, planning needs to check on the lot of record status; however, a building permit isn't automatically given. In the past a property owner could sell off one of the discrete parcels not realizing that they just created an issue for themselves and the buyer for future permits on both parcels. This change will require a recording that provides notice of what has been done and the development restrictions that apply to the aggregated properties. Jed didn't change the policy intent just the language and procedure of the policy. There was a suggestion that the language of this policy would be clearer and stronger if it said "Require lot and parcel aggregation..." rather than "Maintain...". People agreed that it would be consistent with what was previously discussed under farm dwellings policy #2 and with the language Jed wants.

Action Taken - The committee was okay with the recommended change.

C. Rural Center – Design Standards

Jed said that how the policy is now worded it makes it mandatory for rural center design standards to differ from an urban standard, but inserting the word "may" gives you latitude and encourages using that along with the wording "flexibility".

Public Comment- A member commented that the City of Gresham requires parking when you build a building. Staff did not understand the situation and why the City would be imposing this requirement. The member was encouraged to explore this with staff because it doesn't affect the policy.

Action Taken - The committee was okay with the recommended change.

D. Permitting Process -

Jed pointed out that when the refinements to the permitting process would occur and the CAC felt that it should occur when issues are identified by community members. He said that many times these refinements are caught by staff or other county officials that are aware of a glitch in the permitting process that needs to be fixed and would we not want to respond to that as well. He proposed the insertion of adding “or county representative”.

Public Comments – Aren’t county representatives also community members? You might say that, but better to be safe and call out county representatives as well.

Action Taken - The committee was okay with the recommended change.

E. Tree Protection

Tree protection – Clearing of trees

Jed recommended that the word “timber harvest” be used instead of “forest harvest” and for further clarification about what type of clearing we are talking about to add “that have not been done under an approved Oregon DOF reforestation plan”.

Public Comments – There were concerns about this change, particularly whether the rewording is accurate in terms of when a DOF reforestation plan actually would apply. A member questioned the word “plan” and asked staff to check the terminology. Also spell out DOF.

Action Taken - Although the committee okayed the recommended change, they asked staff to check with DOF to see if the terminology used in the new language is correct.

F. Existing Land Use Policies for Retention or Revision

1. Off-site Effects

Regarding changes to the introductory language about Off-site Effects, which reads “... impose appropriate conditions of approval on land use actions to mitigate off-site effects”; public comment questioned using the word “minimize” instead of “mitigate”. There was considerable discussion about the two words and which is the better one to use. The compromise that was reached was to use both words in the sentence.

Action Taken - The committee approved all of Jed’s recommended changes except that the introductory text to Off-Site Effects should say “... impose appropriate conditions of approval on land use action to minimize and mitigate off-site effects.”

2. Urban Land Area

Jed recommends that we change the policy to say “Coordinate with Metro in its role to establish...” because the County is not the one who establishes and maintains the UGB, Metro does.

Action Taken - The committee was okay with the recommended change.

Public Comment – Referring back to the policy on aggregation, a member of the public commented that there is a concern that aggregation of a property could go on infinitely if it's not tied to a particular standard. The real heart burn is that no where does it say what the aggregation requirements are. The member of the public would like something added like "the requirements are" and that would give the limit.

Matt asked if the person was asking to insert code language in the policy because that's where those types of words are. The member asked that policy language be used to achieve minimum aggregated areas like 80 acres or whatever it is. Matt said that as a general practice numerical values are not in the policy but are in the code. Kevin suggested that the first sentence in the new policy could say "Require lost and parcel aggregation standards ... ". The public member said that minimize and mitigate should both be part of the policy. Others disagreed. Sandy Baker asked a question about lot of records. She asked why do people do this? At one time were they able to build on their property, but has that changed? Is it now that they cannot build?

Action Taken - The committee was okay with Kevin's suggested word change, but did not approve adding the word "mitigate" in the first sentence of the policy.

III. **Parking Lot items**

Parking Lot item #20 – there was strike out language recommended by the CAC and it lead to the parking lot question of the RR land use category including a reference to limited forest product processing as an allowed use in that zone. The question came up, is this really an allowed use in the RR zone? There is no provision for limited forest product processing in the RR zone. Therefore, staff believes that it is appropriate to delete that from the reference.

The CAC previously decided to strike "cottage industries, limited rural service commercial and tourist commercial" uses from the RR land use category description. Kevin found out that the list of conditional uses in the RR and MUA20 zones include cottage industries and limited commercial uses. The provision of cottage industries pre-dates the home occupation code so it can be thought of a vestige from earlier days when certain uses were allowed. The question is, by striking out the reference in the introductory language did the CAC intend to remove those uses as conditional uses in the zone? Kevin still needs to look at the OAR's to see what state rules are.

Public Comment – What size are the lots in RR? Kevin answered RR is 5 acre minimum lot size.

Action Taken - The CAC decided to take out all descriptors of uses in the RR category. The entire second sentence should be struck.

The second parking lot item will have to be continued to another meeting because time for this agenda item ran out.

IV. Public Facility Policies

Rich reported that the Transportation & Public Facilities Subcommittee has been grappling over several policy matters specific to public facilities. They have not yet finalized anything on the transportation side but they are forwarding recommendations on a couple of public facilities policies for the CAC to review and decide on.

A. Public Rest Stops

The subcommittee is recommending expanding upon the policy that comes out of the recently adopted Sauvie Island RAP to apply it not only to bicycle routes, but to other heavily used travel routes around the County. There are several strategies to spell out what types of amenities a rest stop should include and the type of land use process that will ensure public involvement in siting them.

Public Comment – One member had strong concerns about placements of porta potties as rest stops. There are lots of problems associated with siting and management of porta potties.

Action Taken - The CAC approved the policy on public rest stops with one member voting against it, but was agreeable to it going forward as a recommended policy.

B. Sewage Disposal for Rural Developments

This policy topic was staff driven due to how the current policy is written, which is different than what's really happening in the field with development. Most development relies on a private septic system and our policies are currently built around that and in reviewing a new development there must be a finding that the development will not exceed the carrying capacity of the site and in some areas the language says carrying capacity of the soil. So it's all predicated around the notation that you have septic systems that need an area for the drain field and replacement drain fields. If you want to expand or built a use on a piece of property that cannot accommodate a septic system then technically the development should not be approved. But there are other means of sewer disposal such as holding tanks and other new technologies. The real issue is that we are moving away from such sewage disposal systems that are dependent upon soil capacity.

Public Comments – A member would like to talk with her husband first before the vote because he is knowledgeable about this topic. Staff let the members know that this new policy was reviewed by Erin Mick of the City of Portland Bureau of Development Services Septic Systems and Sanitation Permits. A member asked if county is supporting rain water collecting system. Staff said that they didn't have enough information to answer that question.

A member was concerned about the new technologies and the public not maintaining these systems correctly. Staff replied by saying that Erin Mick is enforcing DEQ rules and if she's going to approve a system of any kind it has to be per those rules and it is

true that some systems need to be inspected more frequently. Another member said that new systems are so different than what they have in the West Hills today in that if the power goes out then they are without a toilet until the power comes back because the systems pump up hill. Another member said that she understood the concern but to say that the way to go with sewage is on septic for the rest of our lives is short-sided... and we have to be open to the opportunity of new technology and allow people to build on the property if they did have appropriate disposal system.

Action Taken - 2 members voted against these the policy. The decision was to bring this topic back at the next meeting with more information.

V. Report on Air, Land, Water, Wildlife and Natural Hazards

Matt Hastie said the Air, Land, Water, Wild Life Subcommittee met today and reviewed policy language for topics relating to historic preservation, natural resources and natural hazards. There was general support for a lot of what was brought up and staff will come back to the subcommittee with more refined language to reflect the discussion that the subcommittee had, then following that meeting the policies will be brought back to the CAC.

VI. Report on Transportation System Plan Work

Joanna Valencia said that the transportation subcommittee has met twice. They have gone over new policies on items identified from the community feedback at the open houses and from staff. Major policy topics are bicycle infrastructure, safety, road maintenance, and taking a look at high pressure of traffic using the rural roads. There continues to be many hot topics in transportation that need to be addressed so there might be additional meetings added to the current schedule. The TSP is not only talking about policies but also doing some analysis. There are ten filters that they will look at in evaluating projects. Take a look at the web for more information.

VII. Public Comment

The question was as asked if we know when the next transportation subcommittee meeting will be held. Staff replied it has been confirmed for Oct 5th. There might also be another meeting in November.

VIII. Meeting Wrap up

The next CAC meeting will on be September 23. Committee members were also reminded to come to the community meetings on September 9 and 16 and to please write down your name on the board if you will be attending so we have an indication of who will be there.

IX. Adjourn

The meeting adjourned at approximately 8:20 pm.

Memorandum

Comprehensive Plan Update

September 16, 2015

To: Community Advisory Committee
From: Rich Faith, Senior Land Use Planner
Re: Public Facility Policies

DRAFT POLICIES FOR PUBLIC FACILITIES

This memo presents policies that are being recommended by the Transportation and Public Facilities Subcommittee related to two public facility issues: 1) public rest stops on heavily used transportation routes; and, 2) sewage disposal and water facilities for rural developments. The subcommittee discussed these policy topics at its July 13 and August 24 meetings. The CAC discussed these policies at its September 2 meeting.

One committee member voted against the rest stop policy but does not object to the policy going forth as the CAC's recommendation. Consensus has not yet been reached about the policy on private water and wastewater systems serving development. Text changes to the policy as presented at the September 2 CAC meeting are highlighted.

PUBLIC REST STOPS ALONG POPULAR TRANSPORTATION ROUTES

BACKGROUND

Historic Columbia River Highway is heavily used by both motorists and bicyclists traveling into the Columbia River Gorge. Comments given during the November 2014 open houses indicate that some property owners and residents along this popular route believe that a public rest stop or park with a restroom should be constructed in Springdale, Corbett or another appropriate location for the benefit of travelers using the Highway. A similar need has been identified for well traveled transportation routes on the west side of the County.

POLICY

1. Explore opportunities to provide public rest stop facilities for ~~Sauvie Island visitors~~ the most heavily used bicycle travel routes, especially along popular recreational and tourist the scenic highways routes. (*Sauvie Island/Multnomah Channel Rural Area Plan policy, modified to apply county-wide*)

Strategies

- a. Rest stop facilities may include amenities such as restrooms, picnic tables, garbage disposal containers and water fountains.

- b. Inform the traveling public of rest stop locations through wayfinding signage.
- c. Partner with those agencies most involved in providing public parks and rest facilities, such as ODOT, OPRD or Metro, to determine suitable locations for these facilities.
- d. Involve affected stakeholders in the decision making process for rest stop locations and amenities.
- e. Rest stop facilities should be either a review use or a conditional use to ensure that compatibility with the surrounding neighborhood and environmental impacts are addressed.

SEWAGE DISPOSAL REQUIREMENTS FOR RURAL DEVELOPMENTS

BACKGROUND

Most rural development relies on its own private septic system for sewage disposal. Current county policy establishes that in order to approve a proposed development a finding must be made that it will not exceed the carrying capacity of the site for sewage disposal. Because of high water table and other poor site conditions, some developments have been unable to obtain septic permits (i.e., they exceed the carrying capacity of the site) and therefore have needed to install sewage holding tanks as an alternative. There are also other alternatives to conventional septic systems.

POLICIES

Policy already approved by the CAC.

RURAL CENTER POLICIES – COMMERCIAL, OFFICE AND INDUSTRIAL LAND USES

S. Multnomah County will update its implementing ~~Implement~~ regulations to ensure that new or expanded commercial and industrial development will not exceed the carrying capacity of the soil or of the existing water supply and waste disposal services available to the site, or if such services are not available to the site, the capacity of the site itself to provide water and manage wastewater, including sewage.

Staff comment: The above policy as written would not restrict sewage disposal to conventional, in-ground septic systems.

New Policy

Water Systems

1. A water supply system for new development shall be by either of the following methods:
 - a. Connection to a public water system having adequate capacity to serve the development and all other system customers.

- b. A private water system that produces safe drinking water with sufficient volume and pressure to meet applicable Building Code and Fire Protection Code.

Sewage Wastewater Disposal Systems

- 1. Sewage Wastewater disposal for new development shall be by any of the following methods:
 - a. Connection to a public sewer system having adequate capacity to serve the development and all other system customers.
 - b. A private system that meets Oregon Department of Environmental Quality regulations.

Memorandum

Comprehensive Plan Update

September 16, 2015

To: Community Advisory Committee

From: Kevin Cook, Multnomah County Planner

Re: Parking Lot Item #19 (utility infrastructure in the rural unincorporated county serving urban development).

OVERVIEW

19	6/24/15 CAC	Can we prohibit public utility infrastructure in the rural county that is solely intended to serve urban developments?
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To address the issue it is helpful to further define the concern behind the question. Staff is aware of some specific examples of utility infrastructure that may cause concern; those examples are discussed below. It is important to note that the examples given below do not include examples of regional infrastructure such as regional power lines, water lines, and gas lines, so this memo does not address regional utility infrastructure that serves both rural and urban development.

Each example of utility infrastructure of concern provides an analysis, which generally focuses on the appropriateness of rural lands serving urban developments. The analysis does not address other concerns such as visual impacts.

ANALYSIS

POWER SUBSTATIONS.

While there are different types of substations, the focus here is on the type that typically serves customers at the neighborhood level. These types of substations are a necessary part of the electrical distribution system where voltage is transformed from high to low in order to serve consumers at the neighborhood level. Users include residential, commercial, industrial, public streetlights and traffic signals. Electric power may flow through several substations between generating plants and consumer, and may be changed in voltage in several steps. As areas urbanize, new substations are often added as part of the support infrastructure.

The Portland area regional urban growth boundary (UGB) maintains a sharp line between urban and rural land uses. It is very typical to find relatively dense subdivisions adjacent to rural farmland that contains only a single farm house and a barn or two.

When a subdivision is developed, the developer typically seeks to maximize the number of lots created and the number of residential units built, while striving to create a desirable place to live for future buyers. It is therefore logical to assume that a developer would prefer that a substation

be located somewhere outside of the boundaries of the new subdivision (though developers must work with the utility providers who well may have their own preferences and criteria for siting a facility).

In this particular scenario, it is reasonable to ask whether rural lands should be dedicated for power substations that primarily serve urban areas, but it is also important to recognize that there are many variables involved in locating substations, such as proximity to the regional power lines, security, public safety, noise and environmental impacts. Any policy addressing the location of power substations should include the appropriate level of flexibility given the variables involved in locating a power substation.

WATER STORAGE TANKS.

Water storage tanks serving urban water districts, or even cities, are often located outside of the urban area being served because higher elevation sites are useful in order to take advantage of gravity when feeding water into the distribution system. While water towers serve the same purpose, it may be more cost effective to take advantage of natural topography.

Similar to the discussion above, it is fair to consider the appropriateness of rural lands primarily serving urban uses, but again, any policy should include enough flexibility to consider the likely multiple variables involved in siting such infrastructure.

SEWER LINES.

Urban sewer lines are generally prohibited from being located outside the UGB. A goal exception (Goal 11) must be obtained in order to connect to an urban sewer system outside of an urban growth boundary. These types of goal exceptions are rare given the limited scenarios (such as an insurmountable health/safety concern) in which a goal exception could be granted. The rural reserve designation further narrows the likelihood of receiving a Goal 11 exception.

It may be possible however to connect one area within a UGB to another by placing a sewer line that crosses through unincorporated areas so long as no connections are allowed along the rural portion of the line.

While sewer lines are typically located below ground, they are sometimes exposed in areas of stream crossings such as underneath bridges. The concern is that a sewer failure may cause environmental harm.

Staff recommends that any policy addressing sewer lines crossing areas outside the UGB should contain a degree of flexibility regarding the siting considerations.

CELL TOWERS.

While there are older examples of cell towers that many consider unsightly, new cell towers are required to be fully screened or employ concealment technology. Furthermore, cell towers cannot be located on EFU land unless it can be demonstrated that there is no practical

alternative. Cell towers serve all users in the vicinity (urban and rural), therefore, staff does not recommend including cell towers in a policy strictly addressing urban utility infrastructure sited on rural lands.

CONCLUSION

There are many types of utility facilities and many factors involved in siting them. Staff understands the desire to restrict use of rural lands for utility facilities that solely or primarily serve development within the UGB, but these concerns should be considered in context with the needs of the utility providers servicing the public.

Utility developments require review through the Community Service Permit process which includes public notice and a public hearing. In light of the permit process already in place, the CAC should consider whether a policy is warranted and, if so, the policy should allow for variables, which may necessitate locating utility facilities outside of the UGB.

Memorandum

Comprehensive Plan Update

August 26, 2015

To: Community Advisory Committee

From: Rich Faith, Senior Land Use Planner

Re: Parking Lot Item #21 (a policy requiring the County to take a position on proposals with adverse impacts)

OVERVIEW

21	6/24/15 CAC	Would like a policy requiring the County to take a position on proposals by outside agencies or companies that could have adverse impacts on County residents. (Dumping dredge materials in Columbia River; coal trains; oil trains, etc.)
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This policy topic was raised in the context of the Army Corps of Engineers' plans to dump dredged materials from the Willamette Harbor into the Columbia River in the vicinity of Sauvie Island. The concern is that contaminated dredgings from the Willamette Harbor -- a stretch of the river designated as a super fund site -- could adversely impact residents of the island and others who use this stretch of the river. Although the question was raised with this particular activity in mind, it would apply to many activities with potential adverse impacts. The topic was placed on the parking lot list for staff to research further.

STAFF ANALYSIS

The question was put to Assistant County Attorney, Jed Tomkins, for his analysis. The following emailed response from Jed provides guidance on this topic.

"The breadth of this policy is a problem---this policy would apply to every action by any legal entity other than the county itself or an individual person. This is because every action can be described as negatively impacting others. As such, this policy has a broader application than the issue it is intended to address---i.e., the Board would have to weigh in on more matters than the proponents of this policy intend.

Without more information, I cannot conceive how to draft a policy with sufficiently narrow scope---very very difficult to categorically describe the kinds of matters they want the Board to address, which is one reason why Boards and Councils adopt positions on a case by case basis which I think remains the better approach here. Citizens can always petition their elected officials to take a position on a matter of concern.

I definitely cannot support this policy as currently proposed because it lacks any discernible sideboards. Presumably, a policy along these lines with sufficient sideboards would present policy rather than legal concerns."

In view of Jed's analysis of this policy question, does the CAC want to pursue this any topic any further?

Memorandum

September 16, 2015

To: Community Advisory Committee
From: Kevin Cook, Multnomah County Planner
Re: Tree Protection Policy

OVERVIEW

Assistant County Attorney, Jed Tomkins, has proposed revisions to the new tree protection policy that was previously approved by the CAC. The CAC reviewed and discussed Jed's text changes at its September 2nd meeting.

Some CAC members expressed concern about the change that Jed has proposed and questioned whether it accurately states what the policy is intended to do. The intent of the policy is to address the concern that excessive clearing of the forest canopy sometimes occurs around dwellings especially in areas where tree removal significantly improves views as seen from a dwelling and related structures such as decks and patios. Large clearings often greatly exceed a typical yard area and, as such, increase the magnitude of habitat fragmentation (also known as the edge effect).

At the September 2 meeting, the CAC ultimately approved the revised policy but directed staff to check with Oregon Department of Forestry to make sure the terminology used in the policy is correct. After further scrutiny of the policy language, staff believes that the entire policy should be rewritten and expanded upon to clarify its meaning.

An explanation of the reworked policy text follows:

1. The first paragraph of the policy statement adds the intent of the policy and clarifies that the policy needs to be consistent with fire safety standards.
2. The second paragraph of the policy statement addresses clearings for agricultural practices or for timber harvests. The text clarifies that staff can seek verification of legitimate farm use and that the County can require replanting beyond what may be required under the Forest Practices Act. This second piece addresses the concern that ODF sometimes allows exemptions for areas around dwellings or even areas that are contemplated but not approved for future dwelling use by property owners.
3. Strategies 1 and 2 are modified for clarity.
4. Strategy 3 is moved into a stand-alone policy since the primary concern of the SEC-v overlay is protecting scenic resources (and in this case expanding the extent of that overlay) and tree protection is a secondary benefit of the overlay.

EXISTING DRAFT POLICY (INCLUDING JED TOMKIN'S REVISIONS):

Within the Significant Environmental Concern overlay zones, protect the forest canopy from non timber harvest clearings that have not been done under an approved Oregon DOF reforestation plan, require reforestation of such cleared non-agricultural areas and minimize the amount of landscaping and yard area associated with a dwelling.

Strategies:

1. *Update development requirements as needed to ensure that removal of trees to accommodate new development is minimized and that replanting or replacement of such trees is required where physically possible.*
2. *Monitor implementation of approved developments to ensure that tree protection or replanting requirements are met within a specified time period and that tree removal does not exceed levels approved as part of the development permit.*
3. *Consider expansion of the Significant Environmental Concern Overlay for Views (SEC-v) to the west slope of the West Hills area to protect Views from the Tualatin Basin.*

STAFF PROPOSAL:

NEW TREE PROTECTION POLICY

In order to minimize the detrimental environmental impacts and habitat fragmentation of extensive tree removal around structures, development, landscaping and yard areas, amend the Significant Environmental Concern overlay zones to require replanting of trees in areas where tree removal has occurred consistent with County fire-safety standards and legitimate farm uses.

The County may require concurrence from the Oregon Department of Agriculture of a legitimate farm use when tree removal is done to convert forest land to agricultural use. For timber harvests under the Oregon Forest Practices Act (OFPA), the County may require evidence of compliance with the OFPA and may require reforestation within areas considered exempt from reforestation by the Oregon Department of Forestry such as, but not limited to, areas cleared for residential development.

Strategies:

1. Update development requirements ~~as needed~~ to ensure that removal of trees to accommodate new development is minimized and that replanting of such trees is required where physically possible.
2. Monitor implementation of approved developments to ensure that tree protection ~~or~~ and replanting requirements are met within a specified time period and that tree removal does not exceed the levels approved ~~as part of~~ in the development permit.

~~3. Consider expansion of the Significant Environmental Concern Overlay for Views (SEC-v) to the west slope of the West Hills area to protect Views from the Tualatin Basin.~~

New Scenic Views Protection Policy:

Consider expansion of the Significant Environmental Concern Overlay for Views (SEC-v) to the west slope of the West Hills area to protect views from the Tualatin Basin.

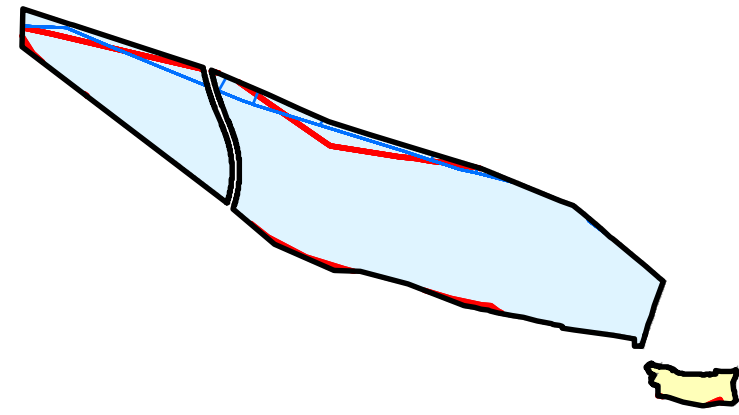
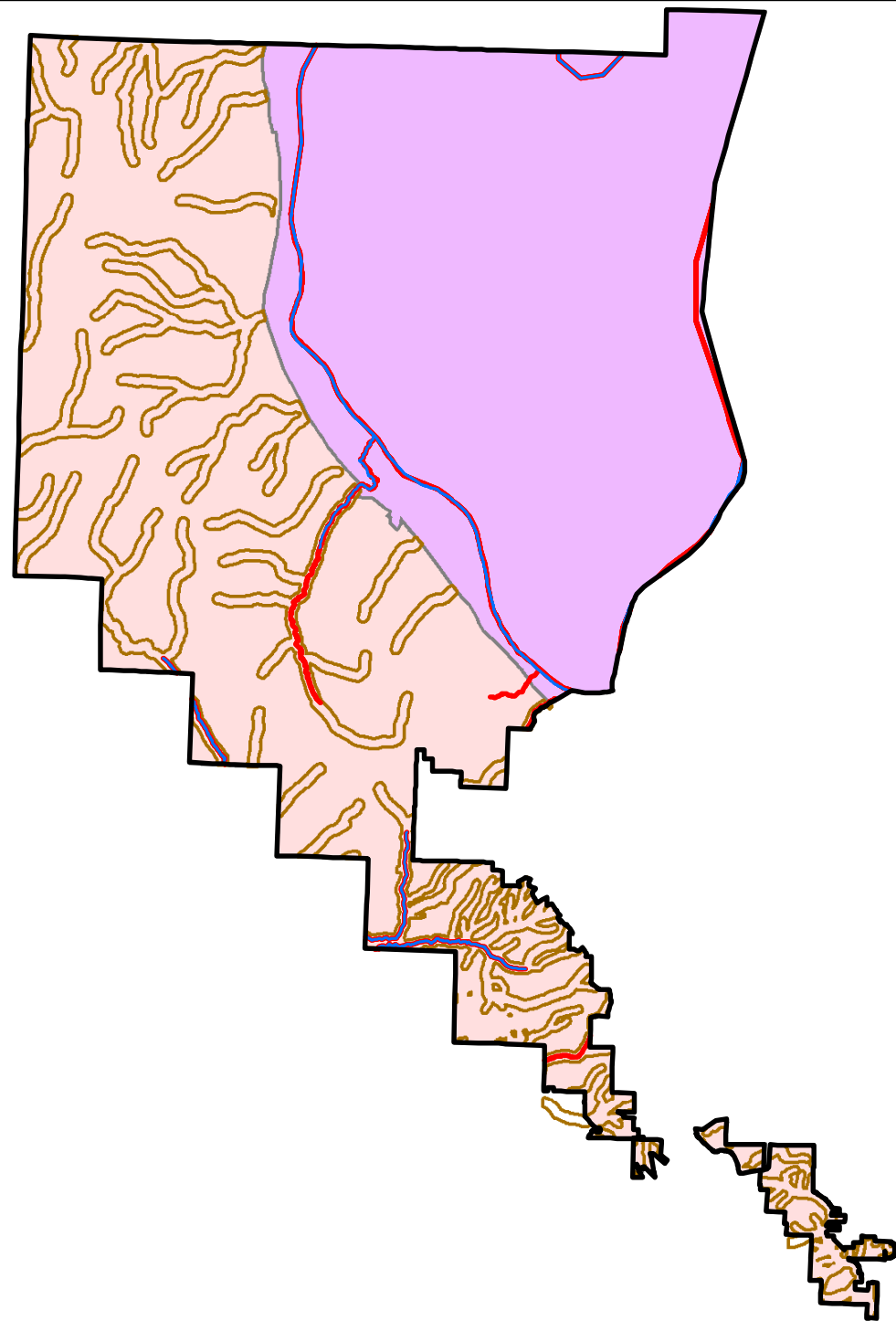


Comprehensive Plan

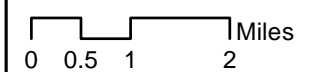
**FIGURE 1A. SEC STREAM -
EXISTING DATA FISH
HABITAT WEST**

Legend

- Study Area Boundary
 - Fish Habitat (ODFW)
 - Fish Habitat (StreamNet)
 - SEC Stream
 - SEC Water Resource
- Plan Areas
- GOVERNMENT ISLAND
 - INTERLACHEN
 - PLEASANT VALLEY
 - SAUVIE ISLAND
 - WEST HILLS
 - WEST OF SANDY



DRAFT



Prepared By:
SWCA

Date:
1/26/2015

Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

Disclaimer:
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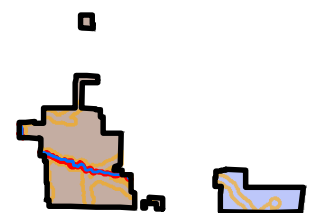














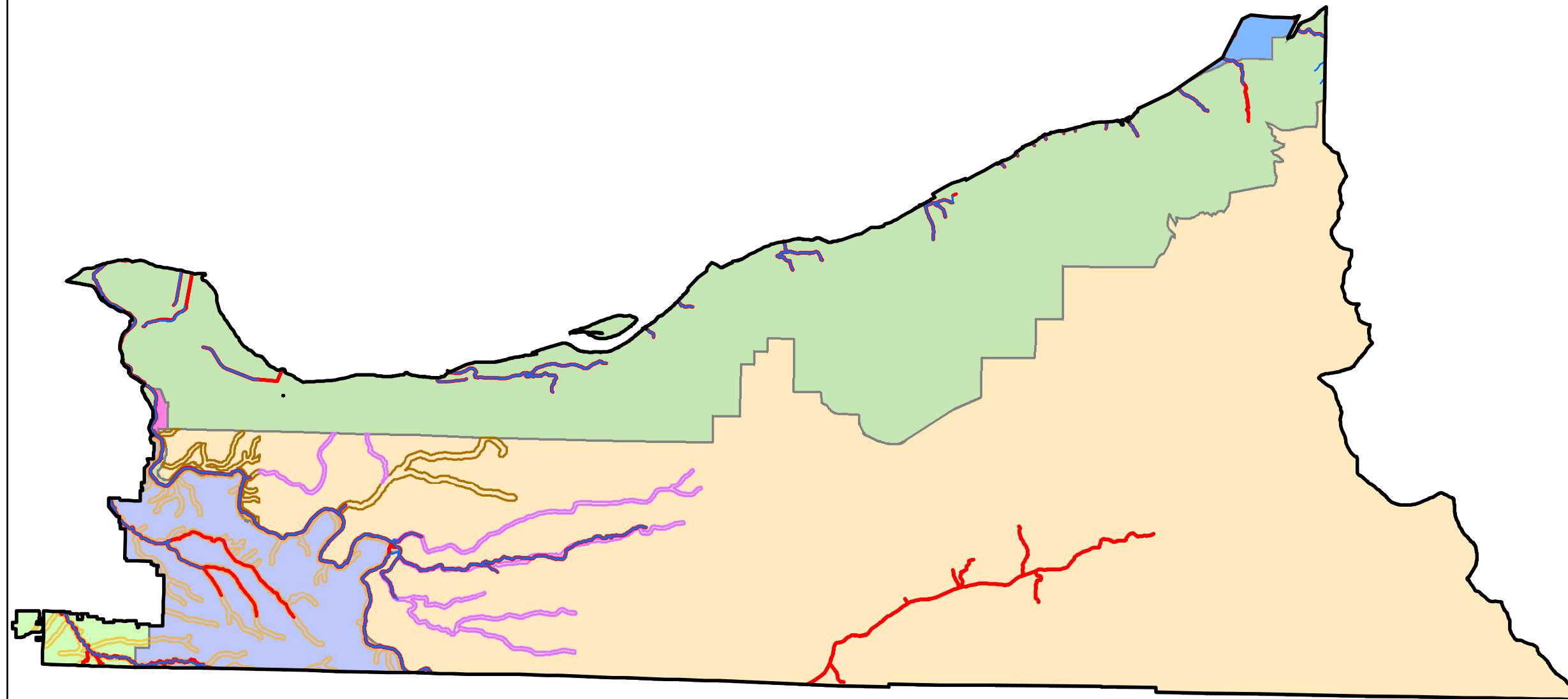
FIGURE 1B. SEC STREAM - EXISTING DATA FISH HABITAT EAST

Legend

-  Study Area Boundary
-  Fish Habitat (ODFW)
-  Fish Habitat (StreamNet)
-  Policy 21 Stream
-  SEC Stream
-  SEC Water Resource

Plan Areas

-  BONNEVILLE URBAN AREA
-  COLUMBIA RIVER GORGE
-  EAST OF SANDY
-  SPRINGWATER
-  TROUTDALE UPA
-  WEST OF SANDY



DRAFT

0 0.5 1 2 Miles



Prepared By:
SWCA

Date:
1/26/2015

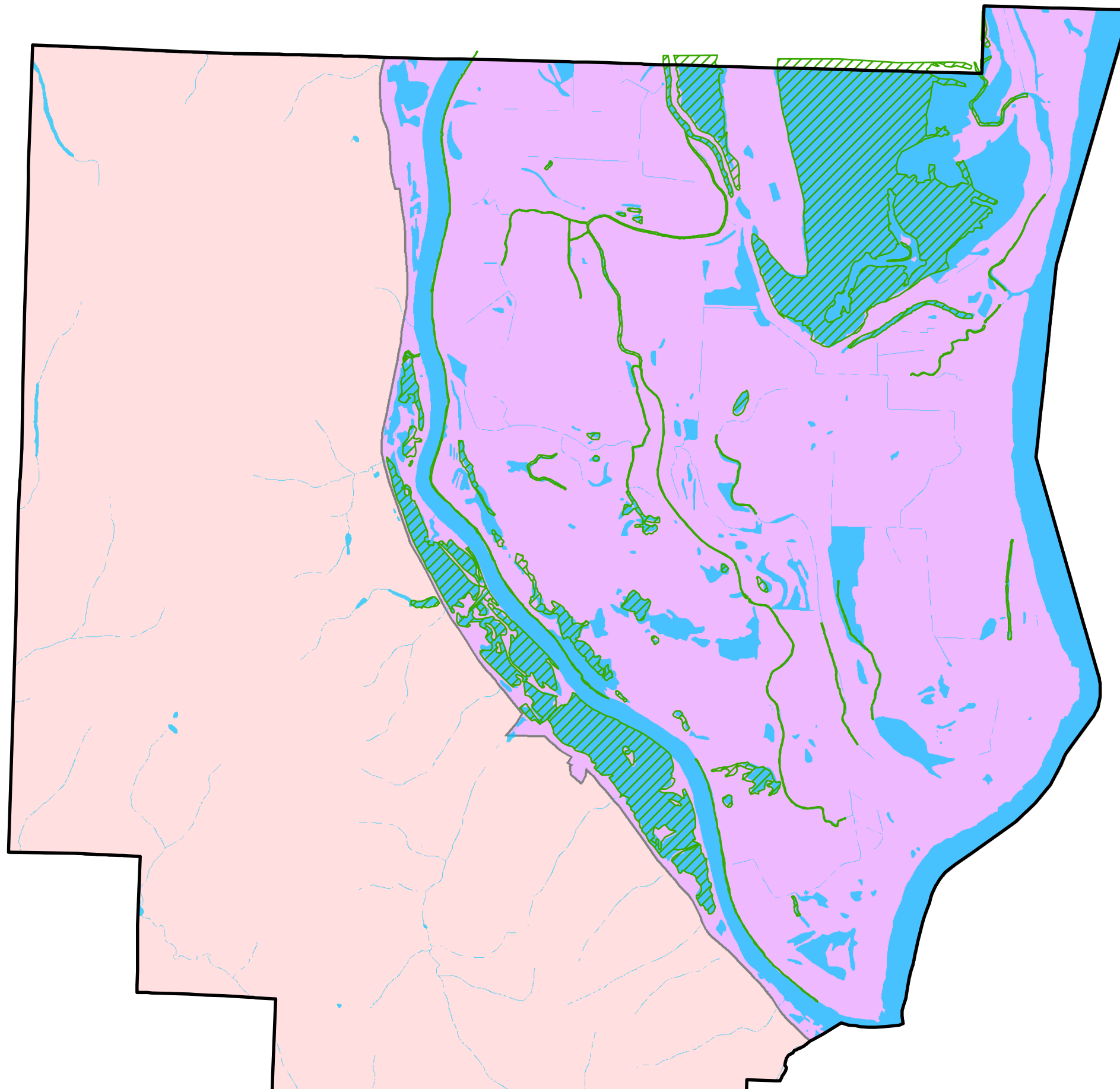
Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

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**FIGURE 2. SEC WETLAND -
OREGON EXPLORER
WETLANDS WEST**

Legend

-  Study Area Boundary
-  SEC Wetland
-  Wetlands (OR Explorer)
- Plan Areas**
-  SAUVIE ISLAND
-  WEST HILLS



DRAFT

0 0.25 0.5 1 Miles



Prepared By:
SWCA

Date:
1/27/2015

Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

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Comprehensive Plan

**FIGURE 3A. SEC WILDLIFE HABITAT - EXISTING DATA
WILDLIFE HABITAT WEST**

Legend

Study Area Boundary

SEC Habitat

Wildlife Linkage Buffers (ODFW)

Black Bear

Black-tailed Deer

Elk

Painted Turtle

Plan Areas

GOVERNMENT ISLAND

INTERLACHEN

PLEASANT VALLEY

SAUVIE ISLAND

WEST HILLS

WEST OF SANDY

DRAFT

0 0.5 1 2 Miles

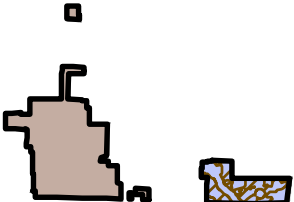


Prepared By:
SWCA

Date:
1/27/2015


Coordinate System:
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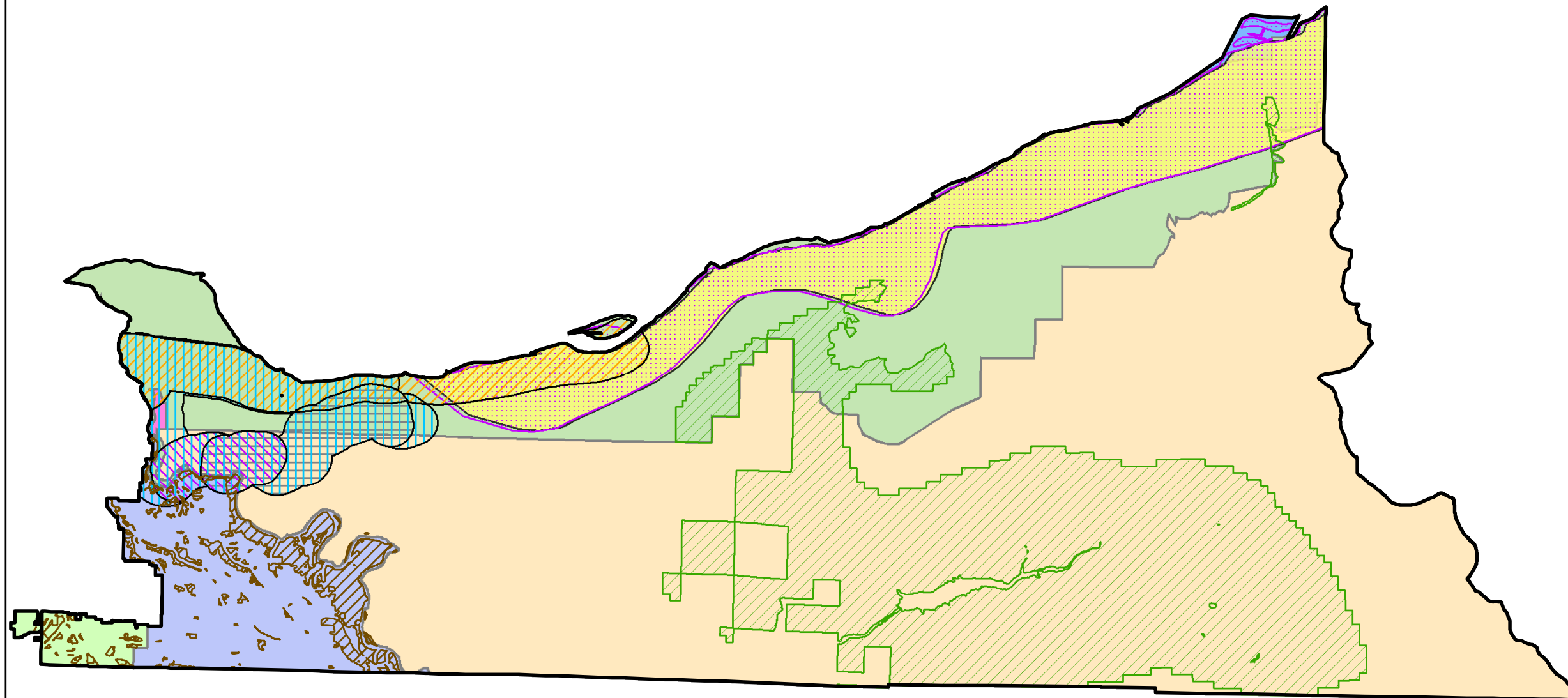
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**FIGURE 3B. SEC WILDLIFE HABITAT - EXISTING DATA
WILDLIFE HABITAT EAST**

Legend

-  Study Area Boundary
-  SEC Habitat
-  Critical Habitat (USFWS)
-  Deer Winter Range (ODFW)
-  Elk Winter Range (ODFW)
- Wildlife Linkage Buffers (ODFW)
 -  Black Bear
 -  Black-tailed Deer
 -  Elk
 -  Painted Turtle
- Plan Areas
 -  BONNEVILLE URBAN AREA
 -  COLUMBIA RIVER GORGE
 -  EAST OF SANDY
 -  SPRINGWATER
 -  TROUTDALE UPA
 -  WEST OF SANDY



DRAFT

0 0.5 1 2 Miles





Prepared By:
SWCA

Date:
1/27/2015





Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

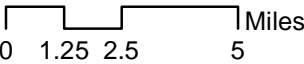
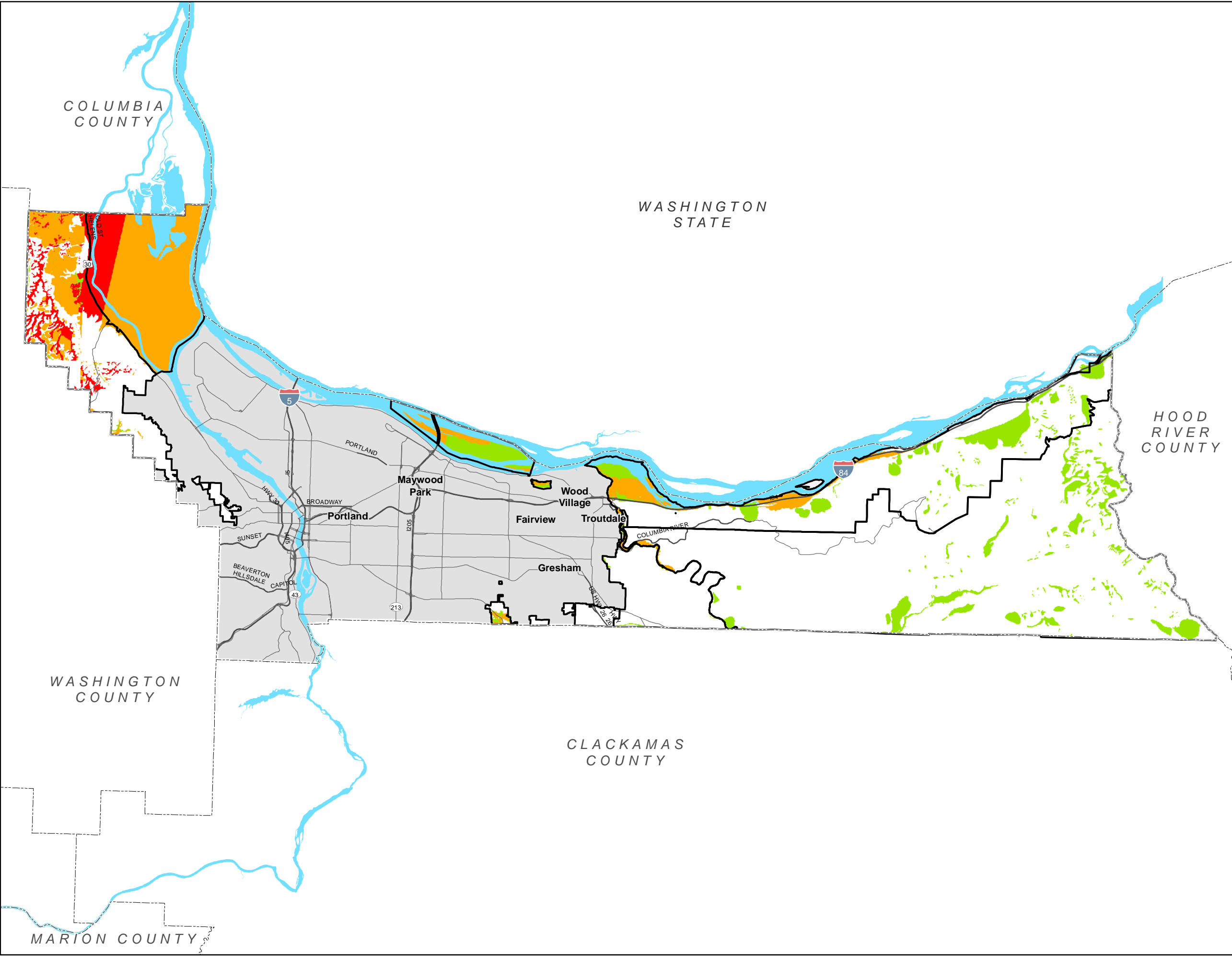
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Legend

-  Rural Areas
-  Urban Area

Probability of Liquefaction

-  Not liquefiable
-  Low (0-5%)
-  Medium (5-15%)
-  High (15-27%)



Prepared By:
GeoEngineers, Inc

Date:
8/6/2015

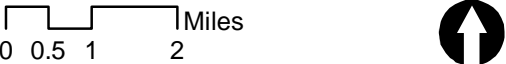
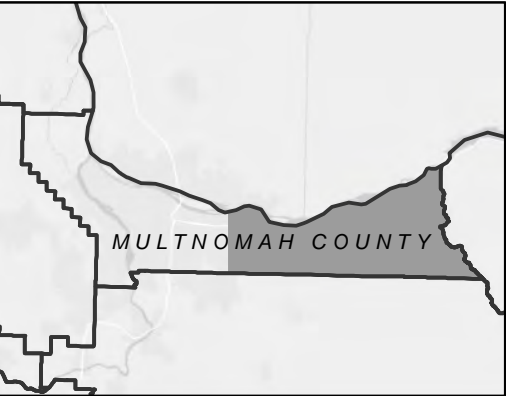
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Data Source:
DOGAMI, Open-File Report O-13-06, Map of Probability of Liquefaction for a Simulated Magnitude 9 Cascadia Earthquake, Ground Motion and Ground Deformation Data and Maps or the 2012 Oregon Resilience Plan for Cascadia Subduction Zone, and Metro RLIS Data.

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Legend

- Rural Areas
- Urban Area
- Erosion Hazard (Road, Trail)**
- Very severe
- Severe
- Moderate
- Slight
- Not rated or not available



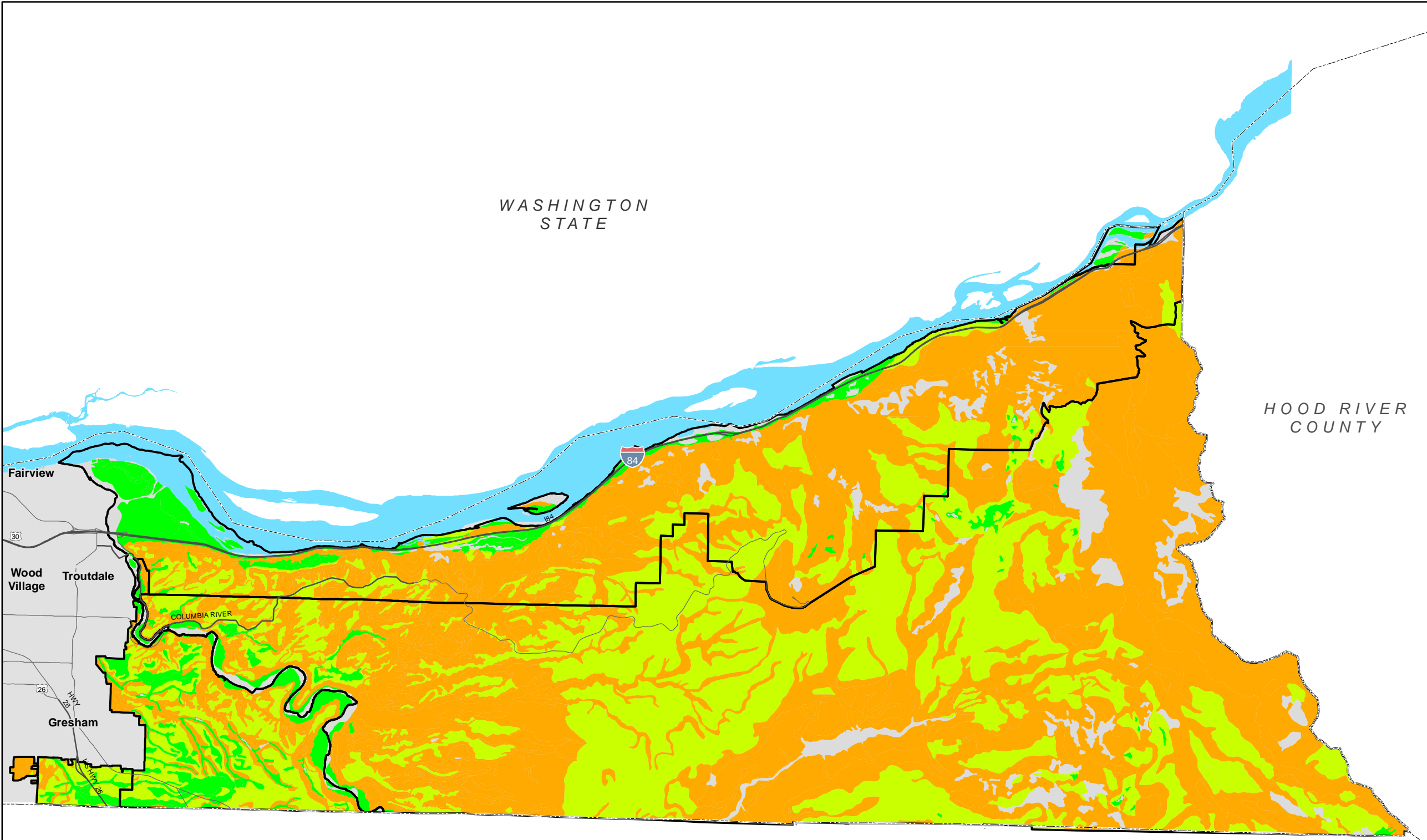
Prepared By:
GeoEngineers, Inc

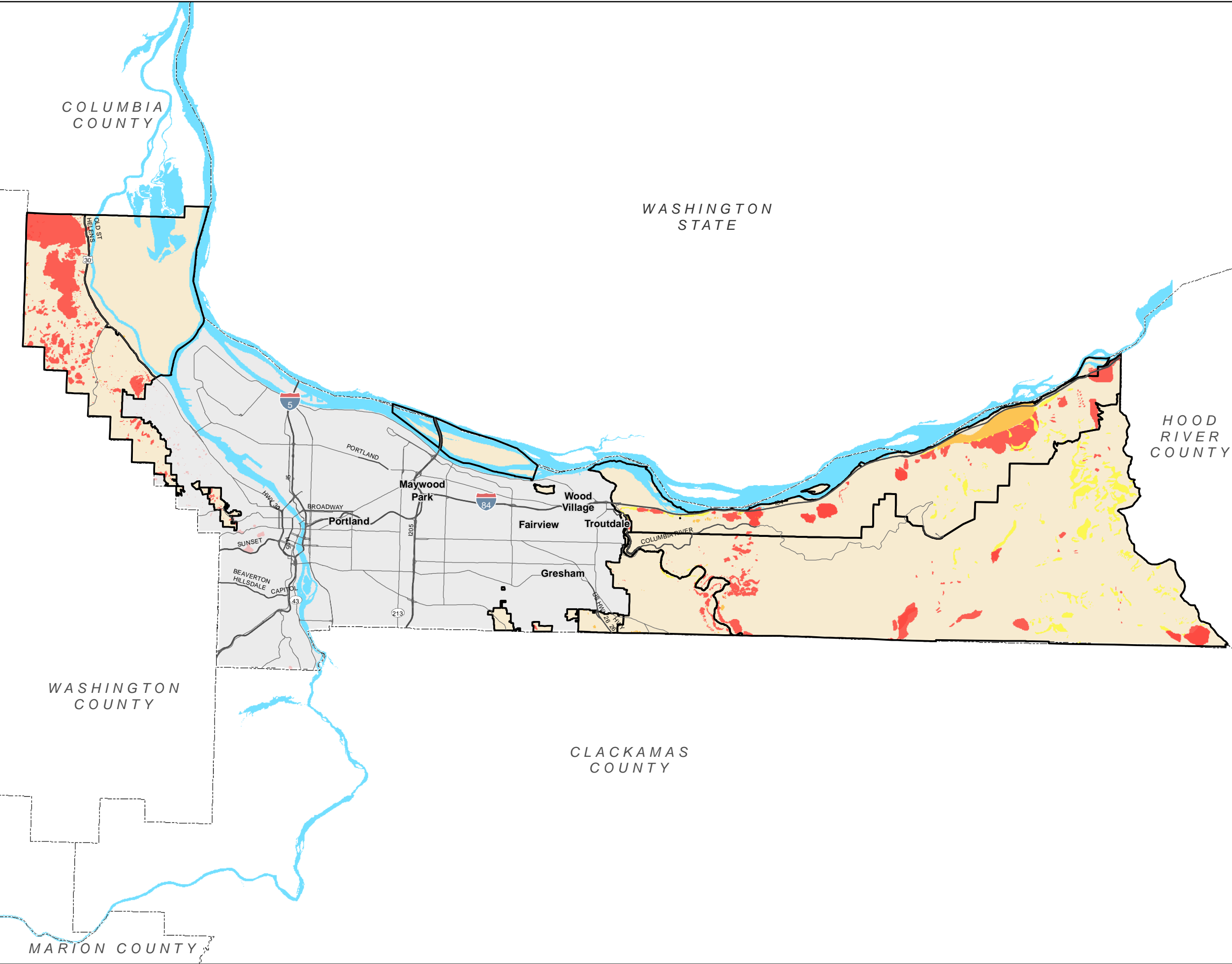
Date:
8/6/2015

Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601



Data Source:
Soil Survey Geographic (SSURGO) database for Multnomah County Area, Oregon, U.S. Department of Agriculture, Natural Resources Conservation Service - or051 (2014).

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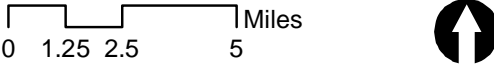
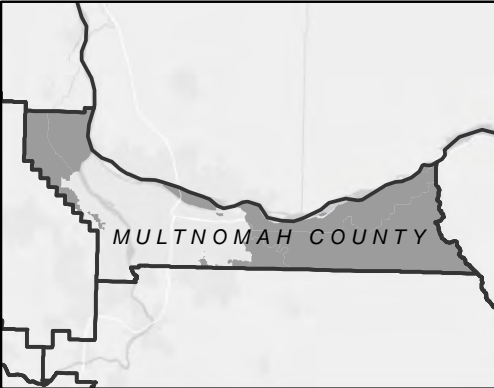


Legend

-  Rural Areas
-  Multnomah County

Existing Landslide Hazard Zones

-  Landslide
-  Fan
-  Talus-Colluvium



Prepared By:

Angelo Planning Group

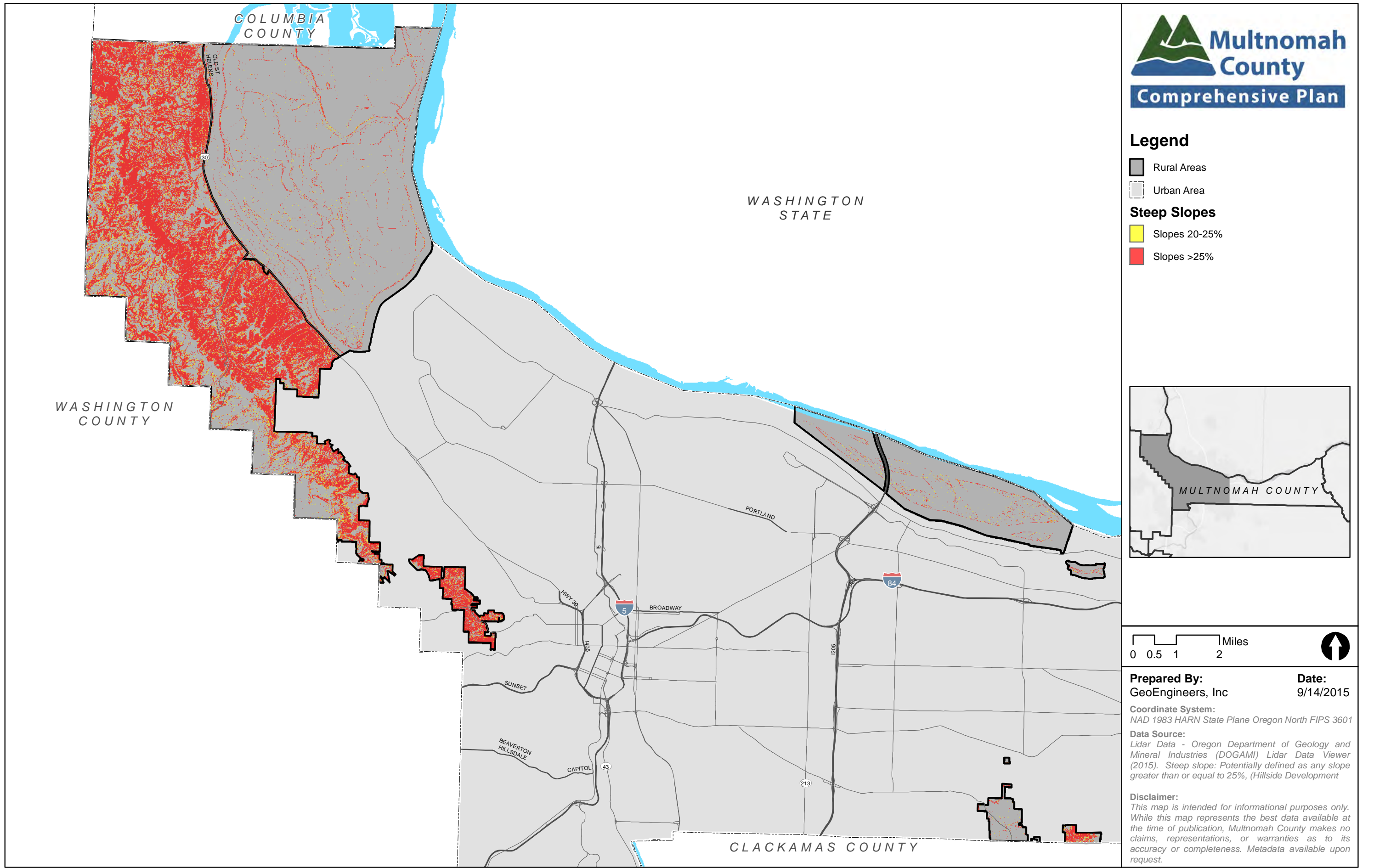
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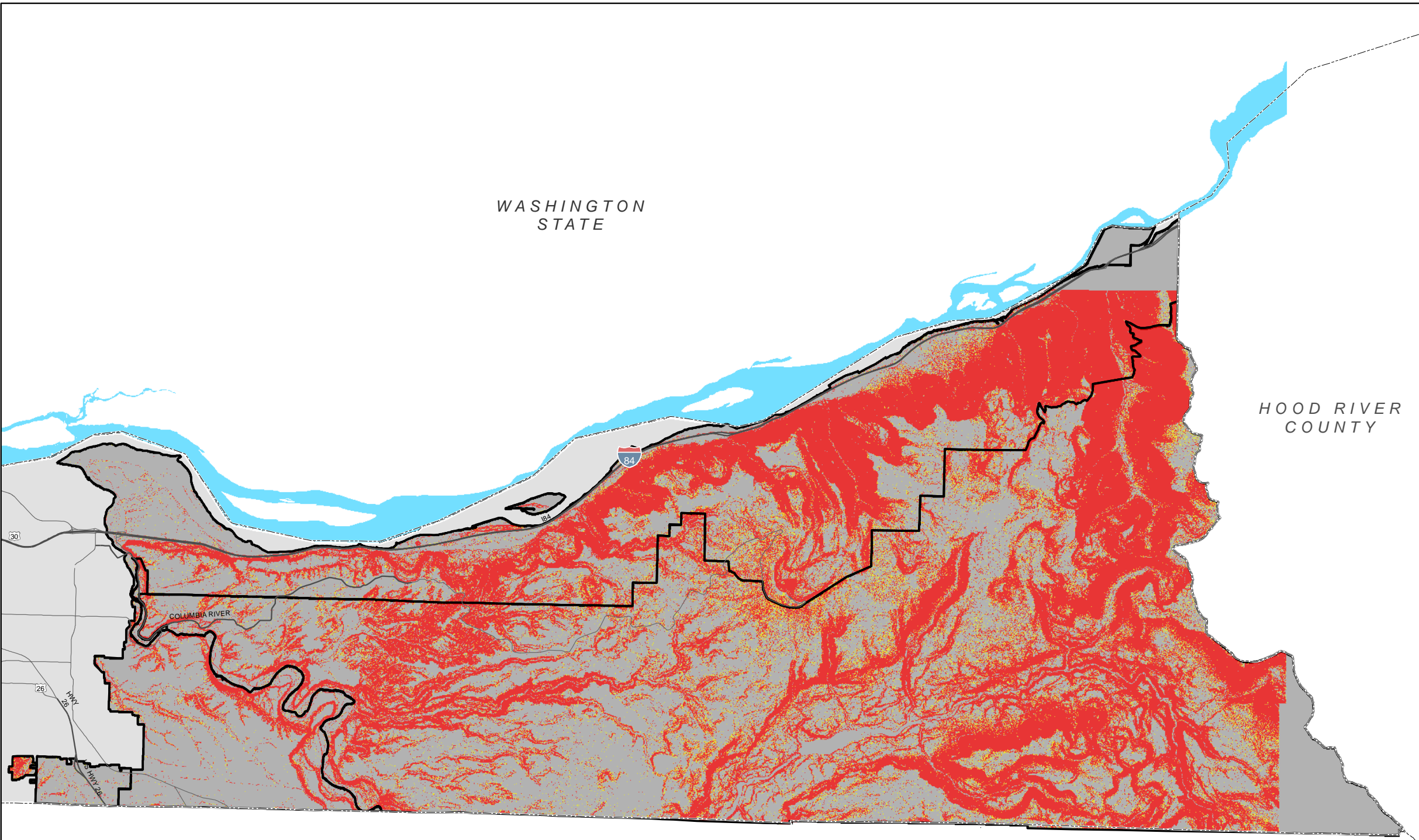
6/29/2015

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Data Source:
DOGAMI, Statewide Landslide Information Database of Oregon, SLIDO v3.2, 2014 and Oregon Geologic Data Compilation, May 2009, OGDC-5. Metro RLIS Data.

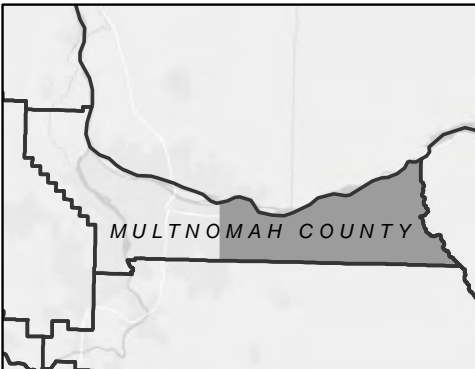
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Legend

-  Rural Areas
-  Urban Area
- Steep Slopes**
-  Slopes 20-25%
-  Slopes >25%



0 0.5 1 2 Miles



Prepared By: GeoEngineers, Inc
Date: 9/14/2015

Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

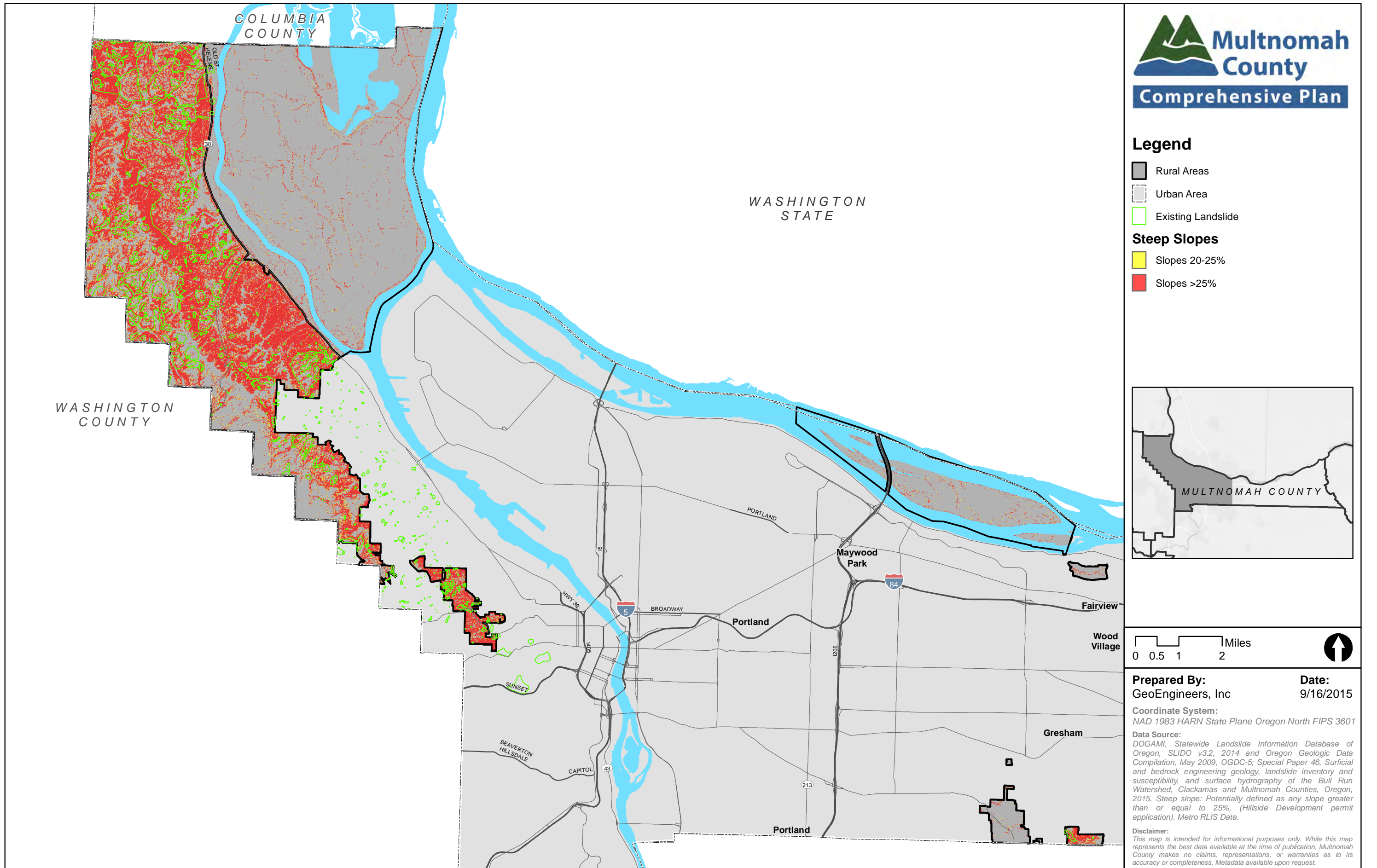
Data Source:
Lidar Data - Oregon Department of Geology and Mineral Industries (DOGAMI) Lidar Data Viewer (2015). Steep slope: Potentially defined as any slope greater than or equal to 25%, (Hillside Development

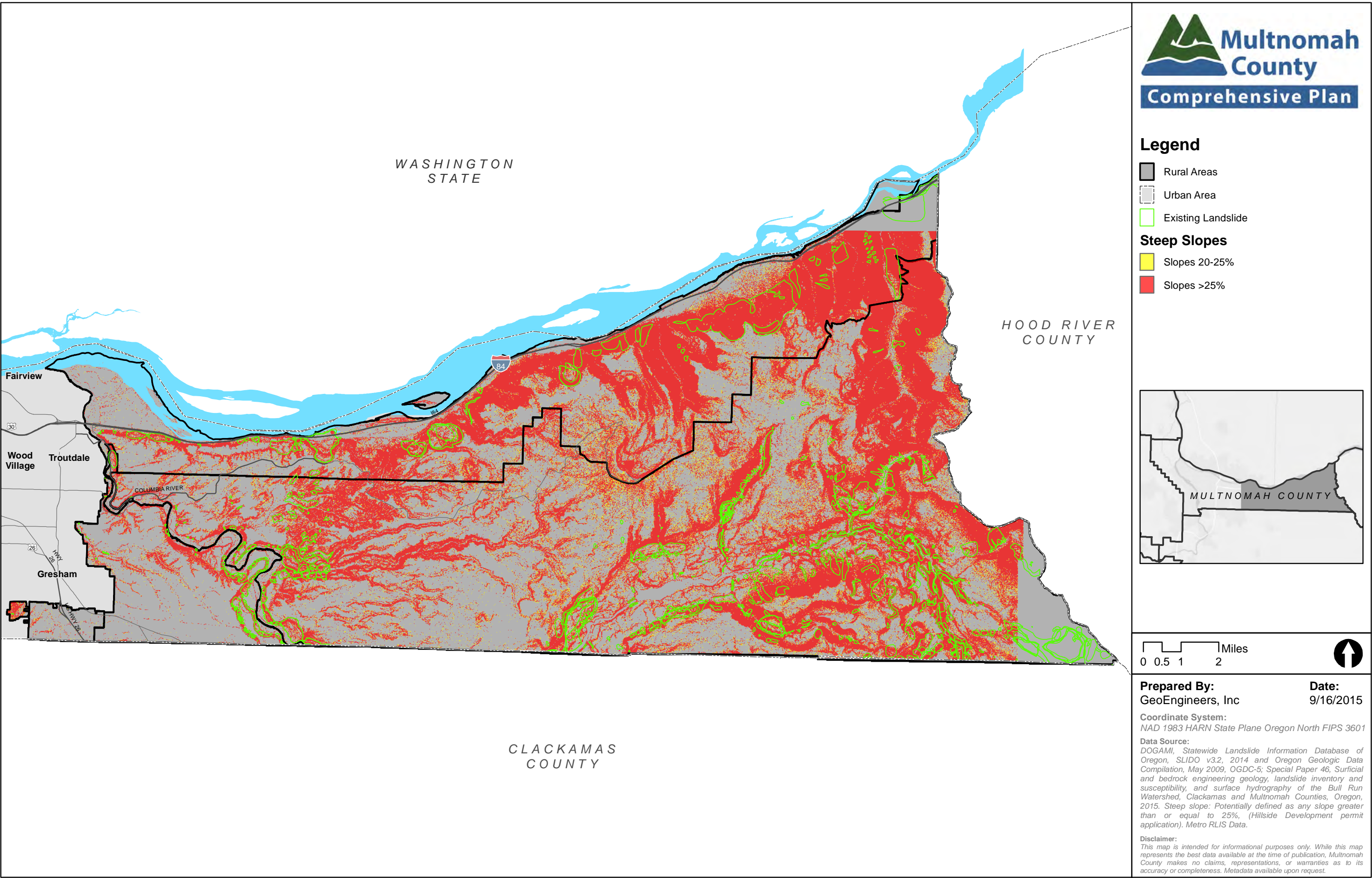
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CLACKAMAS
COUNTY




HOOD RIVER
COUNTY

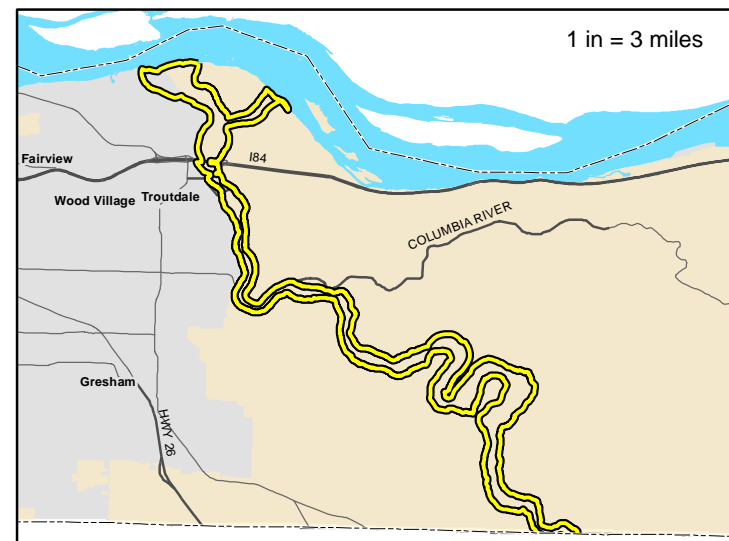
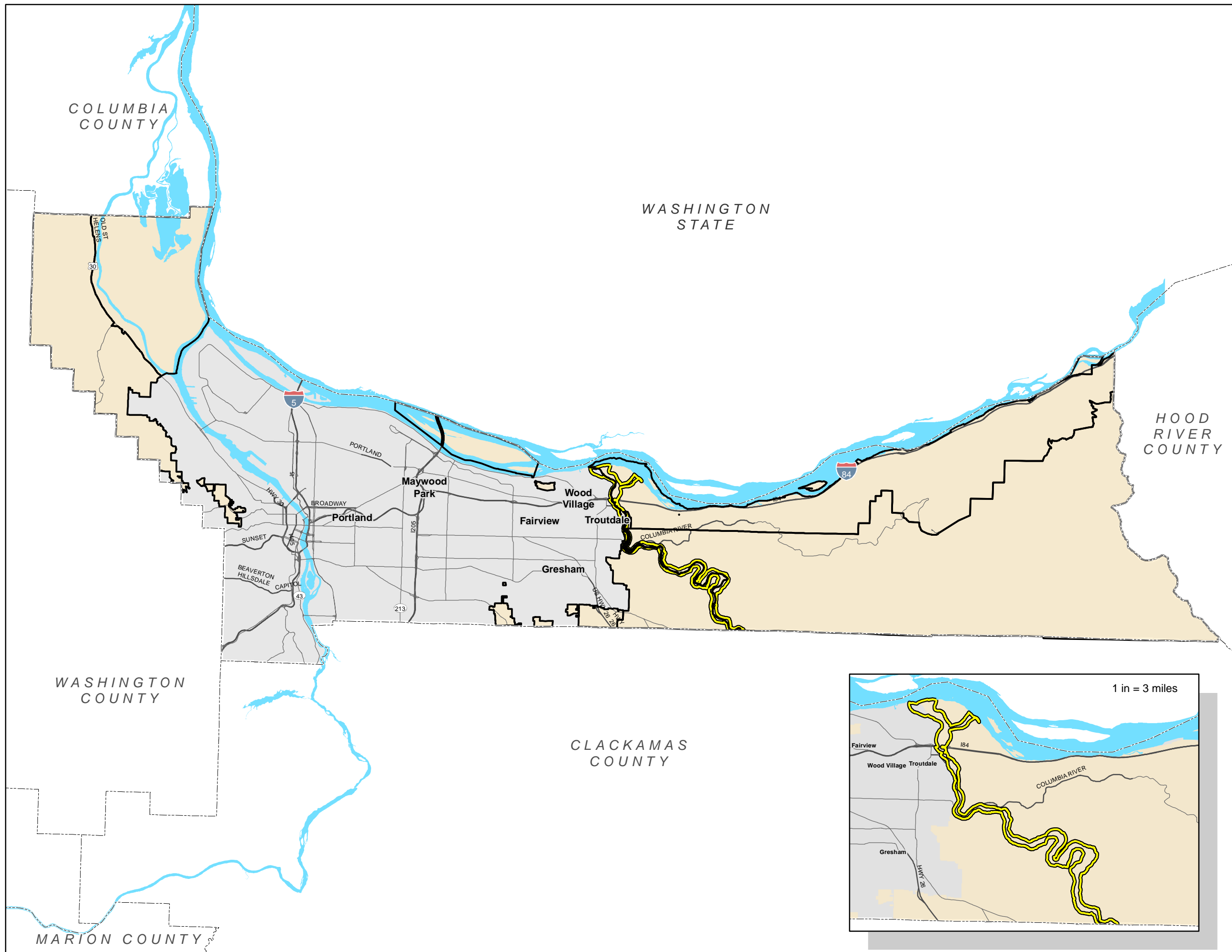
WASHINGTON
STATE





Legend

-  Rural Areas
-  Urban Area
-  Lower Sandy River Channel Migration Zone (CMZ)



0 1.25 2.5 5 Miles



Prepared By:
GeoEngineers, Inc

Date:
8/5/2015

Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

Data Source:
Soil Survey Geographic (SSURGO) database for Multnomah County Area, Oregon, U.S. Department of Agriculture, Natural Resources Conservation Service - or051 (2014).

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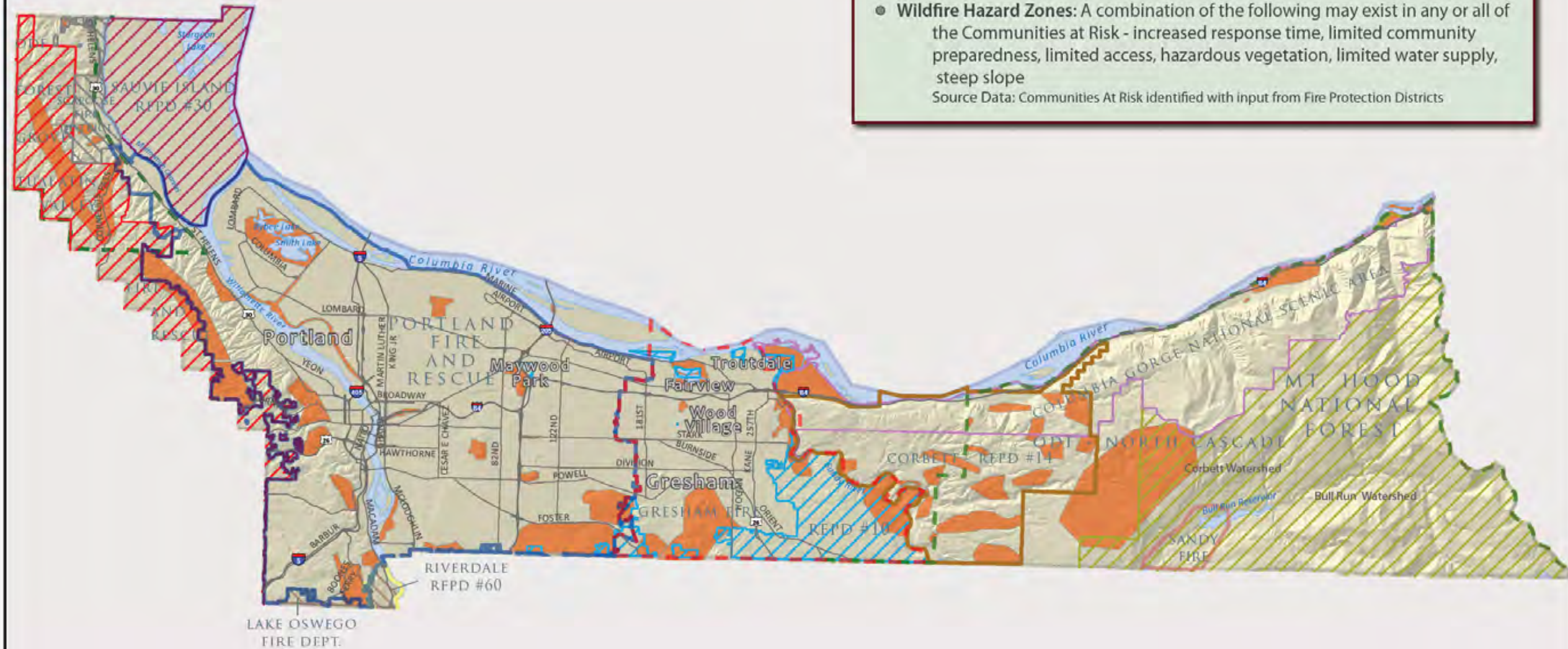
MULTNOMAH COUNTY COMMUNITIES AT RISK

COMMUNITY WILDFIRE PROTECTION PLAN - 2011 MAP #2

Communities At Risk - Inputs and Data Sources

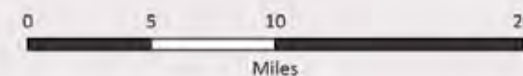
- **Wildfire Hazard Zones:** A combination of the following may exist in any or all of the Communities at Risk - increased response time, limited community preparedness, limited access, hazardous vegetation, limited water supply, steep slope

Source Data: Communities At Risk identified with input from Fire Protection Districts



Risk Areas

Present



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