CITYWIDE
ENVIRONMENTAL OVERLAY ZONE
MAP REFINEMENT PROJECT

FINAL REPORT
Adopted by City Council June 24, 1998
Effective July 1, 1998

Ordinance No. 172421

June 24, 1998

Bureau of Planning
Portland, Oregon
Portland City Council

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Jim Francesconi, Commissioner
Charlie Hales, Commissioner
Gretchen Kafoury, Commissioner
Eric Stor, Commissioner

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ACKNOWLEDGMENTS

Portland Bureau of Planning
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Bureau of Planning
Portland, Oregon
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Citywide Environmental Overlay Zone
Map Refinement Project

Summary

The purpose of the Citywide Environmental Overlay Zone Map Refinement Project is to more accurately map the boundaries of Environmental Overlay Zones. The boundaries of Environmental Protection Zones (EP) and Environmental Conservation Zones (EC) are affected. All of the adopted boundary changes are consistent with previously adopted policies, Economic, Social, Environmental, and Energy (ESEE) analyses, and the findings of the City’s adopted environmental plans.

This project is part of the City’s conversion of official zoning maps from mylar/paper based maps to a computer Geographic Information System (GIS) base. GIS can more accurately display information such as topography, structures and roads, property lines, vegetation, and water features. This greater accuracy and detail was used to refine the boundaries of the Environmental Overlay Zones. The refinements are based solely on the more accurate and precise computer information. There are no changes to the original resource inventories.

As a result of the Environmental Zone Streamline Project adopted in April, 1995, City Council directed the Bureau of Planning to increase the accuracy of the environmental zoning maps by taking advantage of the most up to date topographic and aerial photo information available. The Citywide Environmental Overlay Zone Map Refinement Project carries out this recommendation with the added precision provided by GIS.

The Bureau of Planning occasionally receives requests for Environmental Overlay Zone map error corrections. This project addresses those citizen requests. Rather than conducting multiple individual land use reviews for each map error correction, this project addresses the citizen generated requests through a legislative procedure.
DISCUSSION

Map Refinements

The map refinements are based on the ability of GIS to display information with great accuracy. Previously, information such as topography, structures and roads, property lines, vegetation, and water features were shown on separate maps. The more sophisticated GIS system combines all information on one map. Additionally, the GIS information is approximately registered to Multnomah County base maps, which contain property line and right-of-way information to an accuracy of plus or minus two feet. This greater accuracy and detail was used to make refinements to the Environmental Overlay Zone boundaries. Maps showing the adopted refinements begin on page 9.

The majority of the map refinements are based on an Environmental Zone Streamline Project recommendation to re-visit the environmental zone mapping and take advantage of the most current information to refine the edges of the environmental zone boundaries. Other refinements were based on individual requests for map error corrections. Many of the areas affected by the refinements were cross checked on the ground.

All of the changes are consistent with the adopted policies, the Economic, Social, Environmental, and Energy (ESEE) analysis and findings of the City’s previously adopted environmental plans. Identified significant resources are not removed from the environmental zone and conflicting use decisions are not altered. The map changes are based on the resources identified in the various City inventories and ESEE analyses.
The following detail taken from quarter section map number 4126, illustrates the nature of these refinements. The shaded area indicates where environmental zoning was removed or altered. The topography in the area where environmental zoning has been added clearly shows the true stream location.
Public Participation

A Public Review Draft of the proposal was released on April 10, 1998. Over 140 copies of the Public Review Draft were distributed.

Two public workshops were held in mid-April. The first took place on April 20, 1998, from 6:30 pm until 9:30 pm in the Eastmoreland Hospital, Upper Board Room. The second workshop took place on April 21, 1998, from 6:00 pm until 9:00 pm at the Multnomah Center. Two sets of maps were available for public review at these workshops: one showing existing Environmental Overlay Zone boundaries and a second showing the proposed changes to the boundaries overlaid on topography, structures and roads, and property lines.

Over 45 people attended the workshops and thirty additional map refinements were identified as a result of public input.

Notice of the public workshops was sent to all affected property owners on March 27, 1998. The notice identified the name and phone number of the Bureau of Planning staff member in charge of this project. Individuals who were unable to attend the workshops were invited to schedule an appointment to go over the maps with the staff planner.

In addition to announcing the public workshops, the notice also contained information about the Planning Commission public hearing which was held on May 26, 1998. Six people testified during the hearing after which Planning Commission unanimously approved the Bureau of Planning proposed draft.

The City Council held a public hearing on June 24, 1998. Seven people testified regarding three different properties. The City Council voted 4-0 to adopt the Planning Commission Report and the Planning staff addendum, after removing quarter sections 2016, 2017, 2116, and 2117 from the proposal. No other changes to the proposal were made.
Adopted Environmental Overlay Zone Maps
### Base Zones and Overlay Zones

<table>
<thead>
<tr>
<th>Name</th>
<th>Map Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>OS</td>
</tr>
<tr>
<td>Single-Dwelling Zones:</td>
<td></td>
</tr>
<tr>
<td>Residential Farm/Forest</td>
<td>RF</td>
</tr>
<tr>
<td>Residential 20,000</td>
<td>R20</td>
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<tr>
<td>Residential 10,000</td>
<td>R10</td>
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<tr>
<td>Residential 7,000</td>
<td>R7</td>
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<td>Residential 5,000</td>
<td>R5</td>
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<td>Residential 2,500</td>
<td>R2.5</td>
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<tr>
<td>Multi-Dwelling Zones:</td>
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</tr>
<tr>
<td>Residential 3,000</td>
<td>R3</td>
</tr>
<tr>
<td>Residential 2,000</td>
<td>R2</td>
</tr>
<tr>
<td>Residential 1,000</td>
<td>R1</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>RH</td>
</tr>
<tr>
<td>Central Residential</td>
<td>RX</td>
</tr>
<tr>
<td>Institutional Residential</td>
<td>IR</td>
</tr>
<tr>
<td>Commercial Zones:</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Commercial 1</td>
<td>CN1</td>
</tr>
<tr>
<td>Neighborhood Commercial 2</td>
<td>CN2</td>
</tr>
<tr>
<td>Office Commercial 1</td>
<td>CO1</td>
</tr>
<tr>
<td>Office Commercial 2</td>
<td>CO2</td>
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<tr>
<td>Mixed Commercial/Residential</td>
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<td>Storefront Commercial</td>
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<tr>
<td>General Commercial</td>
<td>CG</td>
</tr>
<tr>
<td>Central Commercial</td>
<td>CX</td>
</tr>
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<td>Employment Zones:</td>
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</tr>
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<td>EG1</td>
</tr>
<tr>
<td>General Employment 2</td>
<td>EG2</td>
</tr>
<tr>
<td>Central Employment</td>
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<td>IG1</td>
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<tr>
<td>General Industrial 2</td>
<td>IG2</td>
</tr>
<tr>
<td>Heavy Industrial</td>
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<td>Overlay Zones:</td>
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<tr>
<td>Aircraft Landing Zone</td>
<td>h</td>
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<tr>
<td>Alternative Design Density Zone</td>
<td>a</td>
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<td>Buffer Zone</td>
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<td>Design Zone</td>
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<td>Environmental Concern</td>
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<td>Future Urban Zone</td>
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<td>Greenway Zones:</td>
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<tr>
<td>River Natural</td>
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<tr>
<td>River Industrial</td>
<td>g</td>
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<tr>
<td>Interim Resource Protection Zone</td>
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<td>Portland International Noise Impact Zone</td>
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</tr>
<tr>
<td>Light Rail Transit Station Zone</td>
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<td>Scenic Resources Zone</td>
<td>s</td>
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### Comprehensive Plan Map Designations That Have More Than One Corresponding Zone

<table>
<thead>
<tr>
<th>Name</th>
<th>Map Symbol</th>
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<tbody>
<tr>
<td>Neighborhood Commercial</td>
<td>(NC)</td>
</tr>
<tr>
<td>Office Commercial</td>
<td>(OC)</td>
</tr>
<tr>
<td>Urban Commercial</td>
<td>(UC)</td>
</tr>
<tr>
<td>Mixed Employment</td>
<td>(ME)</td>
</tr>
<tr>
<td>Industrial Sanctuary</td>
<td>(IS)</td>
</tr>
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April 14, 1994
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1421
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- Environmental Conservation Overlay
- Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1524
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]
\[ \ldots = \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 1621
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
| | City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1625
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c \text{ = Environmental Conservation Overlay}\]

\[p \text{ = Environmental Protection Overlay}\]

\[\text{--- City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 1628
Proposed Environmental Map Correction

Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1717
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1721
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1724
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1996

Map 1/4 Section 1725
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'
Scale (Feet)

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1726
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\begin{align*}
&c = \text{Environmental Conservation Overlay} \\
&p = \text{Environmental Protection Overlay} \\
&\text{City Boundary} \\
&\text{Adopted: June 24, 1998}
\end{align*}\]
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'
Scale (Feet)

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1729
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ \text{Scale (Feet)} \]

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1817
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1822
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- **c** = Environmental Conservation Overlay
- **p** = Environmental Protection Overlay
- **-----** = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1825
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary
Adopted: June 24, 1998

Map 1/4 Section 1826
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ \text{Scale (Feet)} \]

\( c \) = Environmental Conservation Overlay
\( \rho \) = Environmental Protection Overlay
\( \ldots \ldots \) City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1831
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'
Scale (Feet)

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1996

Map 1/4 Section 1923
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

NORTH

0'  400'
Scale (Feet)

\(c\) = Environmental Conservation Overlay
\(p\) = Environmental Protection Overlay
--- = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1927
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)

NORTH

0° 400'

\( c = \) Environmental Conservation Overlay
\( p = \) Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1928
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\( c \) = Environmental Conservation Overlay
\( p \) = Environmental Protection Overlay
--- = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1929
Proposed Environmental Map Correction

Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 1930
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- Environmental Conservation Overlay
- Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1996

Map 1/4 Section 1932
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400' Scale (Feet)

NORTH

\( c = \) Environmental Conservation Overlay
\( p = \) Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2018
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'  
Scale (Feet)

NORTH

c = Environmental Conservation Overlay

p = Environmental Protection Overlay

--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2026
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary
Adopted: June 24, 1996

Map 1/4 Section 2028
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)
0' 400'

C = Environmental Conservation Overlay
P = Environmental Protection Overlay
City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2029
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2031
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'
Scale (Feet)
c = Environmental Conservation Overlay
p = Environmental Protection Overlay
====== City Boundary
Adopted: June 24, 1998

Map 1/4 Section 2032
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c = \text{Environmental Conservation Overlay}\]
\[p = \text{Environmental Protection Overlay}\]
\[
\text{City Boundary}
\]

Adopted: June 24, 1998

Map 1/4 Section 2033
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2034
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 2119
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)

0' 400'

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2120
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2127
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ \text{c} = \text{Environmental Conservation Overlay} \]
\[ \text{p} = \text{Environmental Protection Overlay} \]
\[ \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 2128
Proposed Environmental Map Correction
Bureau of Planning · City of Portland, Oregon

\( c \) = Environmental Conservation Overlay
\( p \) = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2129
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 2131
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0'  400'
Scale (Feet)

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
—-— City Boundary
Adopted: June 24, 1998

Map 1/4 Section 2134
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- $c =$ Environmental Conservation Overlay
- $p =$ Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2135
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\( c = \) Environmental Conservation Overlay
\( p = \) Environmental Protection Overlay
\( \ldots \ldots \) City Boundary

Adopted: June 24, 1996

Map 1/4 Section 2221
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1988

Map 1/4 Section 2230
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c = \text{Environmental Conservation Overlay}\]
\[p = \text{Environmental Protection Overlay}\]

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2231
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Legend:

- Environmental Conservation Overlay
- Environmental Protection Overlay

Scale (Feet): 0' - 400'

Adopted: June 24, 1998

Map 1/4 Section 2232
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 2233
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]
\[ \ldots = \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 2234
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- **c** = Environmental Conservation Overlay
- **p** = Environmental Protection Overlay
- **--** = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2235
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2319
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c\] = Environmental Conservation Overlay
\[p\] = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2322
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)
0'  400'

NORTH

C = Environmental Conservation Overlay
D = Environmental Protection Overlay
- - - - - City Boundary

Adapted: June 24, 1998

Map 1/4 Section 2327
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)

0' 400'

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2333
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c = \text{Environmental Conservation Overlay}\]
\[p = \text{Environmental Protection Overlay}\]
\[\text{City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 2334
Proposed Environmental Map Correction

Bureau of Planning - City of Portland, Oregon

\[ \text{c = Environmental Conservation Overlay} \]

\[ \text{p = Environmental Protection Overlay} \]

\[ \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 2336
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]
\[ \text{-----} = \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 2418
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1988

Map 1/4 Section 2419
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Legend:
- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Scale (Feet):

0' - 400'

Map 1/4 Section 2420

Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2427
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\(c\) = Environmental Conservation Overlay
\(p\) = Environmental Protection Overlay

--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2520
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1996

Map 1/4 Section 2521
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
— — City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2523
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (feet)

0°  400°

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
— City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2620
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- ...City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2621
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2719
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- ----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2720
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{c} = \text{Environmental Conservation Overlay}\]
\[\text{p} = \text{Environmental Protection Overlay}\]
\[\text{---} = \text{City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 2721
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)

0' 400'

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1988

Map 1/4 Section 2819
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- Environmental Conservation Overlay
- Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2820
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]
\[ \text{--- City Boundary} \]

Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

C = Environmental Conservation Overlay
ρ = Environmental Protection Overlay
\[\text{-- --} \] City Boundary

Adopted: June 24, 1998

Map 1/4 Section 2825
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{c = Environmental Conservation Overlay} \]
\[\text{p = Environmental Protection Overlay} \]
\[\text{--- City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 2921
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - City Boundary
Adopted: June 24, 1986

Map 1/4 Section 2922
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Legend:
- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Scale (Feet)
0' 400'

 Adopted: June 24, 1998

Map 1/4 Section 2924
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ \text{c} = \text{Environmental Conservation Overlay} \\
\text{p} = \text{Environmental Protection Overlay} \\
\ldots = \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 2937
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3022
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3023
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
City Boundary

Scale (Feet)

0'  400'

Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 3025
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998
Map 1/4 Section 3026
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3124
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'
Scale (Feet)

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Meaning</th>
</tr>
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</tr>
<tr>
<td>p</td>
<td>Environmental Protection Overlay</td>
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<td></td>
<td>City Boundary</td>
</tr>
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Adopted: June 24, 1998

Map 1/4 Section 3125
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1996
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 3224
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
-- = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3225
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

C = Environmental Conservation Overlay
p = Environmental Protection Overlay
---- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3226
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\begin{align*}
\text{c} &= \text{Environmental Conservation Overlay} \\
\text{p} &= \text{Environmental Protection Overlay} \\
\text{---} &= \text{City Boundary}
\end{align*}\]

Adopted: June 24, 1998

Map 1/4 Section 3227
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)

0' 400'

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
---- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3228
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1986

Map 1/4 Section 3326
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ \text{c = Environmental Conservation Overlay} \]
\[ \text{p = Environmental Protection Overlay} \]
\[ \text{— — — City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 3328
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- \(c\) = Environmental Conservation Overlay
- \(p\) = Environmental Protection Overlay
- \(\square\) = City Boundary

Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c\] = Environmental Conservation Overlay
\[p\] = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3341
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--.-- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3423
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Scale (Feet)

0' 400'

NORTH

C = Environmental Conservation Overlay
P = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3425
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----------- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 3428
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3441
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'
Scale (Feet)

NORTH

c = Environmental Conservation Overlay
p = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3523
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3524
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3525
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\( \text{\( c \)} \) = Environmental Conservation Overlay
\( \text{\( p \)} \) = Environmental Protection Overlay

City Boundary
Adopted: June 24, 1998

Map 1/4 Section 3526
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3527
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3529
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0' 400'

Scale (Feet)

NORTH

C = Environmental Conservation Overlay
p = Environmental Protection Overlay

Adopted: June 24, 1998

Map 1/4 Section 3623
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c\] = Environmental Conservation Overlay
\[p\] = Environmental Protection Overlay
\[---\] = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3624
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1968

Map 1/4 Section 3626
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3627
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3628
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3632
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

C = Environmental Conservation Overlay
P = Environmental Protection Overlay
--- City Boundary

0' 400'
Scale (Feet)

Adopted: June 24, 1998

Map 1/4 Section 3633
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

Map 1/4 Section 3642
Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3730
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\begin{align*}
\text{c} &= \text{Environmental Conservation Overlay} \\
\text{p} &= \text{Environmental Protection Overlay} \\
\ldots &= \text{City Boundary}
\end{align*}\]

Adopted: June 24, 1968

Map 1/4 Section 3744
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

NORTH

\[ \text{Scale (Feet)} \]

0' 400'

\( c \) = Environmental Conservation Overlay

\( p \) = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3746
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c = \text{Environmental Conservation Overlay}\]
\[p = \text{Environmental Protection Overlay}\]
\[\text{City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 3829
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3830
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

0'  400'

Scale (Feet)

c = Environmental Conservation Overlay
p = Environmental Protection Overlay

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3832
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{z = Environmental Conservation Overlay}\]
\[\text{p = Environmental Protection Overlay}\]

\[\text{-- -- City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 3833
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3834
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
--- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3835
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{Map 1/4 Section 3839}\]

\[\text{c = Environmental Conservation Overlay}\]
\[\text{p = Environmental Protection Overlay}\]
\[\text{City Boundary}\]

Adopted: June 24, 1998
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary
Adopted: June 24, 1998

Map 1/4 Section 3843
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3844
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]
\[ \cdash \cdash \cdash = \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 3925
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{scale: } 0' \text{ to } 400'\]

\[\text{Legend:}\]
- \(c\) = Environmental Conservation Overlay
- \(p\) = Environmental Protection Overlay
- \(\ldots\ldots\) = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3926
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

= Environmental Conservation Overlay
= Environmental Protection Overlay
= City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3928
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3929
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\( c \) = Environmental Conservation Overlay
\( p \) = Environmental Protection Overlay

-- -- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3930
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
----- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 3935
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\( c = \) Environmental Conservation Overlay
\( p = \) Environmental Protection Overlay
\( - - - - \) City Boundary
Adopted: June 24, 1998

Map 1/4 Section 4024
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{c} = \text{Environmental Conservation Overlay}\]
\[\text{p} = \text{Environmental Protection Overlay}\]
\[\text{--- City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 4025
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

c = Environmental Conservation Overlay
p = Environmental Protection Overlay
- - - City Boundary

Adopted: June 24, 1998

Map 1/4 Section 4027
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{Scale (Feet)}\]

0' 400'

\(c\) = Environmental Conservation Overlay
\(p\) = Environmental Protection Overlay
\(-----\) = City Boundary

Adopted: June 24, 1998

Map 1/4 Section 4029
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 4030
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

- c = Environmental Conservation Overlay
- p = Environmental Protection Overlay
- City Boundary

Adopted: June 24, 1998

Map 1/4 Section 4125
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]

\[ \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 4126
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c \] = Environmental Conservation Overlay
\[ p \] = Environmental Protection Overlay

\[ \text{City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 4128
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[c = \text{Environmental Conservation Overlay}\]
\[p = \text{Environmental Protection Overlay}\]

City Boundary

Adopted: June 24, 1998

Map 1/4 Section 4129
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[\text{c = Environmental Conservation Overlay}\]
\[\text{p = Environmental Protection Overlay}\]
\[\text{-- -- City Boundary}\]

Adopted: June 24, 1998

Map 1/4 Section 4226
Proposed Environmental Map Correction
Bureau of Planning - City of Portland, Oregon

\[ c = \text{Environmental Conservation Overlay} \]
\[ p = \text{Environmental Protection Overlay} \]
\[ \text{--- City Boundary} \]

Adopted: June 24, 1998

Map 1/4 Section 4227
APPENDIX A

ORDINANCE No. 172421

* Adopt the Report and Recommendations of the Planning Commission on the Citywide Environmental Overlay Zone Map Refinement Project and adopt amendments to the Official Zoning Maps of the City of Portland (Ordinance; amend Official City Zoning Maps).

The City of Portland Ordains:

Section 1. The Council finds:

**General Findings**

1. In 1974, the State of Oregon adopted Statewide Planning Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources, that requires jurisdictions to conserve open space and protect natural and scenic resources.


3. The Land Conservation and Development Commission's (LCDC) administrative rule for Goal 5 (OAR 660-16-000 through 660-16-025) outlines the process to be followed in identifying and evaluating resources and achieving compliance with Goal 5. LCDC adopted these administrative rule in September 1981; LCDC amended the rule in September of 1996.

4. With the adoption of the administrative rule for State Goal 5 in 1981, the City's Comprehensive Plan was no longer in compliance with Goal 5.

5. Between April 1989 and September 1994 the City adopted the following eight environmental study reports as part of Periodic Review to satisfy the requirements of the Goal 5 administrative rule:

   - The Columbia Corridor Industrial/Environmental Mapping Project and zoning maps on April 20, 1989 (effective date, May 20 1989, Ord. #161896)
   - The Balch Creek Watershed Protection Plan and zoning maps on February 8, 1991 (effective date, February 8, 1991, Ord. #163770)
6. These eight study reports contain the inventories of significant resources and functional values, the conflicting use analysis, the economic, social, environmental, and energy (ESEE) analysis, and the adopted environmental overlay zoning. The eight study reports, the accompanying environmental overlay zoning, and the implementing regulations of Title 33, Chapter 430, Environmental Zones fulfill State Goal 5 requirements to protect significant wetlands, water bodies, open spaces, scenic areas and wildlife habitats.

7. The City of Portland’s Goal 5 program as represented under Findings Nos. 5 and 6 above was acknowledged by the Oregon Land Conservation and Development Commission on July 25, 1995 (Periodic Review Order #95-PR/08447).

8. The objective of the Citywide Environmental Overlay Zone Map Refinement Project (Environmental Map Refinement Project) is to more accurately locate the boundaries of the adopted environmental overlay zones. The City is converting the official City zoning maps from mylar/paper based maps to a computer Geographic Information System (GIS) base. The GIS can display many layers of information with great accuracy such as, topography, structures and roads, property lines, vegetation, and water features. The City is using this greater accuracy and detail to refine the locations of the Environmental Overlay Zones.

9. The most up to date topographic and base map information available was used to make the map changes as accurate as possible. Site visits were also conducted where necessary to ensure map accuracy. The refinements are based solely on the more accurate computer information. There are no changes to the original resource inventories.
10. A number of citizen requests for Environmental Overlay Zone map error corrections have been received and incorporated within the Environmental Map Refinement Project. Such requests are normally processed as Type II land use reviews in a quasi-judicial process under 33.855.070, Changes to the Official Zoning Maps. Because of the high number of corrections affecting many parts of the City the entire project was processed through a legislative procedure.

11. The proposed environmental zone map refinements meet the City zoning code approval criteria of 33.855.070.A.2 and .4. Zone map lines were corrected and refined to make sure that they follow intended topographic features such as the banks of water bodies, centerlines of creeks, and vegetation lines. Refinements were also made in cases where there was clear legislative intent for a line location but a discrepancy was found on the current zoning map.

12. All of the proposed zone map changes are consistent with the policies, the ESEE analysis, and findings of the eight environmental study reports. Identified significant resources were not removed from the environmental zone and conflicting use decisions were not altered. The map changes were based on the resources identified in the relevant inventories and on the decisions made in the ESEE and conflicting use analysis contained in the pertinent Plan.

**State Goal Findings:**

13. **Goal 1. Citizen Involvement.** requires opportunities for citizens to be involved in all phases of the planning process. The City of Portland met this goal with the Environmental Map Refinement Project because it included opportunities for citizen review at all phases of the project.

A Public Review Draft of the report and the proposed zoning maps were made available on April 13, 1998. The Public Review Draft was distributed to all persons requesting copies, and was made available at the Portland Building, or by mail. Two public open house/workshops were held prior to the Planning Commission hearing. The first on April 20, 1998 and the second on April 21, 1998.

The Planning Commission was briefed on the zone map corrections on May 12, 1998.

Public comments received on the Public Review Draft report and maps were incorporated into the Proposed Draft plan which was presented to the Planning Commission on May 26, 1998. After reviewing written comments and public testimony received at the hearing, the Commission unanimously approved the map refinements as presented in the Proposed Draft and the additional map refinements submitted to the Commission by Planning staff at the hearing. The Planning Commission's recommendation to the City Council was published as the Recommended Draft on June 5, 1998.

The City Council held a public hearing June 24, 1998. After reviewing written comments and public testimony received at the hearing, the City Council approved the map refinements as presented in the Recommended Draft and the additional map refinements submitted to the Council by Planning staff at the hearing.

Public notices of Planning Commission and City Council hearings were mailed and published in local newspapers in accordance with state requirements.
14. **Goal 2. Land Use Planning.** requires the development of a process and policy framework which acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. Those map refinements conform to this goal. Development of the map refinements followed established city procedures for legislative actions. This proposal followed established emergency procedures for legislative actions.

15. **Goal 3. Agricultural Lands.** provides for the preservation and maintenance of the State’s agricultural land, generally located outside of urban areas. No portion of the area affected by this project is zoned as agricultural land. The map refinements contained in this proposal do not affect Goal 3 compliance.

16. **Goal 4. Forest Lands.** provides for the preservation and maintenance of the State’s forest lands, generally located outside of urban areas. No portion of the area affected by this project is zoned as forest land. The map refinements contained in this proposal do not affect Goal 4 compliance.

17. **Goal 5. Open Space, Scenic, and Historic Areas, and Natural Resources.** provides for the conservation of open space and the protection of natural and scenic resources. The map refinements serve to ensure continued protection of natural areas already determined to be significant in the City’s eight adopted environmental study reports. The Department of Land Conservation and Development staff has already determined that the Goal 5 inventories were adequate for purposes of Goal 5. This goal is met by this proposal.

18. **Goal 6. Air, Water and Land Resource Quality.** provides for the maintenance and improvement of these resources. The map refinements will help the City continue to comply with this goal through the protection of significant forest, soil and water resources within the study area.

19. **Goal 7. Areas Subject to Natural Disasters and Hazards.** provides for the protection of life and property from natural disasters and hazards. This project is consistent with this goal because the refined zone maps continue to protect wetlands, creeks, flood plains, and steep slopes by conveying more precise information. This goal is met by this proposal.

20. **Goal 8. Recreational Needs.** provides for satisfying the recreational needs of both citizens of and visitors to the State. This proposal serves to continue the preservation and enhancement of recreational opportunities. This goal is met by this proposal.

21. **Goal 9. Economy of the State.** provides for diversification and improvement of the economy of the State. The map refinements are in conformance with this goal because they more accurately reflect the previous ESEE decisions made in the adopted environmental study reports which considered the economic impacts of protecting natural resources.

22. **Goal 10. Housing.** provides for meeting the housing needs of the State. The map refinements provide more accurate placement of the environmental overlay zone lines leading to less confusion, expense, and delay for housing development on buildable land outside of the areas intended for environmental protection. This goal is met by this proposal.
23. Goal 11. Public Facilities and Services, provides for planning and development of timely, orderly and efficient public service facilities that can serve as a framework for the urban development of the City. The map refinements provide more accurate placement of the environmental overlay zone lines leading to less confusion, expense, and delay in the location and construction of public facilities. This goal is met by this proposal.

24. Goal 12. Transportation, provides for the development of a safe, convenient and economic transportation system. The map refinements provide more accurate placement of the environmental overlay zone lines leading to less confusion, expense, and delay in the location and construction of transportation facilities. This goal is met by this proposal.

25. Goal 13. Energy Conservation, provides for the distribution of land uses in a pattern that maximizes the conservation of energy. The map refinements are consistent with this goal because they support all previously adopted ESEE analysis which considered the energy impacts of protecting natural resources. This goal is met by this proposal.

26. Goal 14. Urbanization, provides for the orderly and efficient transition of rural lands to urban uses. The map refinements do not affect the orderly and efficient transition of rural lands to urban uses. This goal is met by this proposal.

27. Goals 16, 17, 18 and 19 deal with the Willamette River Greenway, Estuarine Resources, Coastal Shorelines, Beaches and Dunes, and Ocean Resources, respectively. These goals are not applicable to this proposal because the plan does not affect the Willamette River Greenway and no ocean resources are present within Portland.

Comprehensive Plan Findings:

28. Goal 1. Metropolitan Coordination, provides for planning activities to be coordinated with federal, state and regional plans. The map refinements are consistent with the eight previously adopted environmental study reports. The City coordinates with federal, state and regional agencies in the development of those reports.

Because this project involves only the refinement of existing maps and clarification of previously adopted Goal 5 work, coordination with Metro’s recently adopted Functional Plan is not required.

29. Goal 2. Urban Development, provides for maintaining Portland’s role as the region’s major employment, population and cultural center through expanded opportunities for housing and jobs while retaining the character of established areas. The map refinements support this goal by providing more accurate information which provides greater certainty for urban development while maintaining resource protection.
30. **Goal 3. Neighborhoods**, provides for the preservation and reinforcement of the stability and diversity of the City's neighborhoods while allowing for increased densities. The map refinements conform with this goal because they support all previously adopted ESEE analyses. These analyses established the impact of protection of identified resources on opportunities for development within neighborhoods. Significant natural resources were given limited protection where impacts on development opportunities outweighed the impacts on resources. Natural resources were protected where neighborhood associations identified those that were important to the livability and attractiveness of the neighborhood.

31. **Goal 4. Housing**, provides for a diversity in the type, density and location of housing in order to provide an adequate supply within the City. The map refinements provide more accurate information for use in the review of residential development. This goal is met by this proposal.

32. **Goal 5. Economic Development**, provides for increasing the quantity and quality of job opportunities through the creation of an attractive business and industrial environment. The map refinements support economic development by providing more accurate placement of Environmental Overlay Zones. The map refinements are consistent with this goal because they support all previously adopted ESEE analyses which considered the economic impacts of protecting natural resources and balanced the impact on economic development with the protection of each identified natural resource.

33. **Goal 7. Energy**, provides for increasing the energy efficiency of existing structures and the transportation systems of the City. The map refinements are consistent with this goal because they support all previously adopted ESEE analyses which considered the energy impacts of protecting natural resources.

34. **Goal 8. Environment**, provides for maintaining and improving the quality of Portland's air, water and land resources and protecting neighborhoods and business centers from noise pollution. The map refinements are consistent with this goal because they support all previously adopted resource inventories and ESEE analyses which provide protection for Portland's natural resources.

35. **Goal 9. Citizen Involvement**, provides for improving the method for citizen involvement in the on-going land use decision-making process and providing opportunities for citizens to participate in the implementation, review and amendment of the Comprehensive Plan. The map refinements are consistent with this goal for the reasons stated in the finding for Statewide Planning Goal 1.
   a. The amendments are consistent with Policy 9.1, Citizen Involvement. Coordination, because opportunities were provided throughout the planning process to review proposed map changes. Staff reports were available to the public within the required time frames and were provided free of charge. Notice of meetings and hearings were sent to neighborhood associations, affected property owners and to all interested citizens.
   b. The refinements are consistent with Policy 9.3, Comprehensive Plan Amendment, because proposed changes to the Comprehensive Plan were reviewed by and received comment from the public.

36. **Goal 11. Public Facilities**, provides for a timely, orderly and efficient arrangement of public facilities that support existing and planned land use patterns and densities. The refinements comply with this goal for the reasons stated in the finding for Statewide Planning Goal 11.
NOW, THEREFORE, the Council directs:

a. The facts, findings, conclusions, and recommendations of the Planning Commission Report to the City Council in the form of the letter of transmittal and the Planning Commission Recommendation to the City Council on the Citywide Environmental Overlay Zone Map Refinement Project dated June 24, 1996 (Exhibit A) as amended by Council, and the testimony and supporting data used by the Planning Commission in its decision and provided to the City Council as public testimony are hereby adopted by the City Council as the basis for the Council's action.

b. Based upon the Planning Commission recommendations, the documents identified in directive "a," and public testimony received by the City Council, the Official Zoning Maps of the City of Portland are hereby amended as shown in Exhibit A.
ORDINANCE No.

Section 2.

The Council declares an emergency exists because the accuracy of the City Zoning Maps is vital for both resource protection and to accommodate those citizens who are awaiting resolution of mapping issues. Natural resources that are now unprotected because of inaccurate maps are subject to degradation throughout the City. Citizens must be provided with accurate information in order for them to make timely and cost effective decisions. Therefore, this Ordinance shall be in force and be effective on July 1, 1998.

Section 3.

If any portion of the Official City Zoning Maps amended by this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed, and in no way affects the remaining portions.

Passed by the Council,

Commissioner Jakes
June 24, 1998
Tom McGuire/TMe

BARBARA CLARK
Auditor of the City of Portland
By
Deputy