



**MULTNOMAH COUNTY**  
 LAND USE & TRANSPORTATION PROGRAM  
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**Significant  
 Environmental Concern  
 for Wildlife Habitat  
 (SEC-h) Worksheet**

**PROPERTY ID**

Address:	Oxbow Regional Park - 3010 SW Oxbow Park Rd.			Site Size:	400+ acres
Township	1S	Range	4E	Section	10, 11, 15
				Tax lot(s):	400, 100, 800, 200, 200 - see application

**PROPOSED DEVELOPMENT:** Please provide a description of your proposal. This should, at a minimum, include the size and use of any structures you are proposing. Also include a description of any land clearing you will be doing including tree removal, area to be graded or excavated and the slope of the development area.

Metro proposes to upgrade the water system serving the park. The existing water system was installed by Multnomah County in the 1960's and needs repair and replacement. - see application narrative for additional detail.

**EXISTING DEVELOPMENT:** Please list the existing buildings, structures and improvements on your property, including a description of the use of these buildings, and identify them on your site plan.

An existing well and wellhouse are in the center of the park. Waterlines run from the existing wellhouse throughout the park, to the Welcome Center and O & M yard in the north, to the campground to the east. The water lines run to various service points through the park, supporting operations and public use, as well as numerous standpipes maintained to support fire services. See application narrative for additional detail.

*The planner assigned to your case will need to conduct a site visit prior to the application being deemed complete. The purpose of the visit is to verify the information in the site plan and to verify that no violations of the zoning code exist.*

**INSTRUCTIONS FOR APPLICANTS**

The questionnaire on the following pages asks you to provide information needed to review your proposal under the standards for a Significant Environmental Concern permit. Please answer each question as fully as you are able. The responses and supporting documents you provide will be the basis for determining whether or not your application can be approved.

## REQUIRED DRAWINGS FOR SEC-h PERMIT

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The check list below lists all of the information needed on drawings that are required when making an SEC-h application. You will need to provide 2 copies of each of the drawings listed below, preferably on 8 ½ x 11 inch or 11 x 17 inch paper. All drawings must be drawn to an even scale such as 1 inch = 20 feet, 1 inch = 40 ft. or ¼ inch = 1 foot.

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- ☒ A **map of the property** drawn to scale showing:
  - ⓧ Boundaries, dimensions, and size of the subject parcel (if zoned Farm or Forest use, include all contiguous properties in your ownership);
  - ⓧ Location and size of all existing, proposed structures, septic system and repair area;
  - ⓧ Contour lines and topographic features such as ravines or ridges with the direction of the slope; or provide slope percent;
  - ⓧ Location of natural streams, drainageways, springs, seeps, and wetlands on the site;
  - ⓧ Proposed fill, grading, site contouring or other landform changes;
  - ⓧ Location and predominant species of existing vegetation on the parcel, areas where vegetation will be removed, and location and species of vegetation to be planted, including landscaped areas;
  - ⓧ Location and width of existing and proposed roads, driveways, parking and maneuvering areas, and service corridors and utilities such as wells, underground wires, septic and stormwater systems.
- ☒ A scaled drawing of the **building design and elevations** (side views) that show the relationship between the building and existing and finished grades and existing or proposed vegetation.
- ☒ An **area map** with the following information that shows all properties which are adjacent to, or entirely or partially within 200 feet of the proposed development, when such information can be gathered without trespass:
  - ⓧ Location of all existing **forested areas** (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas.
  - ⓧ For the purposes of this section, *a forested area* is defined as an area that has:
    - At least 75 percent crown closure, or
    - 80 square feet of basal area per acre, of trees 11 inches DBH and larger, or
    - An area which is being reforested pursuant to Forest Practice Rules of the Department of Forestry.
  - A non-forested "cleared" area* is defined as an area which does not meet the description of a forested area and which is not being reforested pursuant to a forest management plan.
  - ⓧ Location and width of **existing driveways** within 200 feet of the subject parcel's boundaries on all adjacent parcels.
  - ⓧ Existing and proposed **type and location of all fencing** on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property.

## CRITERIA FOR APPROVAL OF SEC-h PERMIT

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There are three ways to seek approval of an SEC-h permit. The first is through meeting the development standards. Second, if your project cannot meet the development standards, it is eligible for review under a Wildlife Conservation Plan. First answer the development standards questions. If your project cannot meet these standards, then proceed to the Wildlife Conservation Plan section. The third option is if your proposal could meet the development standards, but the applicant chooses not to meet the standards and demonstrates that the alternative conservation measures exceed the development standards and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the development standards.

## DEVELOPMENT STANDARDS

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The objective of the development standards is to retain forested wildlife habitat in undisturbed swaths. As such, the SEC-h Overlay requires clustering development near existing roads and existing development to minimize the amount of land clearing and habitat impact needed to establish the proposed development. It also requires new buildings to be built in close proximity to existing buildings in order to keep habitat from becoming fragmented. The entries in bold text are the standards for approval. The questions below each standard are intended to allow staff to determine whether or not your proposal meets each specific standard. Please answer each question as fully as you can. Attach additional sheets if necessary. If your proposal does not meet one or more of the standards, a Wildlife Conservation Plan is required.

**(1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.**

Does your property contain any non-forested "cleared" areas? ☒ Yes ☐ No

If yes, will your proposed development be contained in the existing cleared area? ☒ Yes ☐ No

If your development will not be contained in the existing cleared area, explain what portions of your development will be outside the existing cleared area.

Any section of water alignment falling within forested areas will be restricted to horizontal drilling that will not result in above ground disturbance or removal of trees.

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Explain why any new land clearing is the minimum needed to site the proposed buildings, provide access, and meet fire safety standards.

No land clearing is proposed.

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**(2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.**

What is the distance between your proposed development and the nearest public road? Variable feet - within 200 ft.

**(3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.**

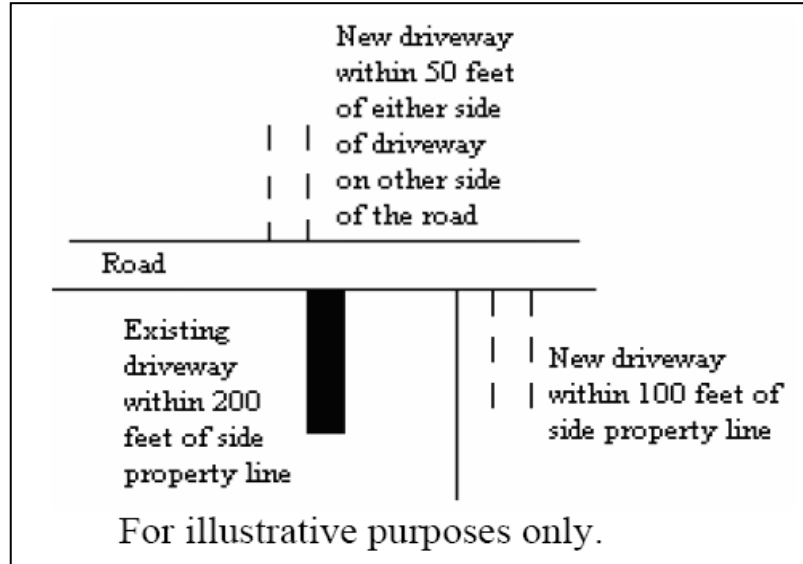
What is the length of the driveway serving your development? n/a feet (all areas of travel)

**(4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:**

- (a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or**
- (b) The access road/driveway approach onto a public road shall be located within 50 feet of**

either side of an existing driveway on the opposite side of the road.

(c) Diagram showing the standards in (a) and (b) above.



(d) The standards in this subsection (4) may be modified upon a determination by the County Road Official that the new access road/driveway approach would result in an unsafe traffic situation using the standards in the Multnomah County "Design and Construction Manual" adopted June 20, 2000 (or all updated versions of the manual). Standards to be used by the Road Official from the County manual include Table 2.3.2, Table 2.4.1, and additional referenced sight distance and minimum access spacing standards in the publication A Policy on Geometric Design of Highways and Streets by the American Association of State Highway and Transportation Officials (AASHTO) and the Traffic Engineering Handbook by the Institute of Transportation Engineers (ITE).

1. The modification shall be the minimum necessary to allow safe access onto the public road.

2. The County Road Official shall provide written findings supporting the modification.

Is there an existing access road/driveway on the same side of a public road on the neighboring properties within 200 feet of the common side property lines? \_\_\_\_\_ Yes \_\_\_\_\_ No n/a

Is there an existing access road/driveway on the opposite side of a public road within 50 feet of any point on the property? \_\_\_\_\_ Yes \_\_\_\_\_ No n/a

The County Road Official has granted a modification to (a) and/or (b) above based upon written findings in support of (d). \_\_\_\_\_ Yes \_\_\_\_\_ No n/a

If yes, written findings have been submitted with this form. \_\_\_\_\_ Yes \_\_\_\_\_ No n/a

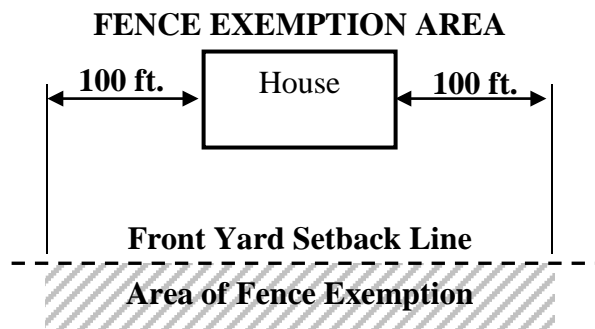
**(5) The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.**

Are there structures and developed areas on the neighboring properties within 200 feet of the common side property lines? \_\_\_\_\_ Yes \_\_\_\_\_ No n/a

**(6) Fencing within a required setback from a public road shall meet the following criteria:**

(Please note the purpose of the fencing standards is to allow for wildlife passage so that animals are not trapped on the road. These standards only apply in the front setback from a public road.)

- (a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.
- (b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.
- (c) Cyclone, woven wire, and chain link fences are prohibited.
- (d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.
- (e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.



(f) Fencing standards do not apply where needed for security of utility facilities in the West of Sandy River Plan Area (Chapter 36).

Does your proposal include the installation of any fencing? \_\_\_\_\_ Yes ☒ No  
If yes, indicate the location of the proposed fencing on your site plan.

Is the proposed fencing within the required front setback? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, then answer the following questions. If no, go to standard (7).

There is a fence exemption area as described above and illustrated in the drawing. Is your proposed fencing in the fence exemption area? \_\_\_\_\_ Yes \_\_\_\_\_ No.

If yes, to go standard (7). If no, answer the following questions.

Your proposed fence cannot exceed 42 inches. How tall is your proposed fence? \_\_\_\_\_ inches

Your proposed fence must have a gap of at least 17 inches between the bottom of the fence and the ground. How tall of a gap will your fence have between the bottom of the fence and the ground?  
\_\_\_\_\_ inches

**Cyclone, woven wire, and chain link fences are prohibited.**

If a fence is proposed, what material will your proposed fence be made of?

**(7) The nuisance plants listed in the table attached to the end of this form shall not be planted on the subject property and shall be removed from cleared areas of the subject property.**

Are any of the listed nuisance plants present on your property? ☒ Yes \_\_\_\_\_ No  
If yes, list the species which are present:

Near the Welcome Center, three nuisance plants were observed adjacent to a Douglas fir including two bull thistle rosettes (*Cirsium vulgare*) and one Scotch broom seedling (*Cytisus scoparius*). Elsewhere within the proposed development project area, some areas of reed canarygrass (*Phalaris arundinacea*), Canada thistle (*Cirsium vulgare*), and Robert geranium (*Geranium robertianum*). Nuisance plants will be removed, and no nuisance plants will be planted.

Show the location of the nuisance species on your site plan.

Do you acknowledge that you cannot plant any of the listed nuisance species on your property as landscaping or for any other reason? ☒ Yes ☐ No

Describe how the listed nuisance plant species will be controlled in the cleared areas on your property.

Metro manages landscapes to remove and reduce spread of nuisance plants.

Have you met **ALL** of the above criteria? ☒ Yes ☐ No

If **Yes**, then your application package is complete. If **No**, you will need to address the criteria under the section Wildlife Conservation Plan.

## WILDLIFE CONSERVATION PLAN

If your proposal does not meet all of the Development Standards listed above, you are eligible for review through the submission of a Wildlife Conservation Plan. The purpose of a Wildlife Conservation Plan is to ensure that your proposal provides equal or better protection for wildlife habitat than the development standards would. Remember, the intent is to minimize the amount of land clearance and retain as much in-tact habitat as possible. There are two ways to qualify for review through a Wildlife Conservation Plan. You must describe how your project meets either one or two below.

**(1) The proposed development cannot meet the development standards because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use;**

Can you meet all of the development standards? ☒ Yes ☐ No

If yes, go to option (2). If no, please explain which development standard(s) you cannot meet and why.

See application narrative statement and SEC report (Exhibit 4 of application) for demonstration of compliance with SEC criteria.

Explain how your proposal results in the minimum departure from the development standards that will still allow your proposed use.

See application narrative statement and SEC report (Exhibit 4 of application) for demonstration of compliance with SEC criteria.

**(2) The applicant can meet the development standards, but demonstrates that the alternative conservation measures exceed the development standards and will result in the proposal having a less detrimental impact on forested wildlife habitat than if the development standards were followed.**

If you can meet the development standards but are choosing not to, then your project must result in **better** protection of wildlife habitat than the development standards. Please explain why your proposal will result in a less detrimental impact on forested wildlife habitat than if you followed the development standards. Attach additional sheets if necessary.

See application narrative statement and SEC report (Exhibit 4 of application) for demonstration of compliance with SEC criteria.

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## **STANDARDS FOR REVIEW OF A WILDLIFE CONSERVATION PLAN**

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If you are submitting for review through a wildlife conservation plan, the plan must meet the standards below. Keep in mind that if you qualify due to physical characteristics related to your property, you must show your plan results in the minimum departure from the development standards to allow the use. If you can meet the development standards but are choosing not to, remember that your plan must exceed the development standards and result in your proposal having a less detrimental impact on forested wildlife habitat than if you met the development standards.

### **(3) The wildlife conservation plan must demonstrate the following:**

**(a) That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover.**

**(b) That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary accessway required for fire safety purposes.**

How much land clearance are you proposing? \_\_\_\_\_ sq. ft. Show the area proposed for clearance on your site plan. You cannot exceed 1 acre of clearing (43,560 square feet). No clearing of forest area proposed.

Explain why this amount of land clearance is the minimum necessary to serve your proposal. Attach additional sheets if necessary.

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**(c) That no fencing will be built and that existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes.**

Does your proposal include any new fencing? ☒ Yes \_\_\_\_\_ No

If yes, is the fencing within the cleared areas of the site? \_\_\_\_\_ Yes \_\_\_\_\_ No

Is the fencing proposed in an existing cleared area used for agriculture? \_\_\_\_\_ Yes \_\_\_\_\_ No  
Show the location of the proposed fencing on your site plan.

Is there exiting fencing outside the cleared areas on the property? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, this fencing must be removed from the property. Discuss where fence removal will occur and clearly label all fencing to be removed on your site plan:

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**(d) That revegetation of existing cleared areas on the property at a 2:1 ratio with newly cleared areas occurs if such cleared areas exist on the property.**

Do you have any existing cleared areas on the site? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ n/a - No clearing of forest area proposed.

Are you proposing new land clearance? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, how much land clearing are you proposing? \_\_\_\_\_ sq. ft.

If you have an existing cleared area but are proposing to clear new land, then you must replant the existing clearing. The amount of newly planted area must be double the amount of land you are clearing. Show the areas to be replanted on your site plan.

How much land are you proposing to replant? \_\_\_\_\_ sq. ft.

Describe your plan to revegetate the existing cleared areas. This should, at minimum, discuss the number and type of species you will plant, where the planting will occur, when the planting will occur, and how you plan on ensuring the survival of the new plants. Attach additional sheets if necessary.

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**(e) That revegetation and enhancement of disturbed stream riparian areas occurs along drainages and streams located on the property.**

Do you have any streams or drainages on your property? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ n/a - no disturbance of stream riparian areas proposed.

If yes, describe the enhancement you are proposing along the stream or drainage. This should, at minimum, discuss the any removal of invasive species, the number and type of species you will plant, where the planting will occur, when the planting will occur, and how you plan on ensuring the survival of the new plants. Attach additional sheets if necessary.

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**(4) For Protected Aggregate and Mineral (PAM) resources within a PAM subdistrict, the applicant shall submit a Wildlife Conservation Plan which must comply only with measures identified in the Goal 5 protection program that has been adopted by Multnomah County for the site as part of the program to achieve the goal.**

If your property is in the PAM overlay, ask staff to provide you a copy of the Goal 5 protection program for the specific aggregate and mineral site that affects your property.

n/a- no PAM overlay present.



# Nuisance Plant List

<i>Scientific Name</i>	<i>Common Name</i>
<i>Chelidonium majus</i>	Lesser celandine
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium vulgare</i>	Common Thistle
<i>Clematis ligusticifolia</i>	Western Clematis
<i>Clematis vitalba</i>	Traveler's Joy
<i>Conium maculatum</i>	Poison hemlock
<i>Convolvulus arvensis</i>	Field Morning-glory
<i>Convolvulus nyctagineus</i>	Night-blooming Morning-glory
<i>Convolvulus seppium</i>	Lady's nightcap
<i>Cortaderia selloana</i>	Pampas grass
<i>Crataegus sp. except C. douglasii</i>	hawthorn, except native species
<i>Cytisus scoparius</i>	Scotch broom
<i>Daucus carota</i>	Queen Ann's Lace
<i>Elodea densa</i>	South American Water-weed
<i>Equisetum arvense</i>	Common Horsetail
<i>Equisetum telemateia</i>	Giant Horsetail
<i>Erodium cicutarium</i>	Crane's Bill
<i>Geranium roberianum</i>	Robert Geranium
<i>Hedera helix</i>	English Ivy
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ilex aquafolium</i>	English Holly
<i>Laburnum watereri</i>	Golden Chain Tree
<i>Lemna minor</i>	Duckweed, Water Lentil

<i>Scientific Name</i>	<i>Common Name</i>
<i>Loentodon autumnalis</i>	Fall Dandelion
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Phalaris arundinacea</i>	Reed Canary grass
<i>Poa annua</i>	Annual Bluegrass
<i>Polygonum coccineum</i>	Swamp Smartweed
<i>Polygonum convolvulus</i>	Climbing Binaweed
<i>Polygonum sachalinense</i>	Giant Knotweed
<i>Prunus laurocerasus</i>	English, Portugese Laurel
<i>Rhus diversiloba</i>	Poison Oak
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus laciniatus</i>	Evergreen Blackberry
<i>Senecio jacobaea</i>	Tansy Ragwort
<i>Solanum dulcamara</i>	Blue Bindweed
<i>Solanum nigrum</i>	Garden Nightshade
<i>Solanum sarrachoides</i>	Hairy Nightshade
<i>Taraxacum officinale</i>	Common Dandelion
<i>Utricularia vulgaris</i>	Common Bladderwort
<i>Urtica dioica</i>	Stinging Nettle
<i>Vinca major</i>	Periwinkle (large leaf)
<i>Vinca minor</i>	Periwinkle (small leaf)
<i>Xanthium spinosum</i>	Spiny Cocklebur
<i>various genera</i>	Bamboo sp.