Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

10/27/2011

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Portland Plan Amendment
DLCD File Number 006-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, November 10, 2011

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Chris Scarzello, City of Portland
Angela Lazarean, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative
Amanda Punton, DLCD Regional Representative
Thomas Hogue, DLCD Regional Representative
Gary Fish, DLCD Transportation Planner
Jennifer Donnelly, DLCD Regional Representative

<paa> YA

# FORM 2 DLCD Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE STAMP

DEPT OF

OCT 21 2011

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Portland**

Local file number: **Ord # 184944**

Date of Adoption: **10/19/2011**

Date Mailed: **10/20/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 7/27/2011

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☒ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

**This project has 2 components:**

**1. The Smith and Bybee Lakes Natural Resources Management Plan (NRMP) was adopted 21 years ago. As the environmental regluations in the Zoning Code have evolved and become more refined, the NRMP has become outdated and unnecessary. This project will retire the NRMP and will amend the Zoning Code and Zoning Map to remove the NRMP.**

**2. When the Airport Futures Project was adopted by City Council, 3 Zoning Code maps were inadvertently dropped. This project adopts the maps.**

Does the Adoption differ from proposal? Please select one

NO

Plan Map Changed from: to:

Zone Map Changed from: to:

Location: Acres Involved:

Specify Density: Previous: New:

Applicable statewide planning goals:

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☐ | ☒ | ☒ | ☒ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing? ☒ Yes ☐ No

If no, do the statewide planning goals apply? ☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption? ☐ Yes ☐ No

DLCD File No. 006-11 (18917) [16808]

**DLCD file No.** _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

**Multnomah County, METRO, Port of Portland**


Local Contact: **christina scarzello** Phone: **(503) 823-7716** Extension:

Address: BPS **1900 SW 4th Ave room 7100** Fax Number: **503-823-7800**

City: **Portland** Zip: **97219** E-mail Address:

**christina.scarzello@portlandoregon.gov**


# ADOPTION SUBMITTAL REQUIREMENTS

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)**

per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and **one complete paper copy** (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615 ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845 ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615 ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST**
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**
**635 CAPITOL STREET NE, SUITE 150**
**SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail **plan.amendments@state.or.us**.

Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

# Certificate of Mailing

I hereby certify that on October 20, 2011, I mailed a correct copy of the adopted Portland City Code amendments and maps related to **Smith and Bybee Lakes National Resource Management Plan repeal and Airport Futures** map revisions, Ordinance No. 184944 and the DLCD Notice of Adoption Form 2 to the following persons by first class mail at the post office at Portland, Oregon.

The following is a list of persons to whom a copy of this document was mailed:

| *Name* | *Address* |
|---|---|
| Plan Amendments Specialist | Dept. of Land Conservation & Development<br>635 Capitol Street, Suite 150<br>Salem, Oregon 97301-2540 |
| Planning Manager | Paulette Copperstone, Compliance Coordinator<br>Land Use Planning Department<br>Metro<br>Portland, OR 97232-2736 |
| Stuart Farmer | Multnomah County Land Use Planning<br>1600 SE 190th Ste 116<br>Portland OR 97233 |
| Larry Devroy | Port of Portland<br>Natural Resources Division<br>P.O. Box 3529<br>Portland, OR 97208-3529 |

Joan Hamilton 10/20/11

Joan Hamilton — Date
Management Assistant



Printed on 100% post-consumer waste recycled paper.

City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandonline.com/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

*Printed on 100% post-consumer waste recycled paper.*

ORDINANCE No. 184944

Repeal Smith and Bybee Lakes National Resource Management Plan, including amendments to Title 33, Planning and Zoning, and Zoning Map; add three maps to Title 33 related to Airport Futures. (Ordinance; amend Title 33; amend Zoning Map)

The City of Portland Ordains:

Section 1. The Council finds:

**General Findings**

1. On July 15, 1988, Portland City Council adopted Ordinance No. 160890 amending Title 33 of the City Code to include Chapter 33.635, a new zoning district entitled Environmental Concern Zone (E Zone). The E Zone regulations included the Natural Resource Management Plan process as an alternative approach to implementation of the Environmental Concern Zone. Upon adoption, such plans served as a substitute for individual environmental reviews required under section 33.635.070 to provide adequate protection for identified natural resource values. In addition, an adopted NRMP was intended to provide comprehensive management of natural resource values within a large geographic area and designed to address all inventoried resource values which might be affected by actions or development activities identified in the NRMP.
2. On May 4, 1989, City Council adopted the Columbia Corridor Industrial and Environmental Mapping Project, including the inventory and ESEE analysis for the Smith and Bybee Lakes area. Ordinance No. 161896 implemented the mapping application of environmental zoning overlays ("ec" or "en") on high value natural resources in the Columbia Corridor. The environmental zoning overlays continue to apply to resources in the Smith and Bybee Lakes area, although the zoning designation has been updated to environmental conservation ("c") or environmental protection ("p").
3. Beginning in 1986, and culminating in 1990 with the adoption of the Natural Resource Management Plan for Smith and Bybee Lakes (Ordinance 163610), a consortium of property owners, residential and industrial neighbors, and resource agencies and organizations worked together to develop scenarios for the future of Smith and Bybee Lakes. During this time period, a plan for closing the St Johns Landfill was developed and Metro accepted responsibility for management of the landfill. The St. Johns Landfill was added to the management area for Smith and Bybee Lakes.
4. The adopted Natural Resource Management Plan for Smith and Bybee Lakes identified policies and actions that enabled the establishment of a major regional environmental and recreational resource for the Portland metropolitan area. The overall goal was protection and enhancement of the natural resources at the lakes and allowance of compatible recreational uses.
5. Since 1990, the majority of the actions (projects) identified in the Natural Resource Management Plan for Smith and Bybee Lakes have been implemented.

6. Also since 1990, the environmental regulations of the Zoning Code have been updated more than 16 times, including some significant updates that created a streamlined review process for environmental projects. None of the updates were applied to the Natural Resource Management Plan for Smith and Bybee Lakes.
7. On April 13, 2011, City Council adopted the Citywide Tree Project which included a new land use review called a Comprehensive Natural Resource Plan. The Comprehensive Natural Resource Plan is similar to the Natural Resource Management Plan in that it provides a means to manage environmental projects within a large area. A key difference is that the Comprehensive Natural Resource Plan must comply with current Zoning Code regulations and is processed through a quasi-judicial procedure. Metro plans to apply for the new review to replace the out-of-date NRMP, but the NRMP must be repealed before the Comprehensive Natural Resource Plan application can be submitted.
8. On July 27, 2011 notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post-acknowledgement review process required by OAR 660-18-020.
9. On August 12, 2011 notice was mailed to the project mailing list and all persons interested in legislative projects city-wide (approximately 580 addresses) announcing the availability of the *Smith & Bybee Lakes Project – Proposed Draft*, the Open House on August 30, 2011 and the Planning and Sustainability Commission hearing on September 13, 2011.
10. On September 13, 2011 the Planning and Sustainability Commission held a hearing on the proposal. Staff from the Bureau of Planning and Sustainability presented the proposal, including elements of concern from the public, and suggestions for addressing the public concern. There was no public testimony. Based on its review, the Planning and Sustainability Commission voted to recommend the proposal to the Portland City Council.
11. On September 21, 2011 notice was mailed to those who testified in writing or in person at the Planning and Sustainability Commission hearing, announcing the availability of the *Smith & Bybee Lakes Project – Recommended Draft*, and the City Council hearing on October 12, 2011.
12. On October 12, 2011 City Council held a hearing on the proposal. Staff from the Bureau of Planning and Sustainability presented the recommendation of the Planning and Sustainability Commission, and public testimony was received.
13. On October 19, 2011 City Council voted to adopt the changes in the *Smith & Bybee Lakes Project – Recommended Draft.*
14. On April 13th, 2011, the City Council adopted Airport Futures which updated the City's natural resources program for the Portland International Airport and surrounding area. Reference maps, which show where the natural resource inventories are completed, were inadvertently left out of the City Council review materials.
15. The reference maps are included with this project for Council approval.

**Findings on Statewide Planning Goals**

16. State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with state land use goals. Only the state goals addressed below apply.

17. **Goal 1, Citizen Involvement,** requires provision of opportunities for citizens to be involved in all phases of the planning process. The preparation of these amendments has provided numerous opportunities for public involvement, including:

a. On July 25, 2011, project staff attended the Columbia Slough Watershed Council meeting to discuss the project and answer questions;

b. On July 26, 2011, City and Metro project staff attended the Smith and Bybee Wetlands Advisory Committee meeting to discuss the project and answer questions;

c. On July 28, 2011, project staff attended the North Portland Land Use Group meeting to discuss the project and answer questions;

d. On August 8, 2011, City and Metro project staff attended the St. John's Neighborhood Association meeting to discuss the project and answer questions;

e. On August 30, 2011, City and Metro project staff held a joint open house to provide project information and listen to comments.

18. **Goal 2, Land Use Planning,** requires the development of a process and policy framework that 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. This goal is met through implementation of the provisions of PCC Chapter 33.740, Legislative Procedure, which establishes a process for adopting and amending City policies and has been followed in development of this project. See also findings for Portland Comprehensive Plan Goal 1, Metropolitan Coordination, and its related policies and objectives.

19. **Goal 5, Open Space, Scenic and Historic Areas, and Natural Resources,** requires the conservation of open space and the protection of natural and scenic resources. The amendments support this goal because there are no proposed zoning changes to the Environmental overlay zones (c, p) or Open Space (OS) zone of the Smith and Bybee Wetlands area, and the natural and scenic resources of Smith and Bybee Wetlands will continue to be conserved and protected by the environmental overlay zones. The environmental zones are the city's primary compliance tool to meet Goal 5 requirements.

The Natural Resource Management Plan (NRMP) is a tool to allow pre-approval of multiple natural resource-related projects, and the NRMP for Smith and Bybee Wetlands is proposed to be replaced by a Comprehensive Natural Resource Plan for Smith and Bybee Wetlands, a similar tool but approved through the quasi-judicial process.

**Findings on Metro Urban Growth Management Functional Plan**

20. **Title 3, Water Quality, Flood Management and Fish and Wildlife Conservation,** protects the public's health and safety by reducing flood and landslide hazards, controlling soil erosion and reducing water pollution by avoiding, limiting, or mitigating the impact of development on streams, rivers, wetlands, and floodplains. Title 3 specifically implements the Statewide Land Use Goals 6 and 7. The findings for those statewide goals are incorporated here to show that the amendments are consistent with this Title. See also findings for Comprehensive Plan Goal 8, Environment.

21. **Title 13, Nature In Neighborhoods,** calls for conservation, protection, and restoration of a continuous ecologically viable streamside corridor system that is integrated with upland wildlife habitat and the surrounding urban landscape. The amendments are consistent with T13 for several reasons: replacement of the Natural Resource Management Plan for Smith and Bybee Lakes with a Comprehensive Natural Resource Plan (CNRP) is part of the City's ongoing effort to fully comply with Title 13; the CNRP is a zoning tool that is more consistent with the City's environmental resource protection plan than the older NRMP; and repealing the NRMP will not have any effect on the environmental zoning at the site.

**Findings on Portland's Comprehensive Plan Goals**

22. **Goal 8, Environment**, calls for the maintenance and improvement of the quality of Portland's air, water, and land resources, as well as the protection of neighborhoods and business centers from noise pollution. The amendments are consistent with this goal and several of the objectives because the status quo of the zoning, the identified natural resources, the protected wetlands/riparian/waterbodies, the uplands, and the wildlife habitat are all maintained with no changes proposed. The only objective of Goal 8 to change is the Natural Resource Management Plan, which is proposed for retirement because it is out of date and will be replaced with a new process that also meets Goal 8 and the objectives of the goal.

23. **Goal 9, Citizen Involvement**, calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process, and the implementation, review, and amendment of the Comprehensive Plan. This project followed the process and requirements specified in Chapter 33.740, Legislative Procedure. The amendments support this goal for the reasons found in the findings for Statewide Planning Goal 1, Citizen Involvement.

NOW, THEREFORE, the Council directs:

a. Adopt Exhibit A, the Planning and Sustainability Commission's memo titled *Retirement of the Natural Resources Plan for Smith and Bybee Lakes– Recommended Draft*, dated September 23, 2011;

b. Amend Title 33, Planning and Zoning, as shown in Exhibit A, *Retirement of the Natural Resources Plan for Smith and Bybee Lakes– Recommended Draft*, dated September 23, 2011;

c. Amend the Official Portland Zoning Map as shown in Exhibit A, *Retirement of the Natural Resources Plan for Smith and Bybee Lakes– Recommended Draft*, dated September 23, 2011;

d. Repeal the Smith and Bybee Lakes Natural Resources Management Plan; and

e. Adopt the commentary and discussion in Exhibit A, *Retirement of the Natural Resources Plan for Smith and Bybee Lakes– Recommended Draft*, dated September 23, 2011; as further findings and legislative intent;

Section 2. If any section, subsection, sentence, clause, phrase, diagram, designation, or drawing contained in this Ordinance, or the plan, map or code it adopts or amends, is held to be deficient, invalid or unconstitutional, that shall not affect the validity of the remaining portions. The Council declares that it would have adopted the plan, map, or code and each section, subsection, sentence, clause, phrase, diagram, designation, and drawing thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, phrases, diagrams, designations, or drawings contained in this Ordinance, may be found to be deficient, invalid or unconstitutional.

Section 3. To ensure that the Smith and Bybee Lakes Natural Resources Management Plan remains in place until a Comprehensive Natural Resources Plan is approved for the area, the following will be effective nine months after adoption:

a. Amendments to Zoning Code Chapter 33.430 to delete references to the Smith and Bybee Lakes Natural Resources Management Plan;

b. Amendments to the Official Zoning Code Maps to delete map number 430-10; and

c. Repeal of the Smith and Bybee Lakes Natural Resources Management Plan.

Section 4. In the event that a Comprehensive Natural Resources Plan is not approved for the area within eight months of adoption of this ordinance, the Bureau of Planning and Sustainability is directed to return to City Council with an ordinance to extend the effective date of the provisions listed in a. through c. of Section 3.

Section 5. The amendments to Zoning Code Chapter 33.809 and the addition of the maps related to the Airport Futures Project to Zoning Code Chapter 33.430 will be effective 30 days after adoption.

Passed by the Council: OCT 19 2011

Mayor Sam Adams
Prepared by: Christina Scarzello
Date Prepared: September 23, 2011

**LaVonne Griffin-Valade**
Auditor of the City of Portland
By

Deputy

~~1075~~ 1111

Agenda No.

**ORDINANCE NO.** 184944

Title

Repeal Smith and Bybee Lakes National Resource Management Plan, including amendments to Title 33, Planning and Zoning, and Zoning Map; add three maps to Title 33 related to Airport Futures. (Ordinance; amend Title 33; amend Zoning Map)

| | |
|---|---|
| **INTRODUCED BY**<br>Commissioner/Auditor:<br>**Mayor Sam Adams** | CLERK USE: DATE FILED OCT 07 2011 |
| **COMMISSIONER APPROVAL** | LaVonne Griffin-Valade<br>Auditor of the City of Portland |
| Mayor—Finance and Administration - Adams | By: _____<br>Deputy |
| Position 1/Utilities - Fritz | |
| Position 2/Works - Fish | |
| Position 3/Affairs - Saltzman | |
| Position 4/Safety - Leonard | ACTION TAKEN: |
| **BUREAU APPROVAL**<br>Bureau: Planning and Sustainability<br>Bureau Head: Susan Anderson | OCT 12 2011 PASSED TO SECOND READING OCT 19 2011 9:30 A.M. |
| Prepared by: Christina Scarzello<br>Date Prepared: 9/26/2011 | |
| Financial Impact & Public Involvement Statement<br>Completed ☒ Amends Budget ☐ | |
| Portland Policy Document<br>If "Yes" requires City Policy paragraph stated in document.<br>Yes ☐ No ☒ | |
| Council Meeting Date<br>**October 12, 2011** | |
| **City Attorney Approval:** CS Beaumont<br>required for contract, code, easement, franchise, comp plan, charter | |

| AGENDA |
|---|
| **TIME CERTAIN** ☒<br>**Start time: 2:00 pm**<br>**Total amount of time needed: 10 minutes**<br>**(for presentation, testimony and discussion)** |
| **CONSENT** ☐ |
| **REGULAR** ☐<br>**Total amount of time needed:** ____<br>**(for presentation, testimony and discussion)** |

| FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | | |
|---|---|---|---|
| | | YEAS | NAYS |
| 1. Fritz | 1. Fritz | ✓ | |
| 2. Fish | 2. Fish | ✓ | |
| 3. Saltzman | 3. Saltzman | ✓ | |
| 4. Leonard | 4. Leonard | ✓ | |
| Adams | Adams | ✓ | |

Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

# MEMO

**DATE:** October 20, 2011

**TO:** City Council

**FROM:** Planning and Sustainability Commission

**SUBJECT:** Retirement of the Natural Resources Management Plan for Smith and Bybee Lakes: Recommended Draft

In this memo, we recommend actions in two areas: Retirement of the Natural Resources Management Plan for Smith and Bybee Lakes, and adding some maps in the Zoning Code to correct inadvertent omissions from the Airport Futures Project.

## Retirement of the Natural Resources Management Plan for Smith and Bybee Lakes

We recommend retiring the Natural Resource Management Plan (NRMP) for the Smith and Bybee Lakes area; in the longer term the NRMP will be replaced by a new form of management plan. This memo provides background information for the recommendation to retire the NRMP, and describes the process for the plan that will replace it.

**Natural Resource Management Plans: Background**
Natural resource management plans (NRMPs) provide long-term management guidance for large ecosystems. They identify pre-approved projects that comply with Portland Zoning Code regulations (at the time of the NRMP adoption), and may contain natural resource management policies specific to the ecosystem being managed. The land manager is typically a public agency, but it can also be a non-profit agency or a private individual or group. The area under management can be a single ownership or properties owned by many people. The approval process for an NRMP is in Chapter 33.430, Environmental Overlay Zones of the Portland Zoning Code.

An NRMP is created through a Bureau of Planning and Sustainability (BPS) legislative project. BPS works with citizens and experts to develop a recommendation. Notice is sent to all neighborhood and business associations and others who are interested in the project. The

Planning and Sustainability Commission holds a public hearing and makes a recommendation to City Council. City Council also holds a public hearing and makes a decision.

An NRMP includes management objectives to maintain or enhance resources and functional values; lists of allowed and prohibited uses; maps of areas where these uses are allowed and prohibited; types of mitigation or enhancement required; maps of areas reserved for these mitigation or enhancement actions; timetables for development, mitigation, and enhancement; and procedures and criteria for approving uses and development. In addition, the NRMP sets out procedures and criteria for amendments. An NRMP must also be in compliance with State Planning Goals and the Portland Comprehensive Plan goals and policies. Because of the specificity required, the NRMP typically supersedes the environmental regulations of the Zoning Code.

The Natural Resources Management Plan for Smith and Bybee Lakes is managed by Metro, the regional government for the Portland metropolitan area and the Smith and Bybee Wetlands Advisory Committee (SBWAC). The SBWAC, formed in 1990, provides guidance and partnerships for the implementation of the management plan. The committee includes representatives from Metro, City of Portland, Port of Portland, St. Johns Neighborhood Association, 40-Mile Loop Land Trust, Portland Audubon Society and others. The relationship between the committee and Metro will continue beyond the retirement of the Smith/Bybee NRMP. Land ownership is shown on Attachment C.

The Smith and Bybee Wetlands are managed for recreation and natural resource restoration and protection purposes. The Smith/Bybee NRMP was adopted by Metro and Portland in 1990 to implement the management framework and provide initial funding for wetland restoration. The Smith/Bybee NRMP was developed by property owners, neighborhood organizations and residents, environmental interest groups, and governmental agencies.

The Smith/Bybee NRMP has not been updated since it was adopted more than 20 years ago, and does not reflect the updates in wetland management practices or advances in the scientific understanding of complex ecosystem management. As a result, the plan is obsolete and no longer provides useful guidance. In addition, the environmental zoning regulations that the NRMP were based on have been modified more than 16 times. Several significant updates added development standards and a streamlined permit review process. The changes did not affect the Smith/Bybee NRMP, and the area covered by the NRMP has not been able to take advantage of the updates or the streamlined permit review process.

**Replacement of the Smith/Bybee NRMP**

The Smith and Bybee Wetlands Advisory Committee (SBWAC) and Metro support retirement of the Smith/Bybee NRMP in order to replace it with a Comprehensive Natural Resource Plan (CNRP), a new resource plan that is adopted through the quasi-judicial process. A quasi-judicial process is one where a property owner (or group of property owners) submits an application to the City, demonstrating that the approval criteria for the review are being met.

The CNRP is similar to the NRMP in that it allows long-term management for large natural areas or open spaces. The CNRP also allows comprehensive consideration of future plans for sites where multiple development or resource enhancement actions are anticipated over time. The CNRP can also substitute for case-by-case environmental review. A CNRP is not

limited to large ecosystems—any property with one or more of the city's natural resource overlay zones is eligible to use a CNRP.

A significant aspect of the CNRP is that it does not supersede the Zoning Code; development under a CNRP must also comply with current zoning regulations, which keeps the review process and ecological management techniques more up-to-date than under an NRMP.

The CNRP process and approval criteria are in Chapter 33.809 of the Zoning Code. One of the criteria is a requirement to comply with existing plans. In this case, compliance with the NRMP would be required. However, because the NRMP is significantly outdated, we recommend that the approval criteria be amended for situations where the old plan will be replaced by a new plan.

Once an application for a CNRP is submitted, notice is sent to owners of property within 400 feet of the CNRP boundary and neighborhood and business associations within 1,000 feet of the boundary. In addition, notice is posted on the site. A public hearing is required, and the public has the opportunity to comment. Staff estimates that it will take approximately nine months for a CNRP to be approved for the Smith and Bybee area.

If the old plan is repealed before the new plan is in place, the area will still be protected by the Environmental Overlay Zone, but the protection will not be as comprehensive as that offered by the plans. In addition, there will be no management oversight. To avoid a time gap between the plans, we recommend delaying the repeal of the old NRMP until the new CNRP is in place.

## Maps for Airport Futures Project

While the focus of this project is on the Smith and Bybee Lakes NRMP, we also recommend an amendment to Title 33, Planning and Zoning to correct an oversight in the Airport Futures Project.

On April 13, 2011, City Council adopted Airport Futures which updated the City's natural resources program for Portland International Airport and the area surrounding the airport. After the adoption, Planning and Sustainability staff realized several of the maps in the Zoning Code had not been included in the materials before Council. Our Commission had reviewed and approved the maps. We recommend that these maps be added to the Code now. The maps—in Attachment A—simply show where natural resource inventories are complete and do not change any regulations.

## PLANNING AND SUSTAINABILITY COMMISSION RECOMMENDATION

We recommend that City Council take the following actions:

- Adopt the ordinance;
- Adopt this memo;
- Amend the Zoning Code as shown in memo Attachment A;
- Amend the Official Zoning Maps, as shown in memo Attachment B; and
- Adopt the memo as further findings and legislative intent.

# ATTACHMENT A
# Amendments to Zoning Code

***Additions are underlined;deletions are shown in ~~strikethrough~~***

**AMEND CHAPTER 33.430, ENVIRONMENTAL ZONES**

Sections:


Map 430-1 Balch Creek Watershed Protection Plan Area
Map 430-2 Columbia Corridor Industrial and Environmental Mapping Project Area
Map 430-3 East Buttes, Terraces and Wetlands Conservation Plan Area
Map 430-4 Fanno Creek and Tributaries Conservation Plan Area
Map 430-5 Johnson Creek Basin Protection Plan Area
Map 430-6 Northwest Hills Natural Areas Protection Plan Area
Map 430-7 Skyline West Resource Protection Plan Area
Map 430-8 Southwest Hills Resource Protection Plan Area
Map 430-9 East Columbia Neighborhood Natural Resources Management Plan Area
Map 430-10 ~~Smith and Bybee Lakes Natural Resources Management Plan Area~~ Middle Columbia Corridor/Airport Natural Resources Inventory Environmental Mapping Project Area
Map 430-11 Forest Park Natural Resources Management Plan Area
Map 430-12 Peninsula One Natural Resources Management Plan Area


**33.430.030 Relationship To Other Environmental Regulations**

Some of the eight study areas discussed under Section 33.430.020 impose additional environmental regulations in Plan Districts. These additional regulations either supplement or supersede the regulations of this Chapter. Paragraph 33.700.070.E describes the hierarchy of regulations within the *Zoning Code.*

Additionally, Natural Resource Management Plans may contain regulations that supersede or supplement the regulations of this chapter. Whenever natural resource management plan provisions conflict with other provisions of this chapter, the natural resource management plan provisions supersede. Non-conflicting provisions supplement the provisions of this chapter. Maps 430-9, ~~10,~~ 11, and 12 show Natural Resource Management Plan areas.

The following Plan Districts and Natural Resource Management Plans have additional regulations that may supersede or supplement the environmental regulations of Chapter 430:

- *The Balch Creek Watershed (see Chapter 33.563, Northwest Hills Plan District)*
- *The Columbia South Shore within the Columbia Corridor (see Chapter 33.515, Columbia South Shore Plan District)*
- *Johnson Creek Basin (see Chapter 33.537, Johnson Creek Basin Plan District)*
- *Northwest Hills Natural Areas (see Chapter 33.563, Northwest Hills Plan District)*
- *Skyline West Conservation Plan area (see Chapter 33.563, Northwest Hills Plan District)*
- *East Columbia Neighborhood Natural Resources Management Plan (separate document)*
- ~~*Smith and Bybee Lakes Natural Resources Management Plan (separate document)*~~
- *Forest Park Natural Resources Management Plan (separate document)*
- *Natural Resources Management Plan for the Peninsula Drainage District No. 1 (separate document)*
- *The Portland International Airport Plan District (see Chapter 33.565)*

This chapter contains only the City's environmental regulations. Activities which the City regulates through this chapter may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

**33.430.060 Where These Regulations Apply**
These regulations apply to all environmental zones, except those in the Columbia South Shore Plan District that are south of NE Marine Drive, those in the Cascade Station/Portland International Center Plan District, ~~those that are within the Smith and Bybee Lakes Natural Resources Management Plan area,~~ City-owned land within the Forest Park Natural Resources Management Plan area, and the Peninsula Drainage District No. 1 Natural Resources Management Plan area. See Chapter 33.515, Columbia South Shore Plan District, Chapter 33.508, Cascade Station/Portland International Center Plan District, ~~the Smith and Bybee Lakes Natural Resources Management Plan,~~ the Forest Park Natural Resources Management Plan, or the Natural Resources Management Plan for the Peninsula Drainage District No. 1.

**[Delete Map 430-10 Smith and Bybee Lakes Natural Resources Management Plan Area; replace it with Middle Columbia Corridor/Airport Natural Resources Inventory Environmental Mapping Project Area]**

---

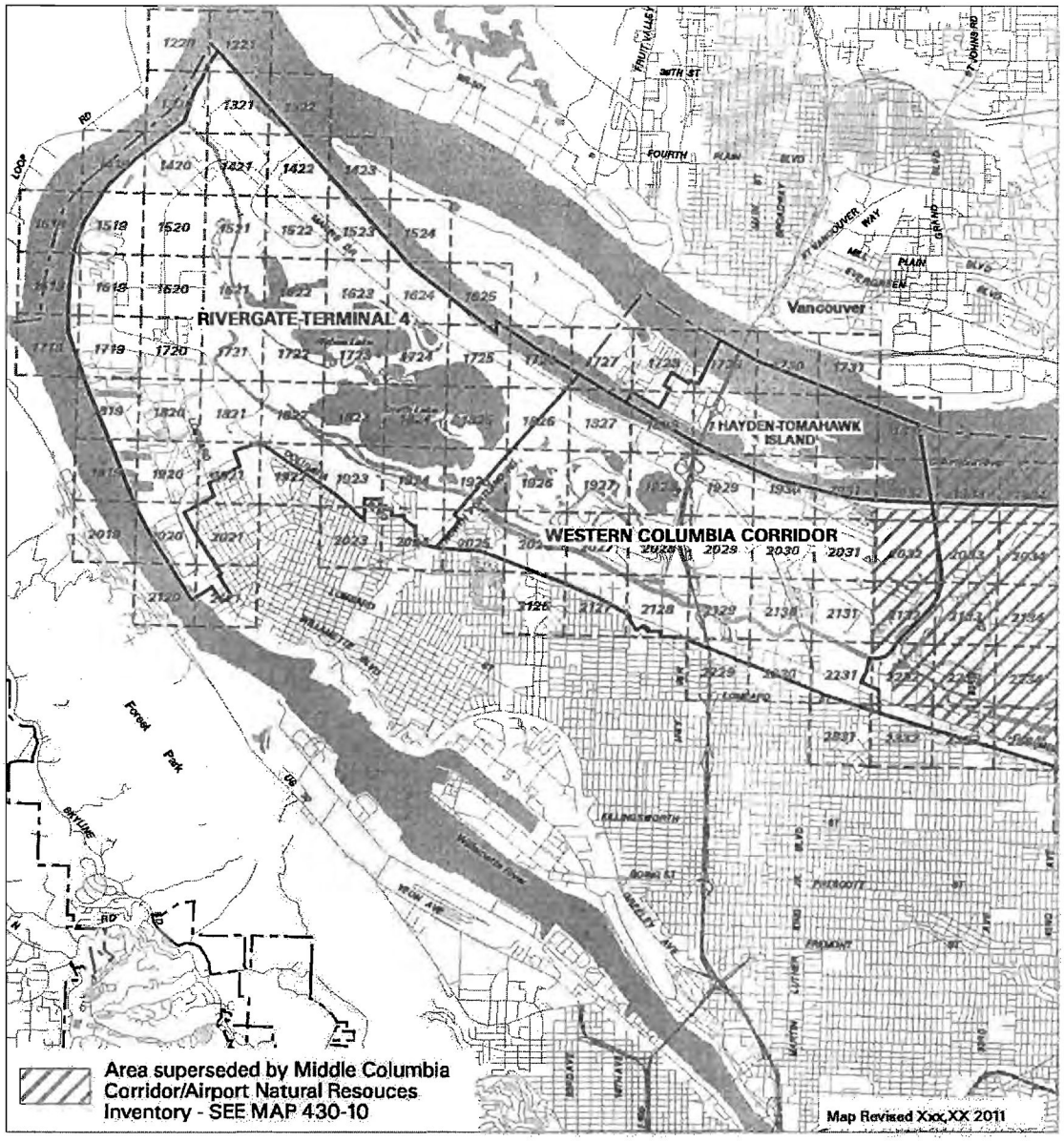
**AMEND CHAPTER 33.809, COMPREHENSIVE NATURAL RESOURCES PLANS**

**33.809.200 Approval Criteria**
A Comprehensive Natural Resource Plan, or an amendment to a Comprehensive Natural Resource Plan, will be approved if it meets the following approval criteria:

**A. through C.** [No change.]

**D.** The plan must demonstrate that all relevant approval criteria that would apply if the proposal was proceeding through an Environmental Review, Pleasant Valley Natural Resource Review, or Greenway Review, including approval criteria from an adopted Natural Resource Management Plan, are met. If the proposed Comprehensive Natural Resource Plan (CNRP) will replace a Natural Resource Management Plan (NRMP), approval criteria from the NRMP do not have to be addressed. An NRMP is being replaced if the CNRP covers at least half of the area covered by the NRMP, and if an ordinance has been adopted that repeals the NRMP.

Consideration will be given to the level of detail provided with the plan application. Proposals that address most of the relevant approval criteria, but are not detailed enough to address all of the relevant approval criteria may be identified for tentative approval. Conditions of approval may be imposed to list those aspects of the plan subject to tentative approval, and to specify which approval criteria need further evaluation through a later review. The decision may also specify standards for future development or resource enhancement activities.




NORTH

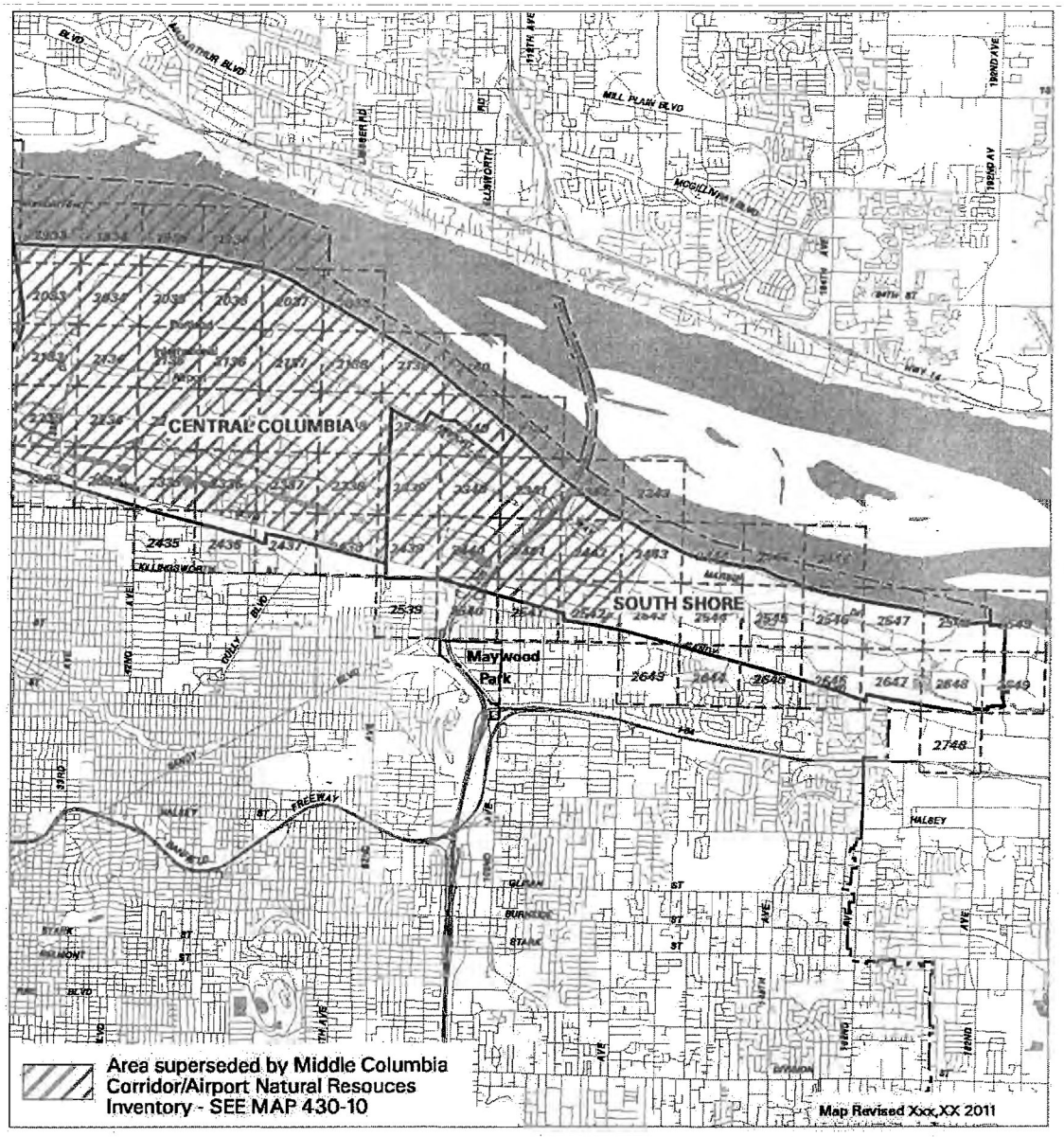
0' 4500' 9000'

Scale in Feet

MAP NOTES: Small numbers within boxes represent quarter-sections

## Map 430-2
## Columbia Corridor Industrial and Environmental Mapping Project Area
### Map 1 of 2

Bureau of Planning & Sustainability • City of Portland, Oregon




NORTH

0' 4500' 9000'

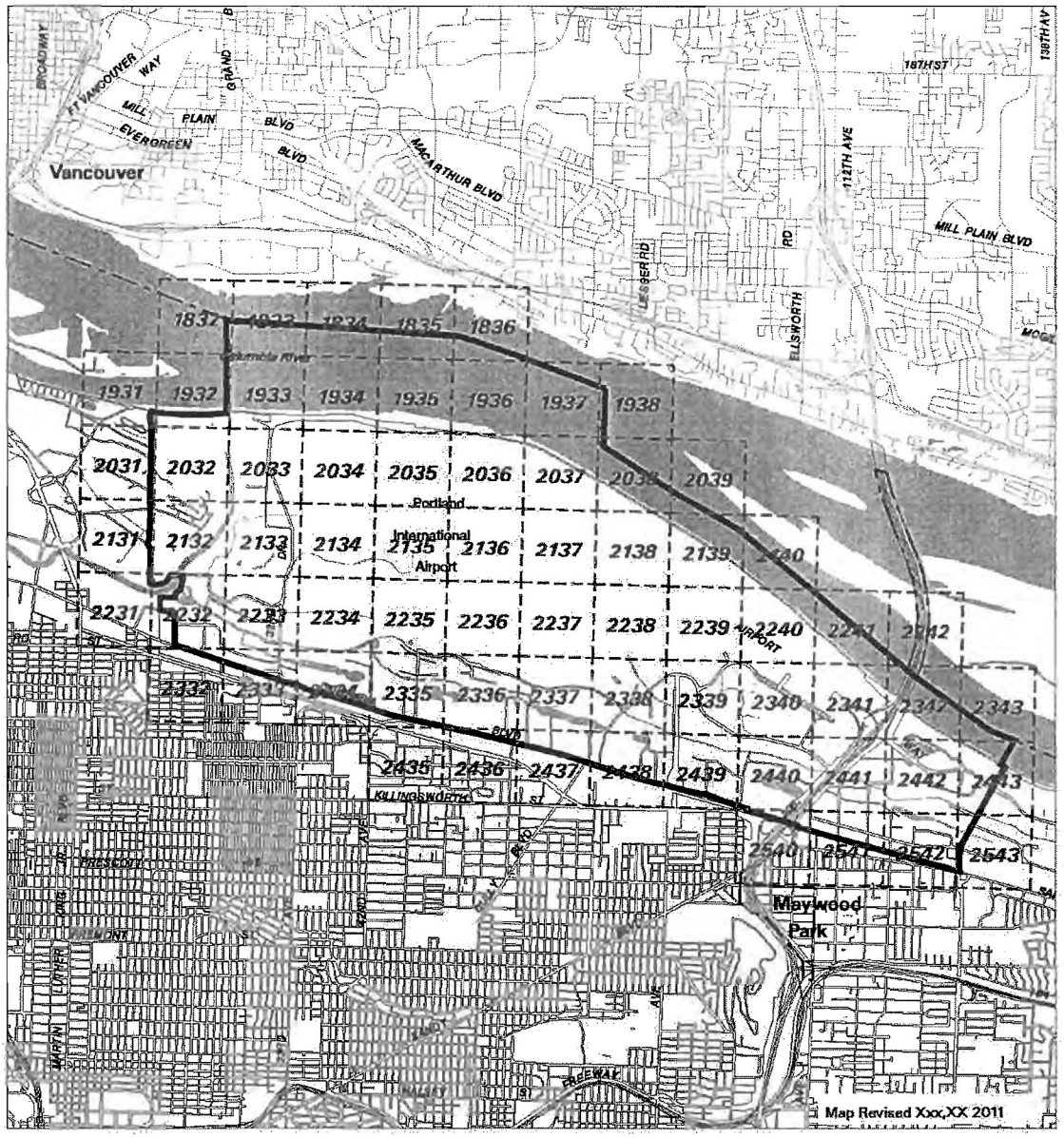
Scale in Feet

MAP NOTES: Small numbers within boxes represent quarter-sections

# Map 430-2
# Columbia Corridor Industrial and Environmental Mapping Project Area

**Map 2 of 2**

Bureau of Planning & Sustainability • City of Portland, Oregon




NORTH

0' 3750' 7500'

Scale in Feet

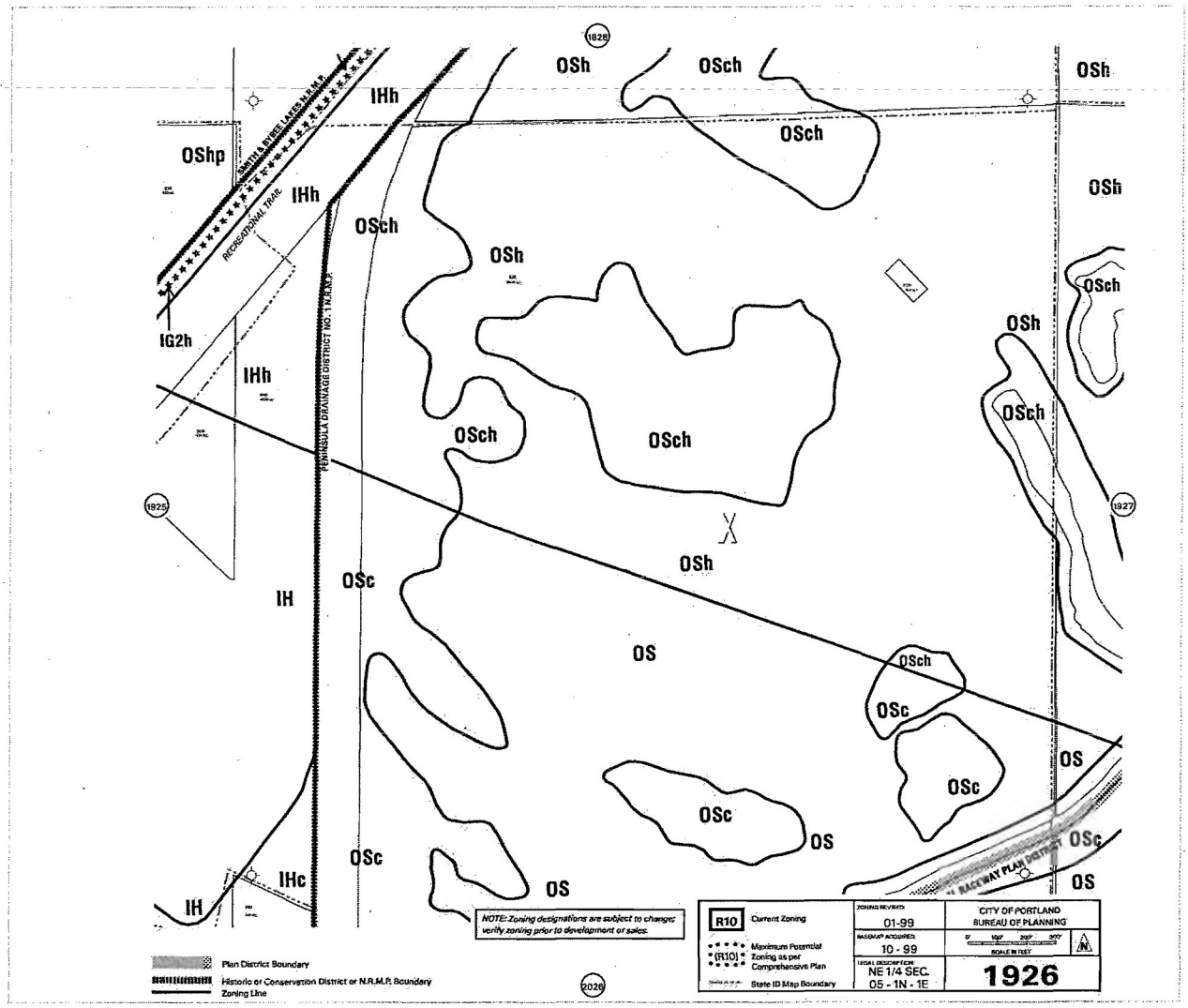
MAP NOTES: Small numbers within boxes represent quarter-sections

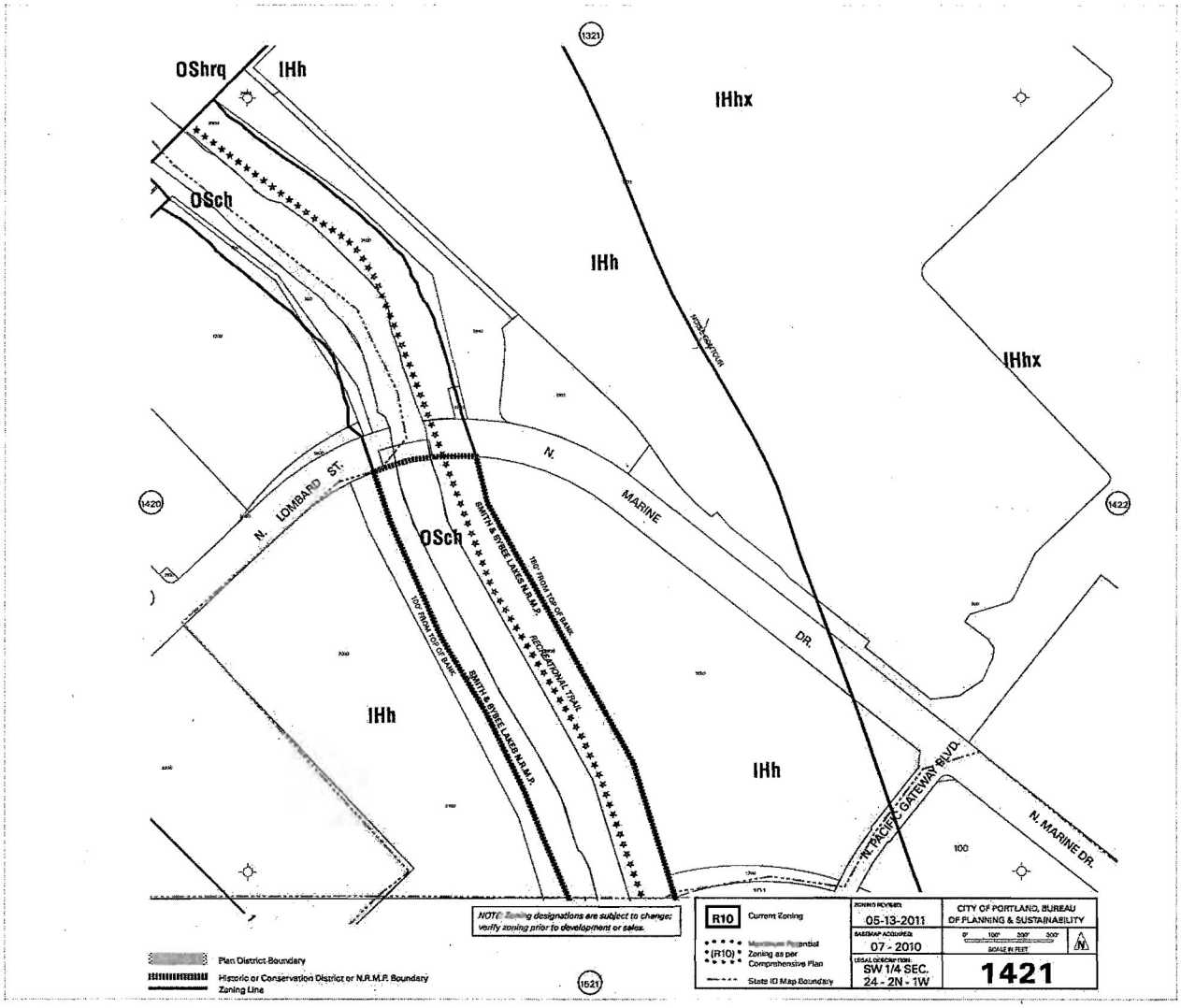
# Map 430-10
# Middle Columbia Corridor/Airport Natural Resources Inventory Environmental Mapping Project Area

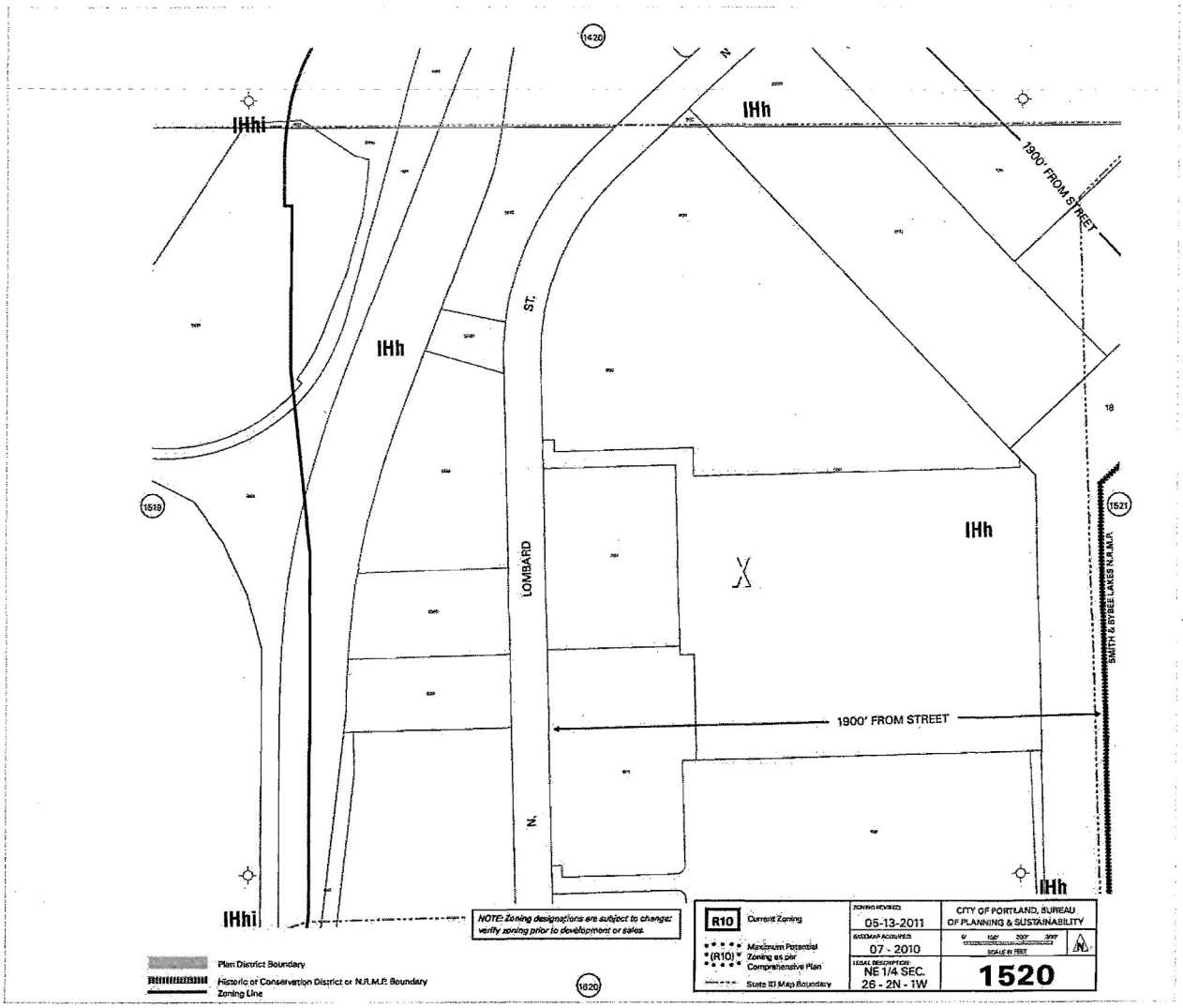
Bureau of Planning & Sustainability • City of Portland, Oregon

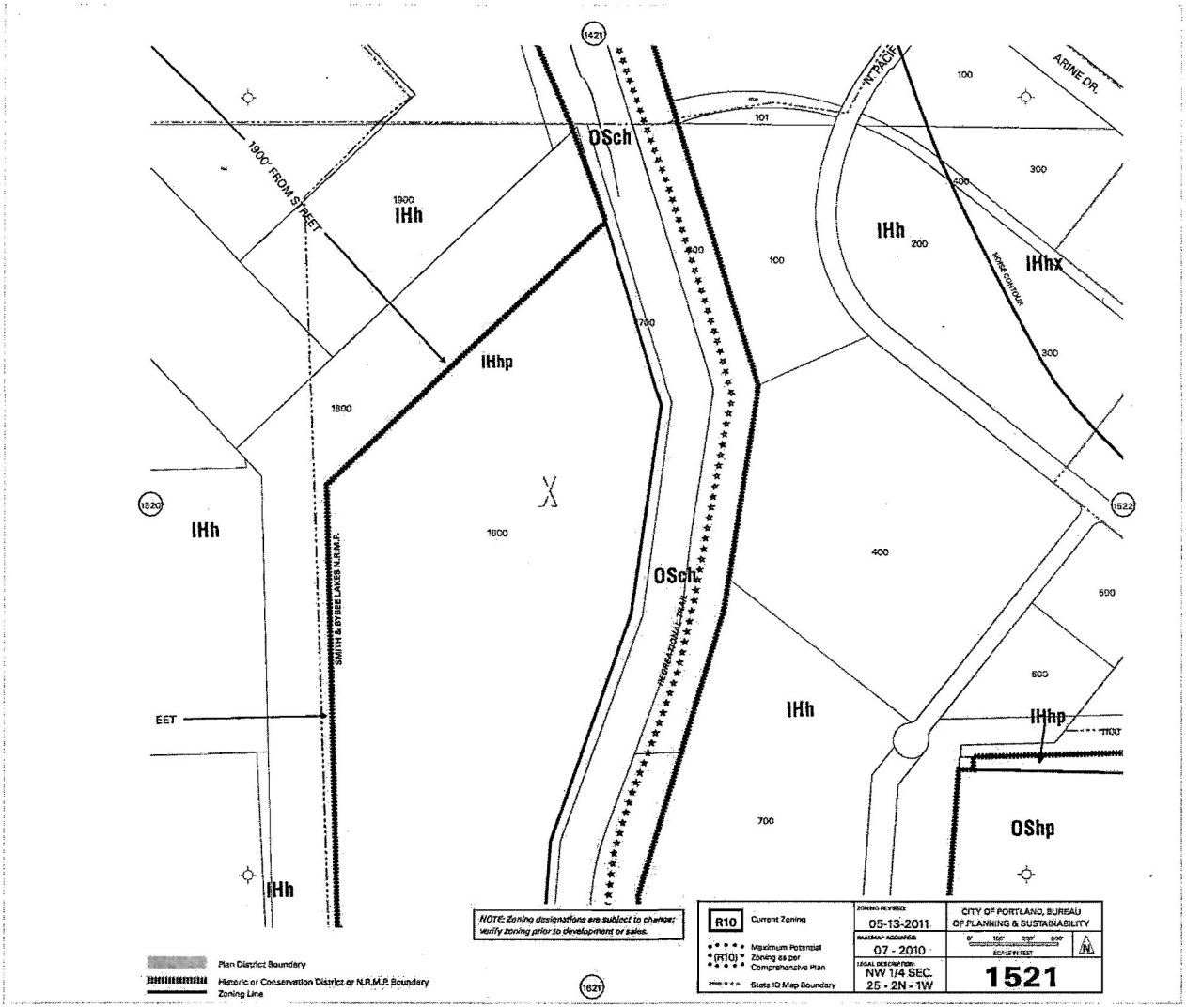
# ATTACHMENT B
# Proposed Amendments to the Official Zoning Map

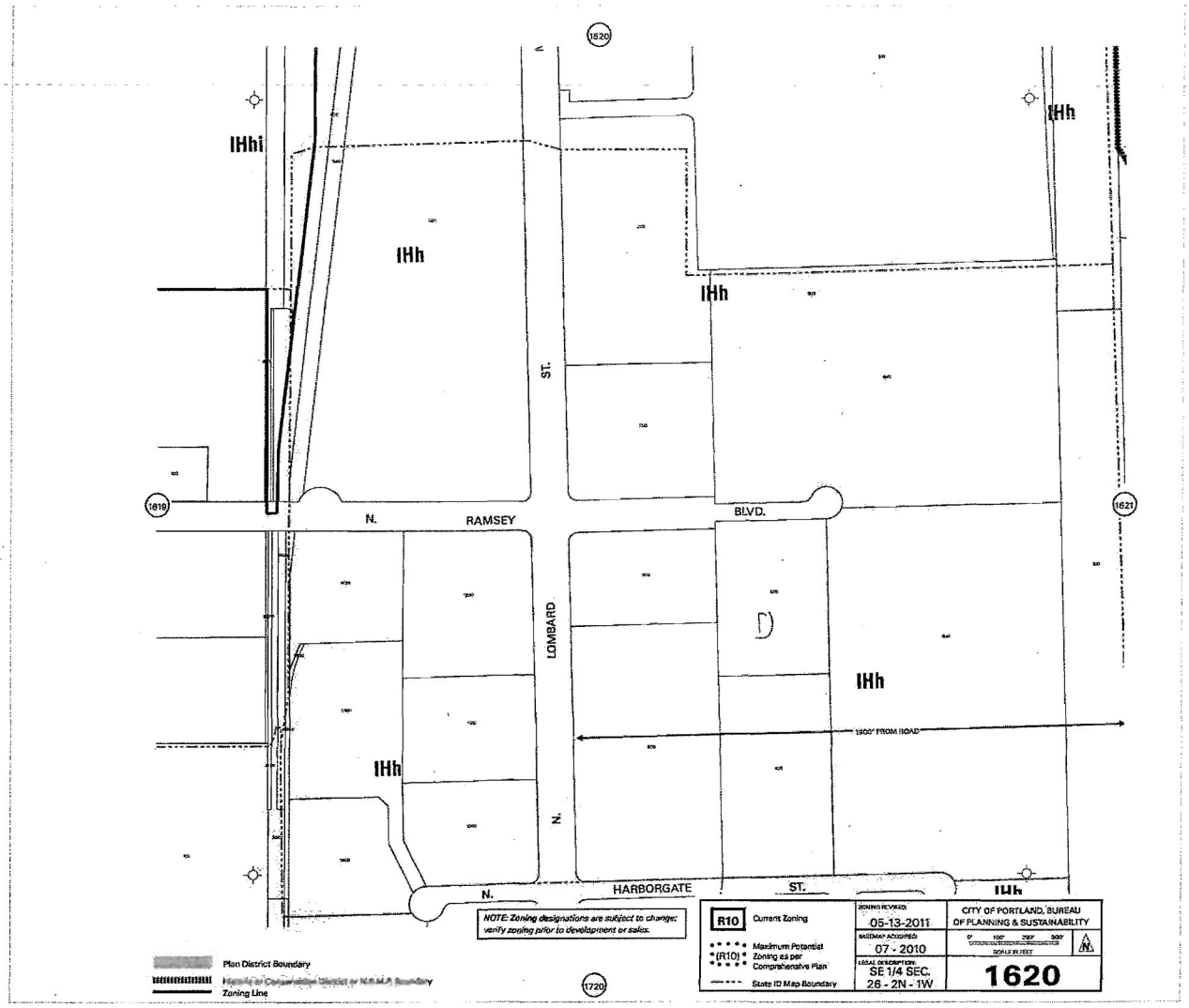
The following maps show the areas that currently have the Smith/Bybee Lake NRMP boundary; all boundaries are proposed to be removed.

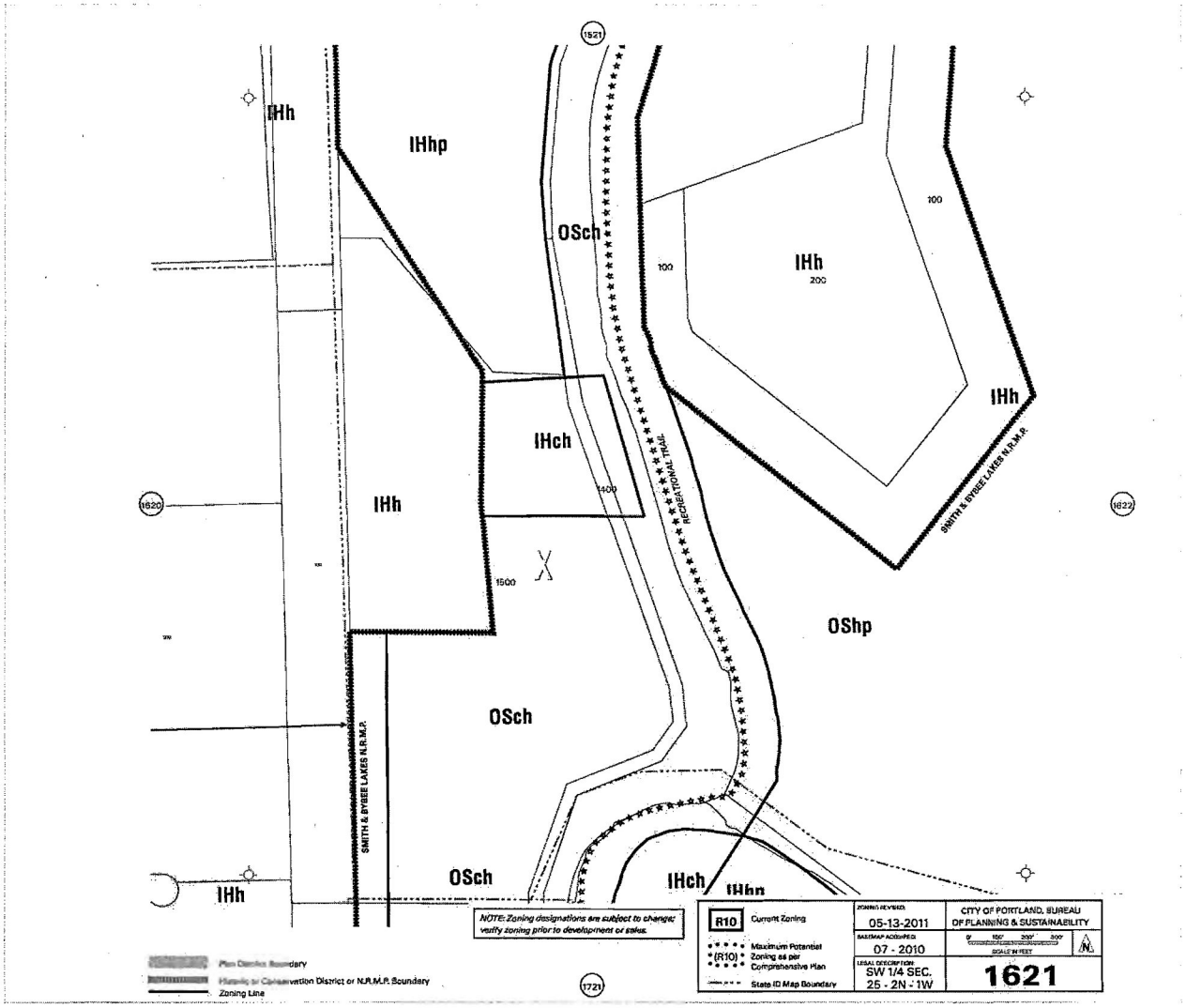

1928
OSh
OSch
OSh
IHh
OSch
OShp
IHh
OSch
OSh
OSh
OSch
IG2h
OSh
IHh
OSch
OSch
OSch
1925
1927
OSh
IH
OSc
OS
OSch
OSc
OS
OSc
OSc
OS
IHc
OSc
IH
OS
OS
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 01-99
MAP(S) ACQUIRED 10 - 99
LEGAL DESCRIPTION NE 1/4 SEC. 05 - 1N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1926
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
2026

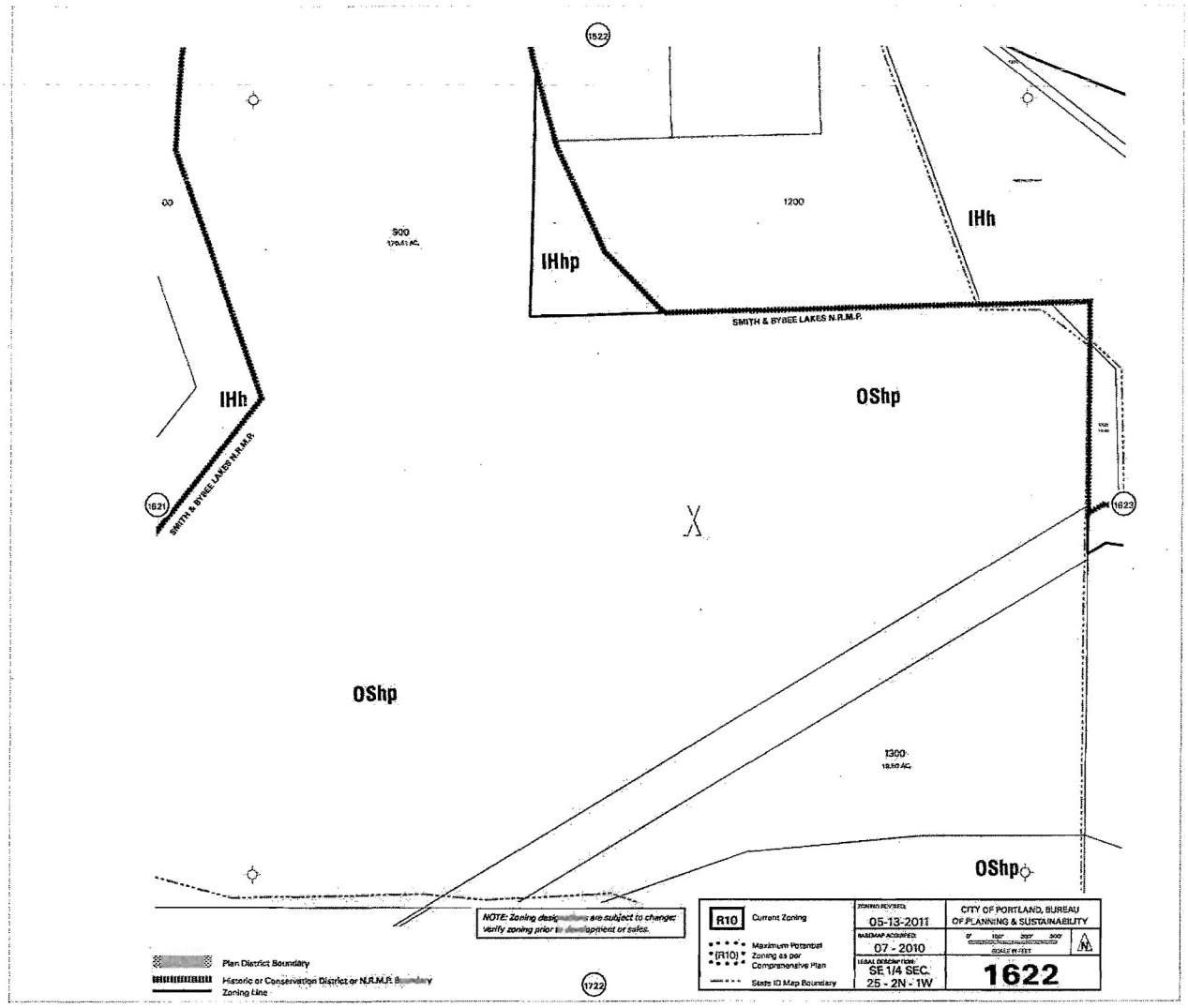

OShrq
IHh
OSch
IHhx
IHh
IHhx
N. LOMBARD ST.
N. MARINE DR.
OSch
SMITH & BYBEE LAKES N.R.M.P.
RECREATIONAL TRAIL
100' FROM TOP OF BANK
SMITH & BYBEE LAKES N.R.M.P.
IHh
IHh
N. PACIFIC GATEWAY BLVD.
N. MARINE DR.
100
1321
1420
1422
1621
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
R10 Current Zoning
(R10) Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED: 05-13-2011
BASEMAP ACQUIRED: 07 - 2010
LEGAL DESCRIPTION: SW 1/4 SEC. 24 - 2N - 1W
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1421

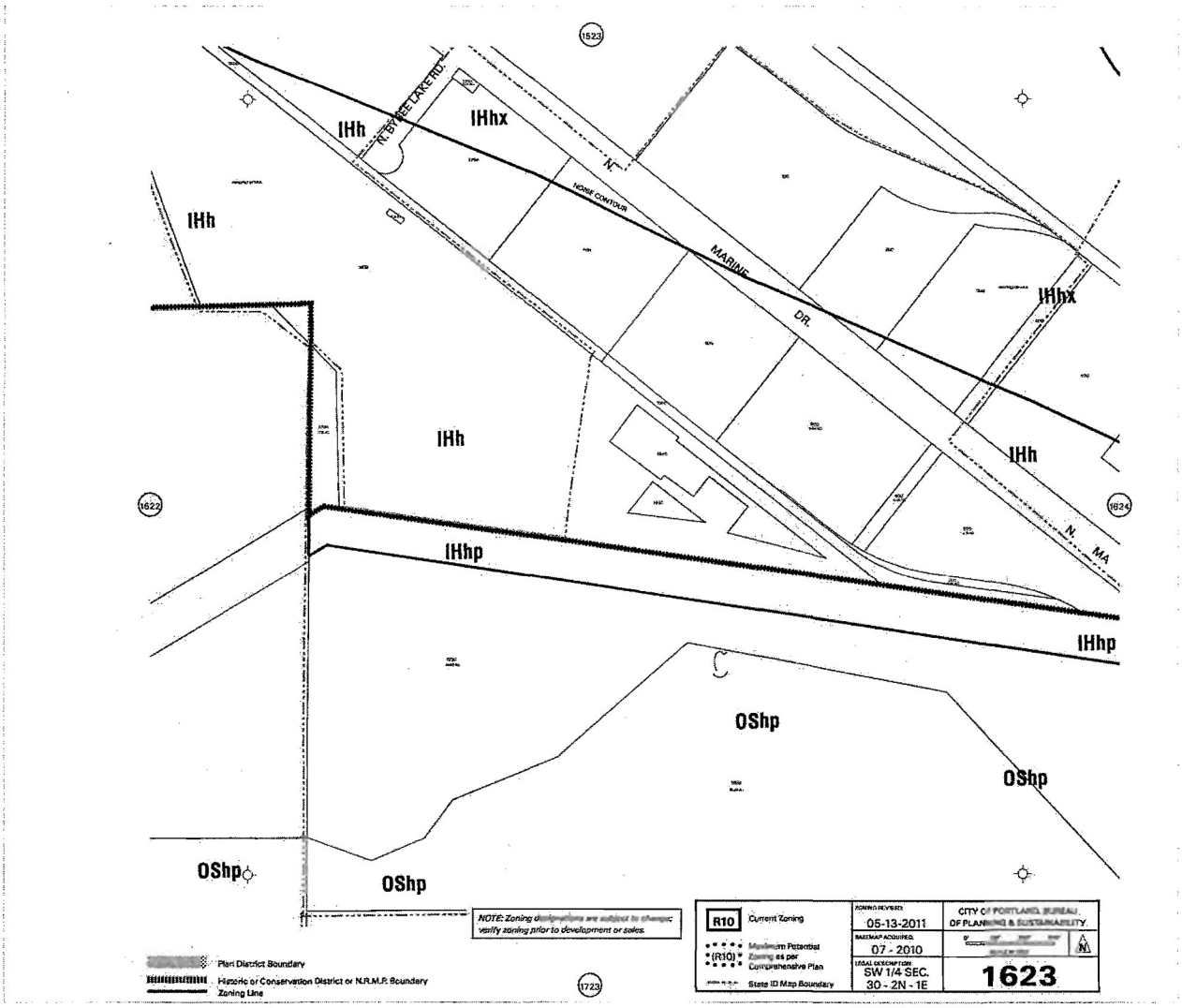

1420
IHh
IHhi
1900' FROM STREET
N. LOMBARD ST.
IHh
IHh
1518
1521
SMITH & BYBEE LAKES N.R.M.A.
1900' FROM STREET
IHh
IHhi
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
1820
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
ZONING REVISED 05-13-2011
BASEMAP ACQUIRED 07 - 2010
LEGAL DESCRIPTION NE 1/4 SEC. 26 - 2N - 1W
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1520

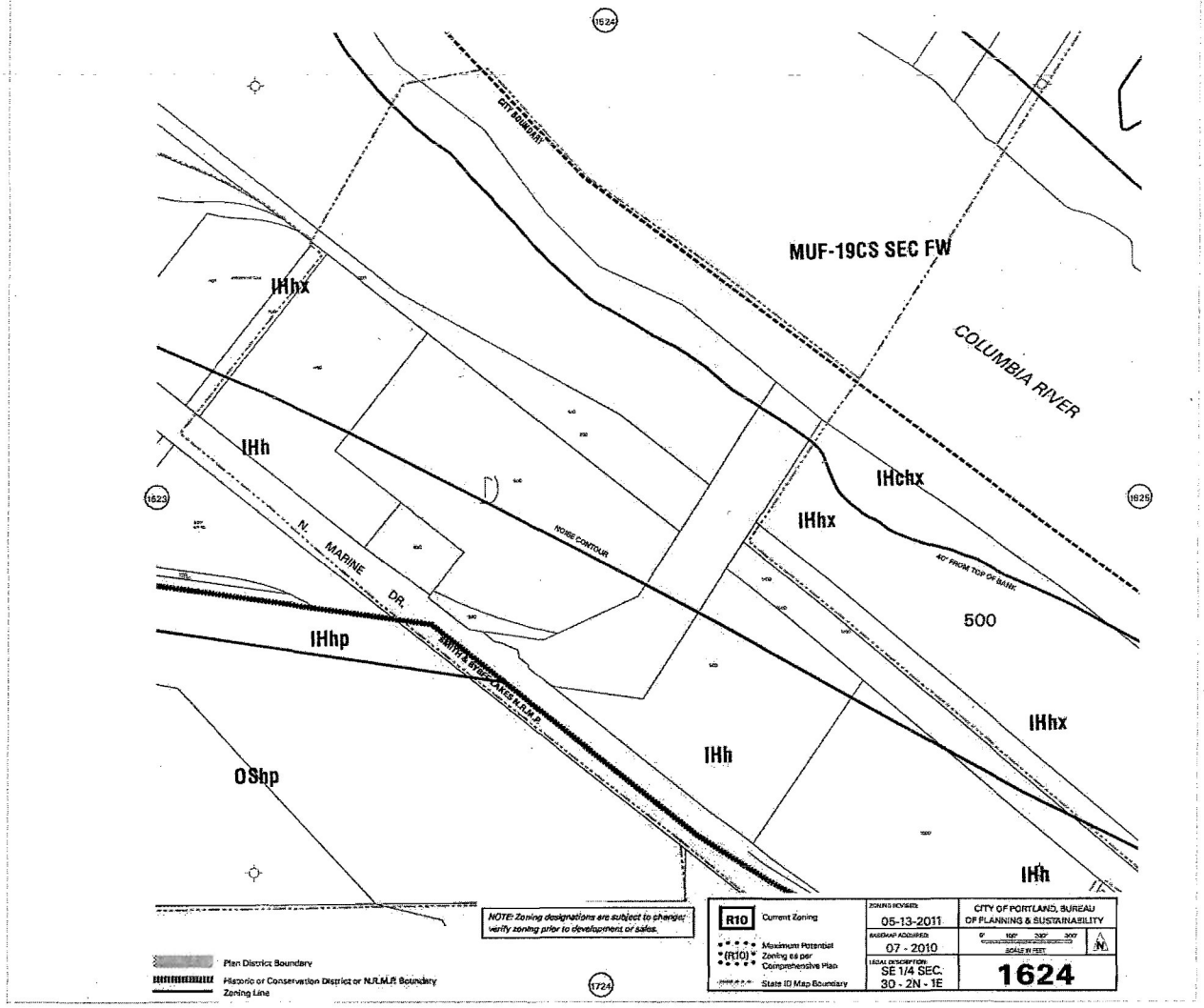

1421
1900' FROM STREET
1900
IHh
OSch
101
100
ARINE DR.
300
200
IHh
200
IHhx
NOISE CONTOUR
100
700
IHhp
1800
300
1520
IHh
1600
1522
400
OSch
SMITH & BYBEE LAKES N.R.M.P.
500
PROPOSED SIGNAL TRAIL
600
EET
IHh
IHhp
1100
700
OShp
IHh
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED: 05-13-2011
BASEMAP ACQUIRED: 07 - 2010
LEGAL DESCRIPTION: NW 1/4 SEC. 25 - 2N - 1W
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1521
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1621

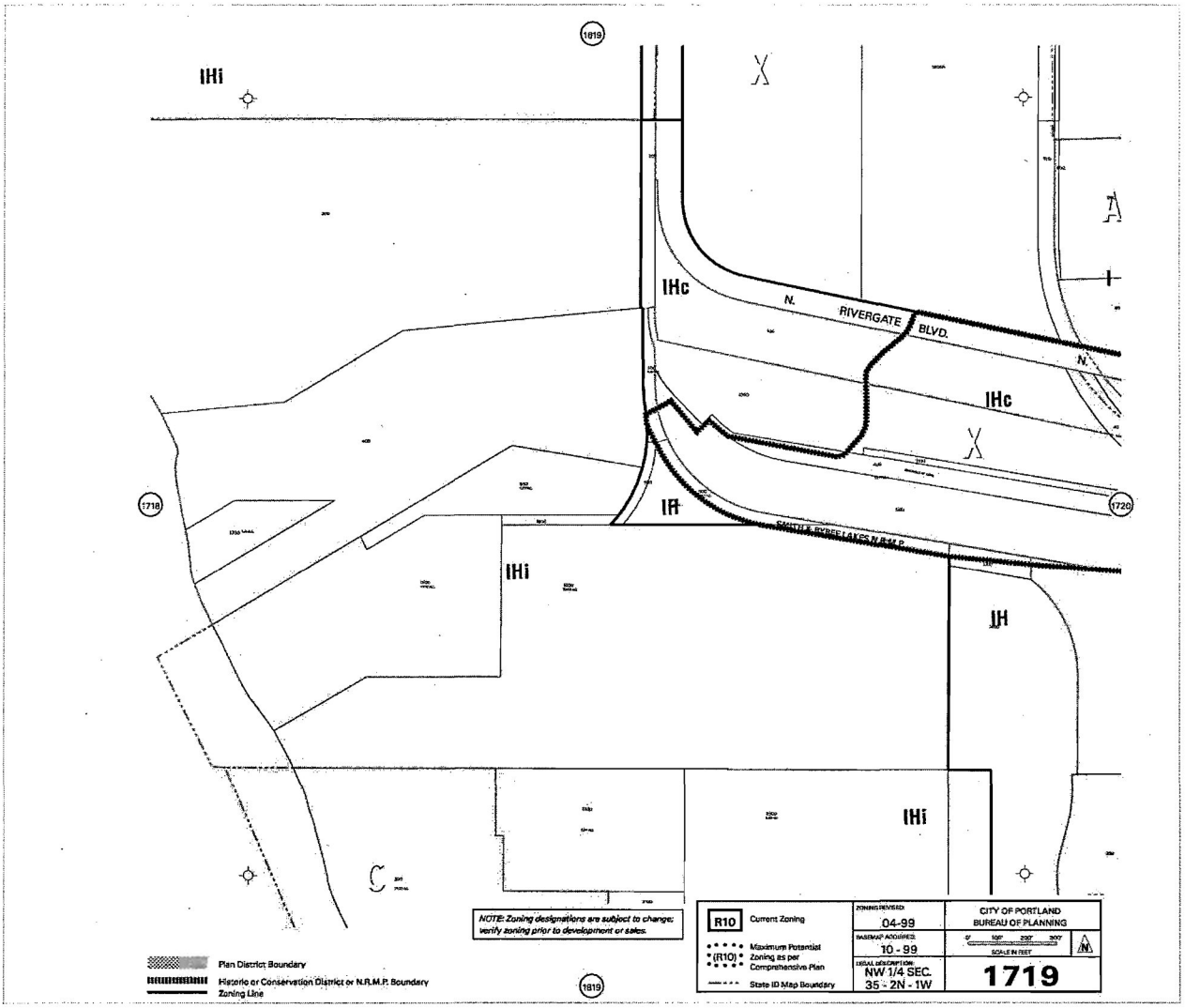

IHhi
IHh
IHh
IHh
IHh
IHh
IHh
ST.
N. RAMSEY BLVD.
LOMBARD
N.
N. HARBORGATE ST.
1900' FROM ROAD
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Zoning Line
ZONING REVISED 05-13-2011
BASEMAP ACQUIRED 07 - 2010
LEGAL DESCRIPTION SE 1/4 SEC. 26 - 2N - 1W
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1620

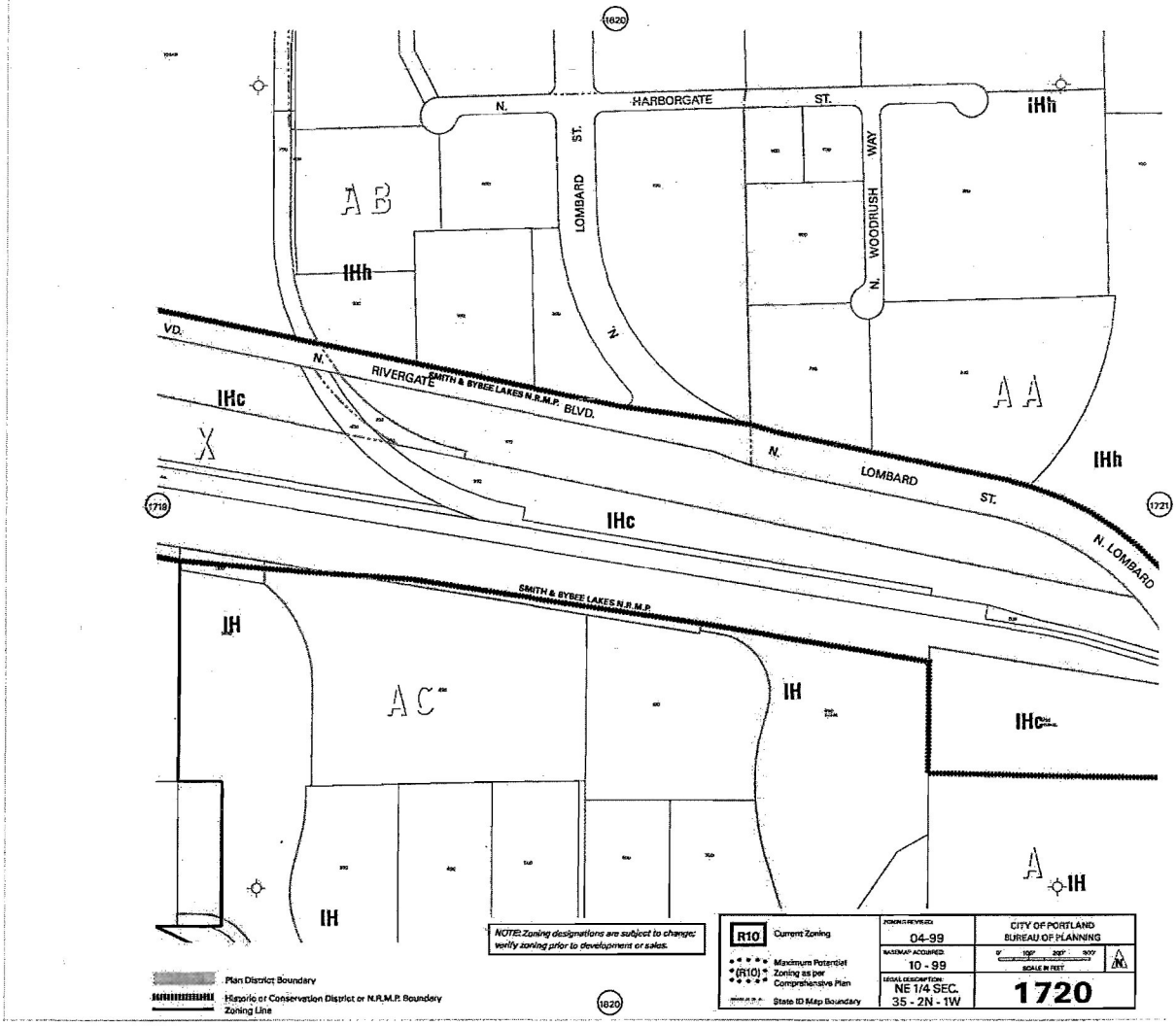

1621
IHh
IHhp
OSch
IHh
200
100
100
IHh
IHch
1400
1620
1622
IHh
1500
SMITH & BYBEE LAKES N.R.M.P.
RECREATIONAL TRAIL
OShp
OSch
SMITH & BYBEE LAKES N.R.M.P.
IHh
OSch
IHch
IHhn
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 05-13-2011
BASEMAP ACQUIRED 07 - 2010
LEGAL DESCRIPTION SW 1/4 SEC. 25 - 2N - 1W
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
1621
Plan District Boundary
Zoning Line
1721

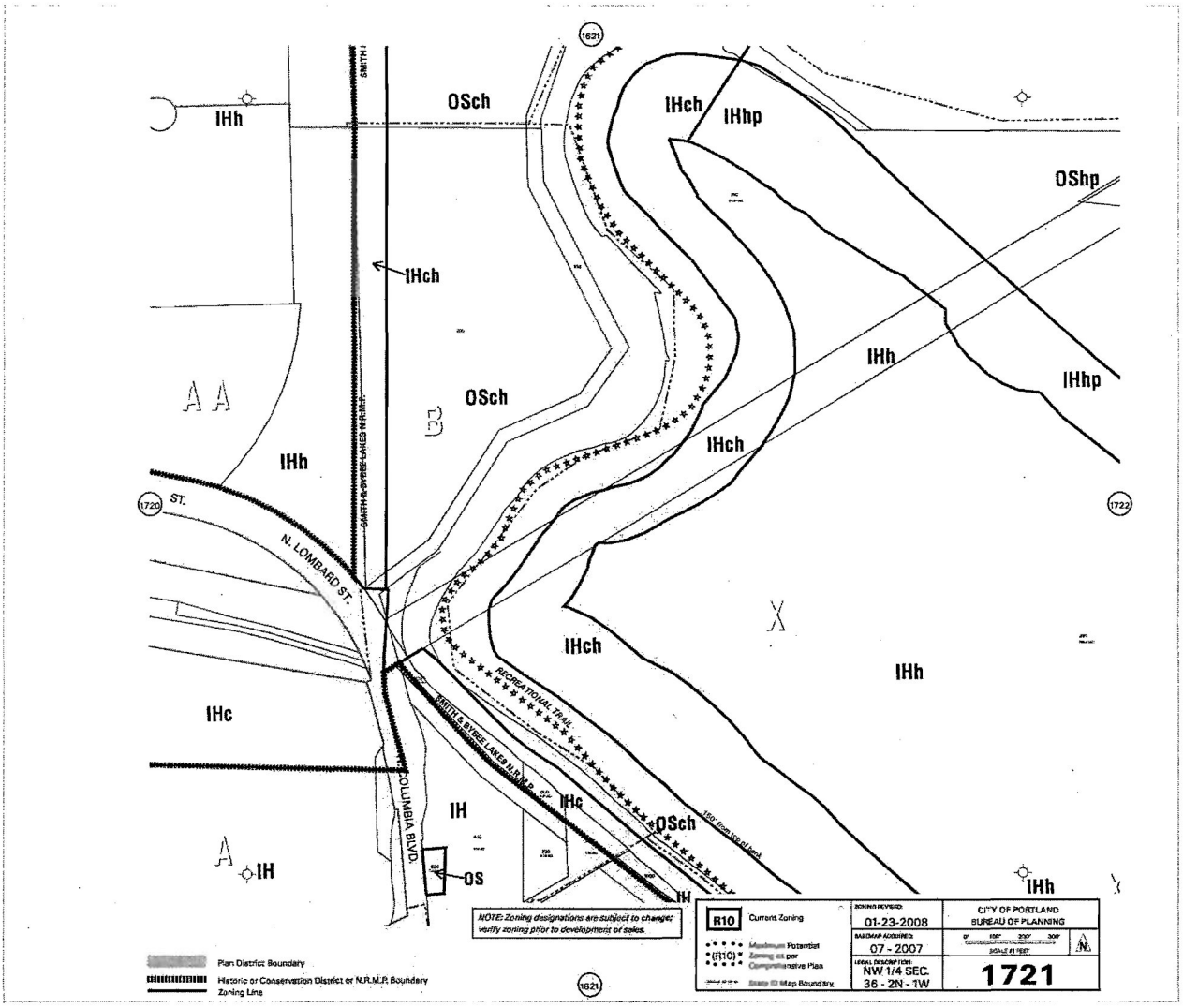

1522
1200
IHh
300
IHhp
SMITH & BYBEE LAKES N.R.M.P.
OShp
IHh
1621
1623
OShp
1300
OShp
1722
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 05-13-2011
BASEMAP ACQUIRED 07 - 2010
LEGAL DESCRIPTION SE 1/4 SEC. 25 - 2N - 1W
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
0' 100' 200' 300'
SCALE IN FEET
1622
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

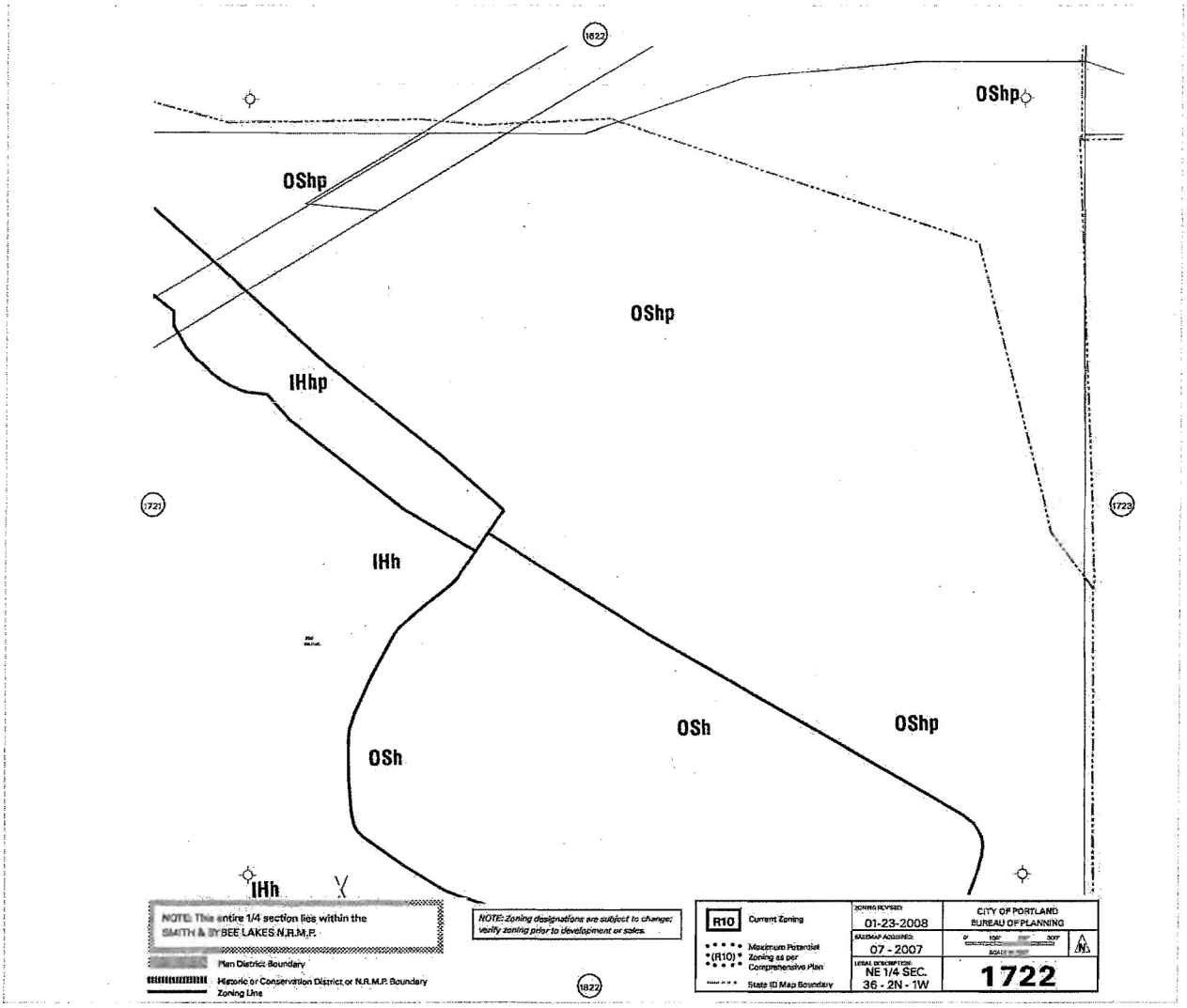

1523
N. SYRACUSE LAKE RD.
IHh
IHhx
N.
HORSE CONTOUR
MARINE
DR.
IHh
IHhx
IHh
1622
1624
IHhp
N. MA
IHhp
OShp
OShp
OShp
OShp
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1723
R10
Current Zoning
(R10)
Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED
05-13-2011
BASEMAP ACQUIRED
07 - 2010
LEGAL DESCRIPTION
SW 1/4 SEC.
30 - 2N - 1E
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
N
1623

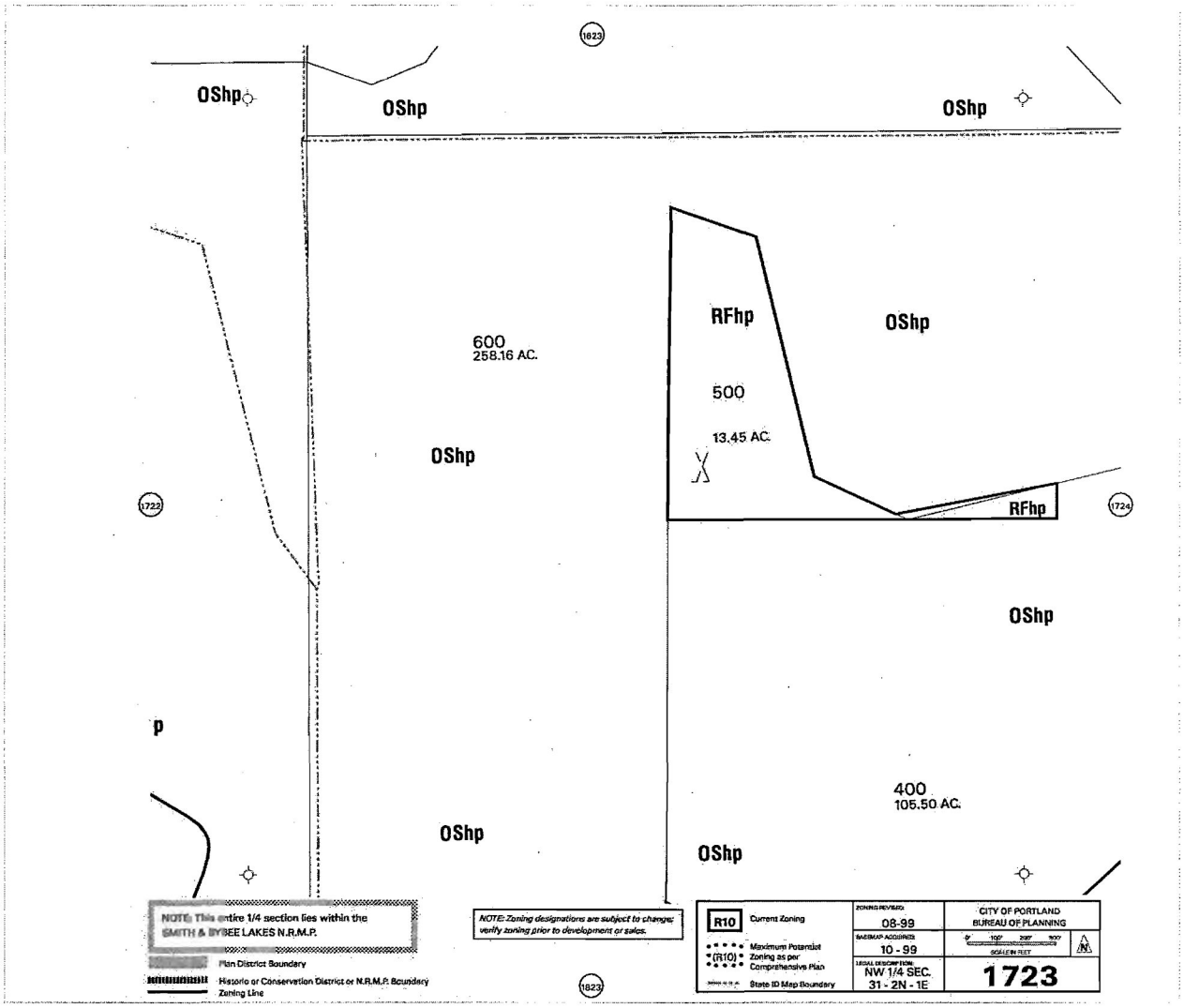

1524
CITY BOUNDARY
MUF-19CS SEC FW
IHhx
COLUMBIA RIVER
IHh
IHchx
1623
1625
IHhx
NOISE CONTOUR
N. MARINE DR.
40' FROM TOP OF BANK
500
IHhp
IHhx
IHh
OShp
IHh
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Historic or Conservation District or NRLMLE Boundary
Zoning Line
ZONING REVISED: 05-13-2011
BASEMAP ADDURED: 07 - 2010
LEGAL DESCRIPTION: SE 1/4 SEC. 30 - 2N - 1E
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1624
1724

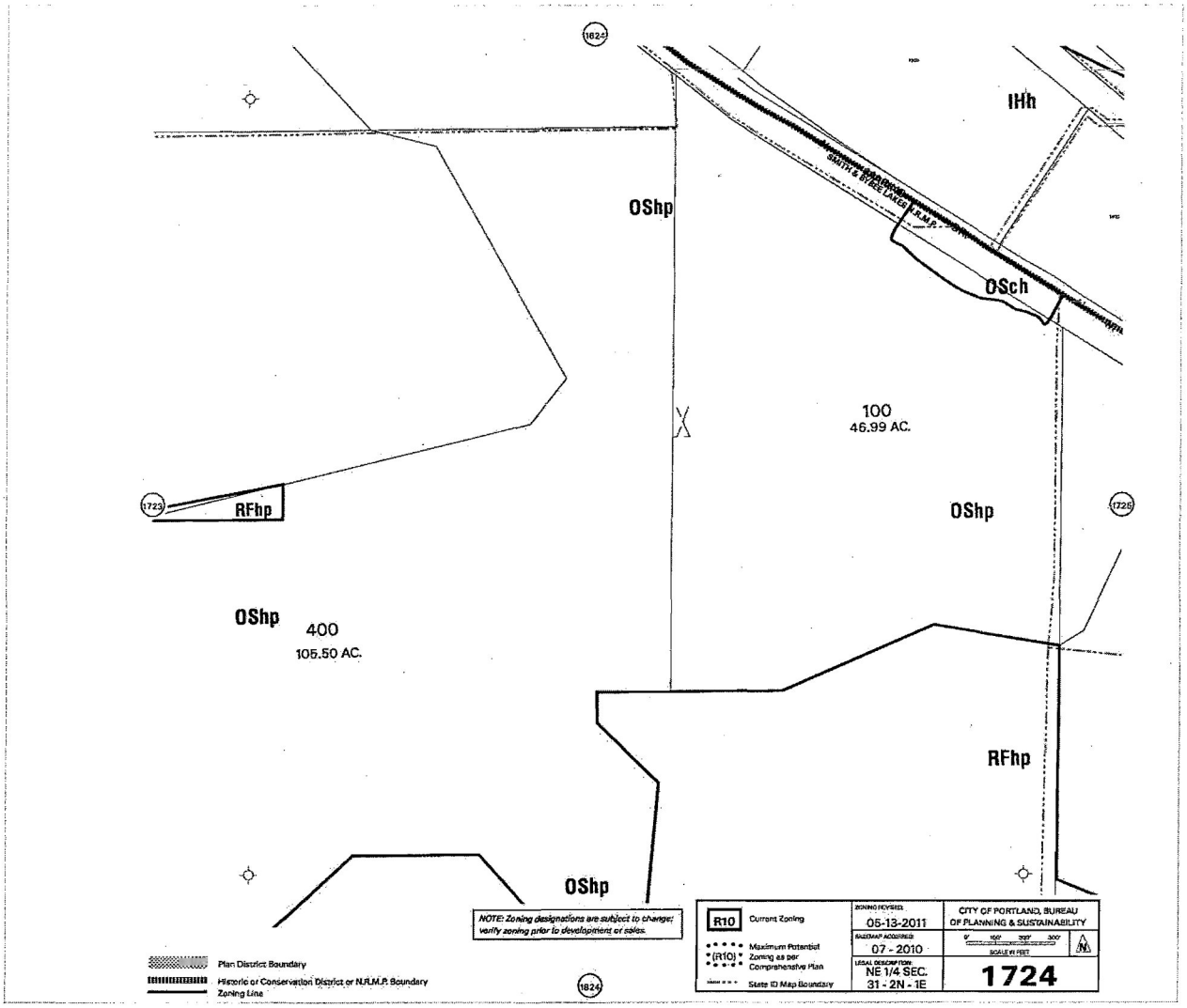

1819
IHi
IHc
N. RIVERGATE BLVD.
IHc
IH
1718
1720
IHi
IH
IHi
1819
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 04-99
BASEMAP ADDRESS 10 - 99
LEGAL DESCRIPTION NW 1/4 SEC. 35 - 2N - 1W
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1719
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

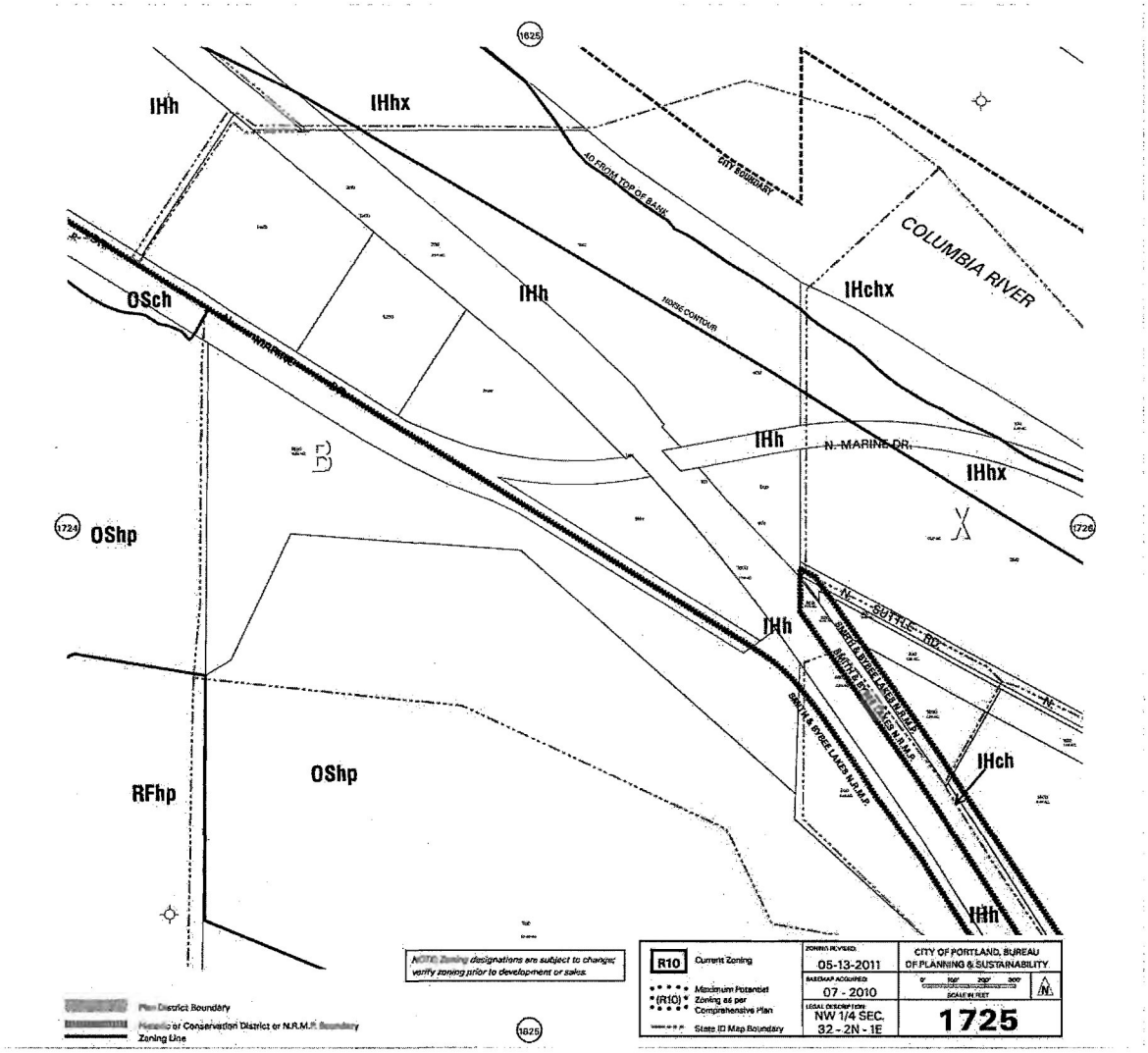

1820
N. HARBORGATE ST.
iHh
AB
IHh
LOMBARD ST.
N. WOODRUSH WAY
VD.
N. RIVERGATE BLVD.
SMITH & BYBEE LAKES N.R.M.P.
IHc
X
AA
IHh
N. LOMBARD ST.
1718
1721
IHc
N. LOMBARD
SMITH & BYBEE LAKES N.R.M.P.
IH
AC
IH
IHc
A
IH
IH
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1820
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 04-99
BASEMAP ACQUIRED 10 - 99
LEGAL DESCRIPTION NE 1/4 SEC. 35 - 2N - 1W
CITY OF PORTLAND BUREAU OF PLANNING
0' 100' 200' 300'
SCALE IN FEET
1720

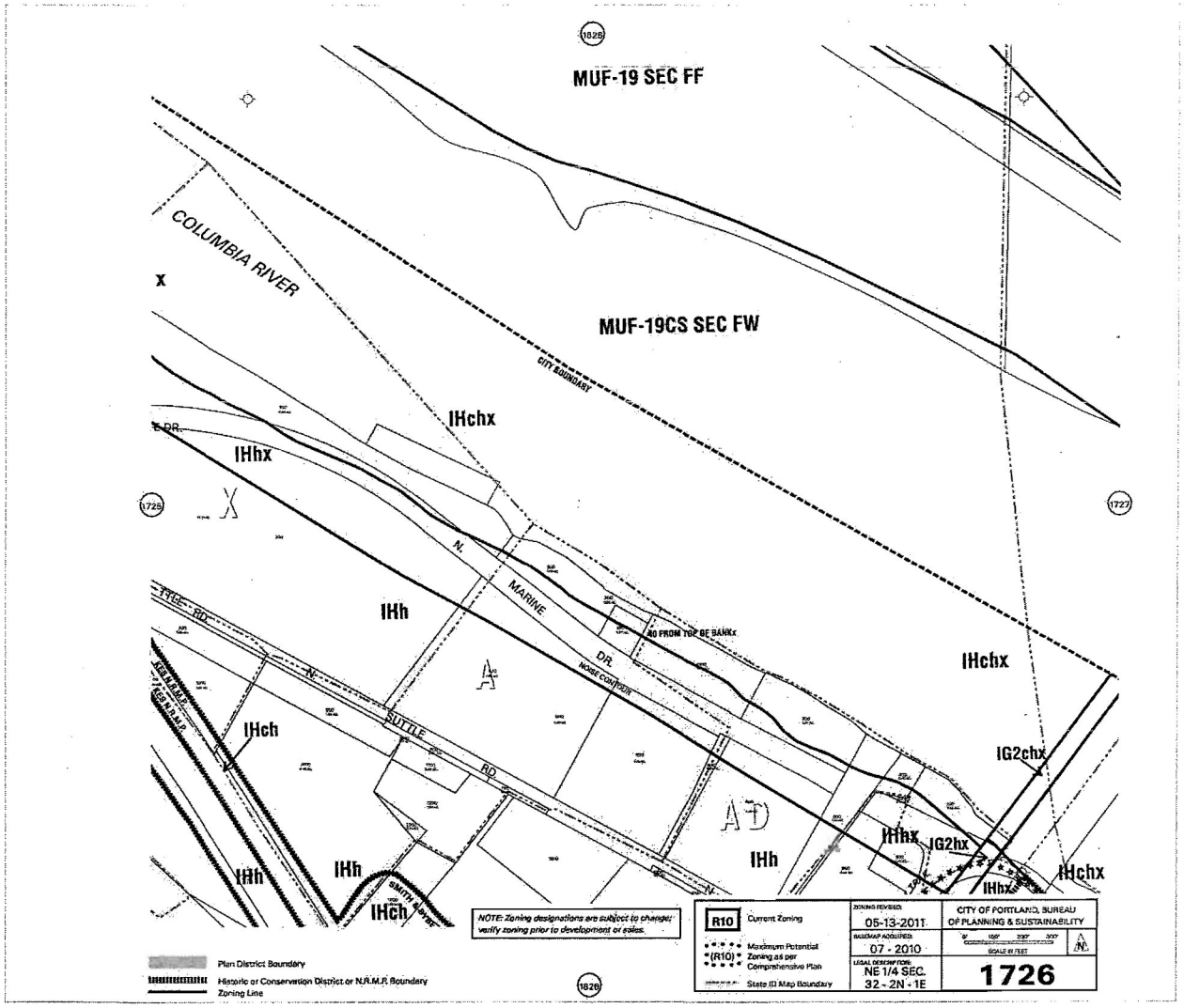

1621
OSch
IHh
IHch
IHhp
OShp
IHch
AA
OSch
IHh
IHch
IHh
IHhp
1720
ST.
N. LOMBARD ST.
1722
IHch
IHh
RECREATIONAL TRAIL
IHc
COLUMBIA BLVD.
IH
IHc
OSch
A
IH
OS
IH
IHh
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Potential Zoning as per Comprehensive Plan
Map Boundary
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
ZONING REVISED 01-23-2008
BASEMAP ACQUIRED 07 - 2007
LEGAL DESCRIPTION NW 1/4 SEC. 36 - 2N - 1W
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1721
1621

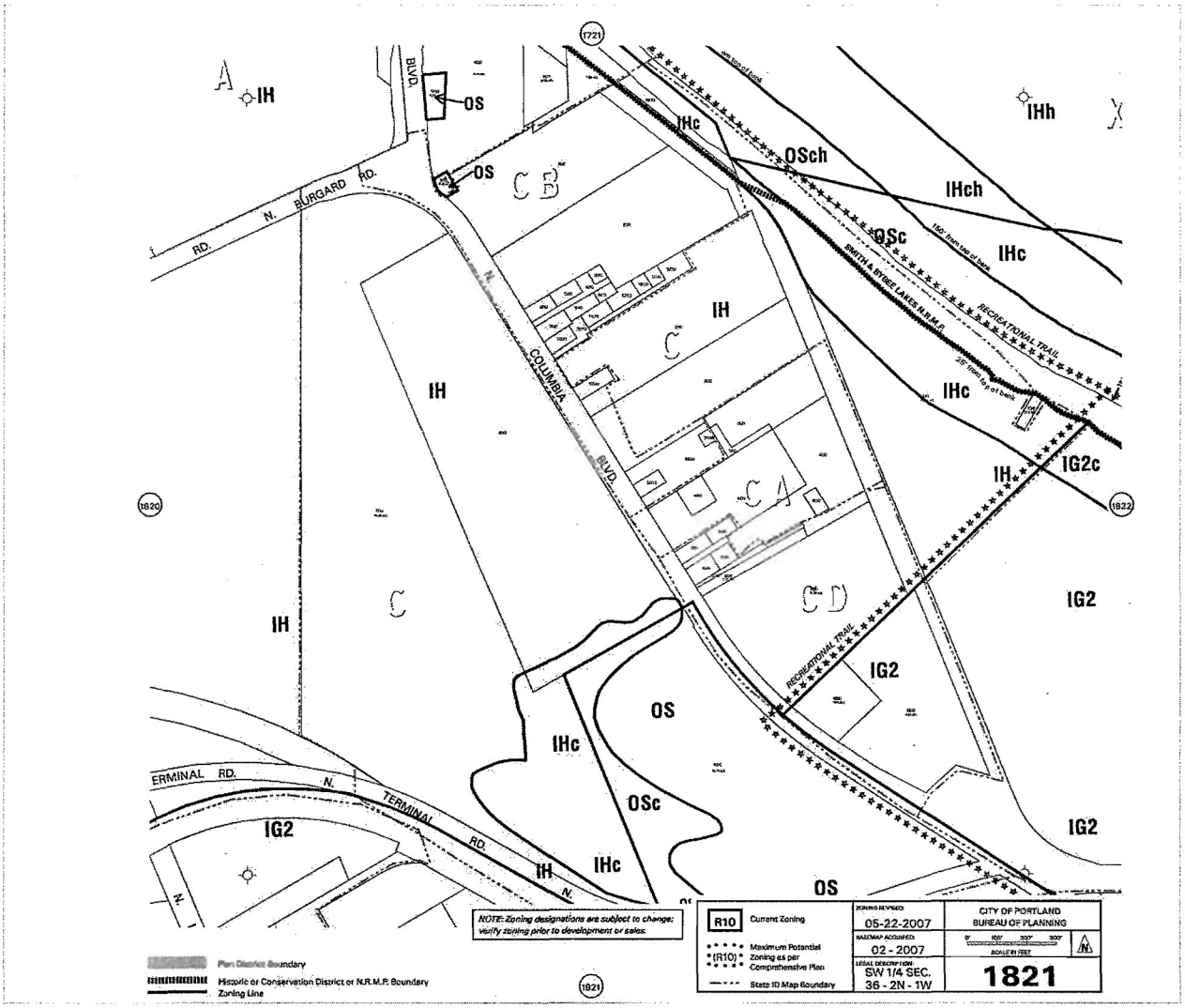

1822
OShp
OShp
OShp
IHhp
1721
1723
IHh
OSh
OShp
OSh
IHh
NOTE: The entire 1/4 section lies within the SMITH & BYBEE LAKES N.R.M.P.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
1822
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED: 01-23-2008
BASEMAP ASSURED: 07 - 2007
LEGAL DESCRIPTION: NE 1/4 SEC. 36 - 2N - 1W
CITY OF PORTLAND BUREAU OF PLANNING
1722

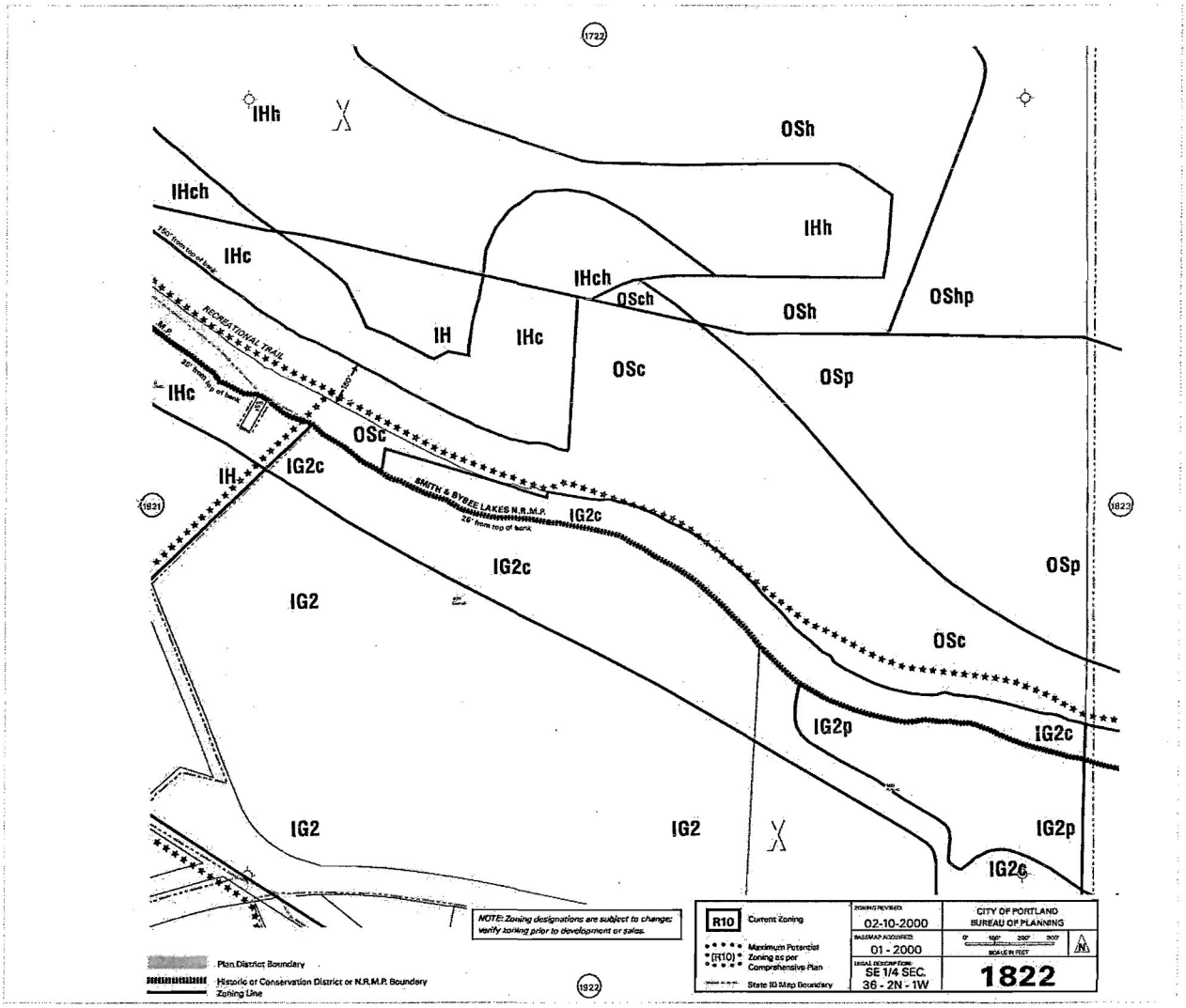

1623
OShp
OShp
OShp
RFhp
OShp
600
258.16 AC.
500
13.45 AC.
OShp
1722
RFhp
1724
OShp
p
400
105.50 AC.
OShp
OShp
NOTE: This entire 1/4 section lies within the SMITH & BYBEE LAKES N.R.M.P.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
1623
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED: 08-99
BASEMAP ADDENDA: 10 - 99
LEGAL DESCRIPTION: NW 1/4 SEC. 31 - 2N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1723

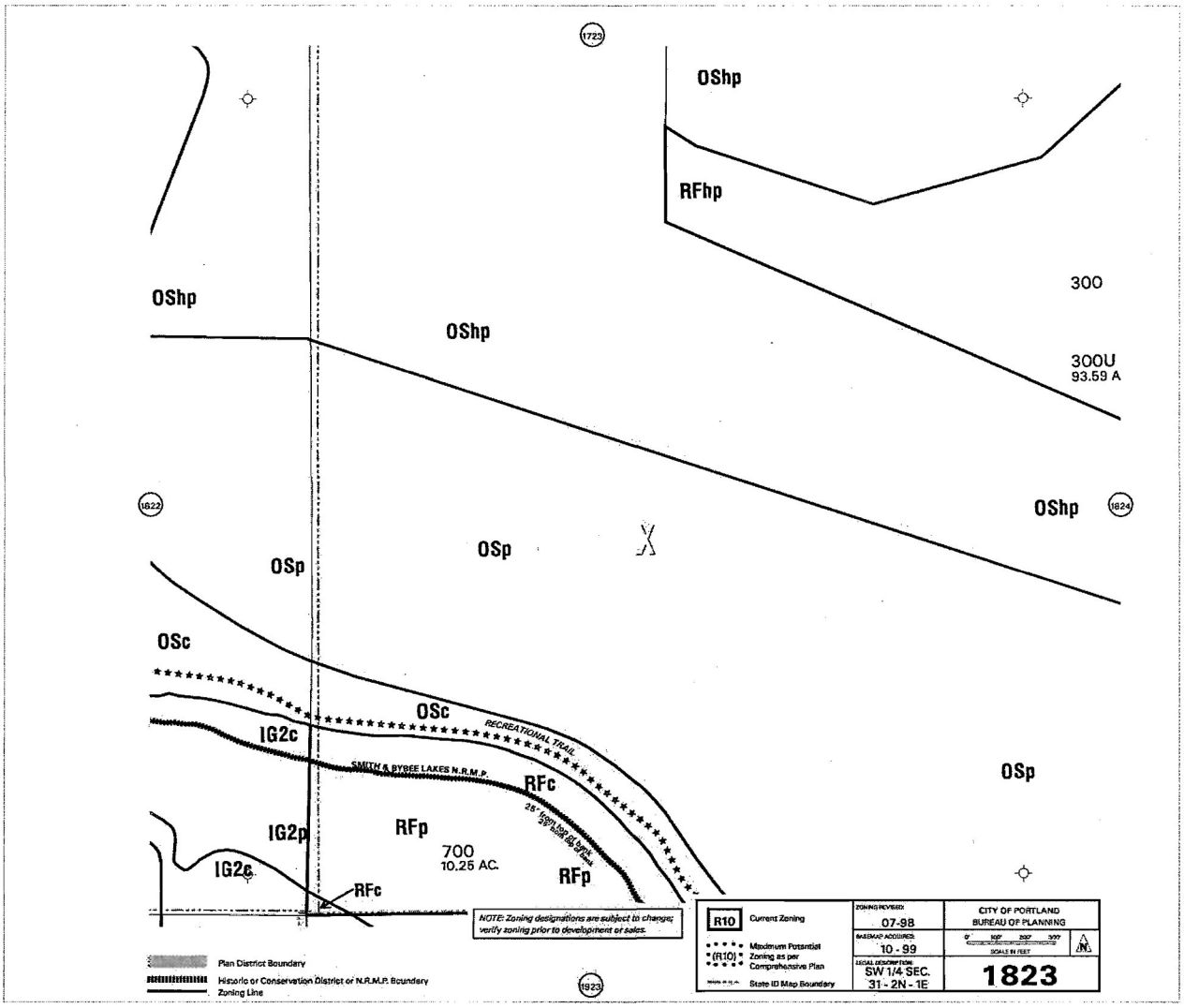

1824
IHh
OShp
SMITH & BYBEE LAKES N.R.M.P.
OSch
100
46.99 AC.
1723
RFhp
OShp
1725
OShp
400
105.50 AC.
RFhp
OShp
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10
Current Zoning
(R10)
Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED
05-13-2011
BASEMAP ACQUIRED
07 - 2010
LEGAL DESCRIPTION
NE 1/4 SEC.
31 - 2N - 1E
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1724
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1824

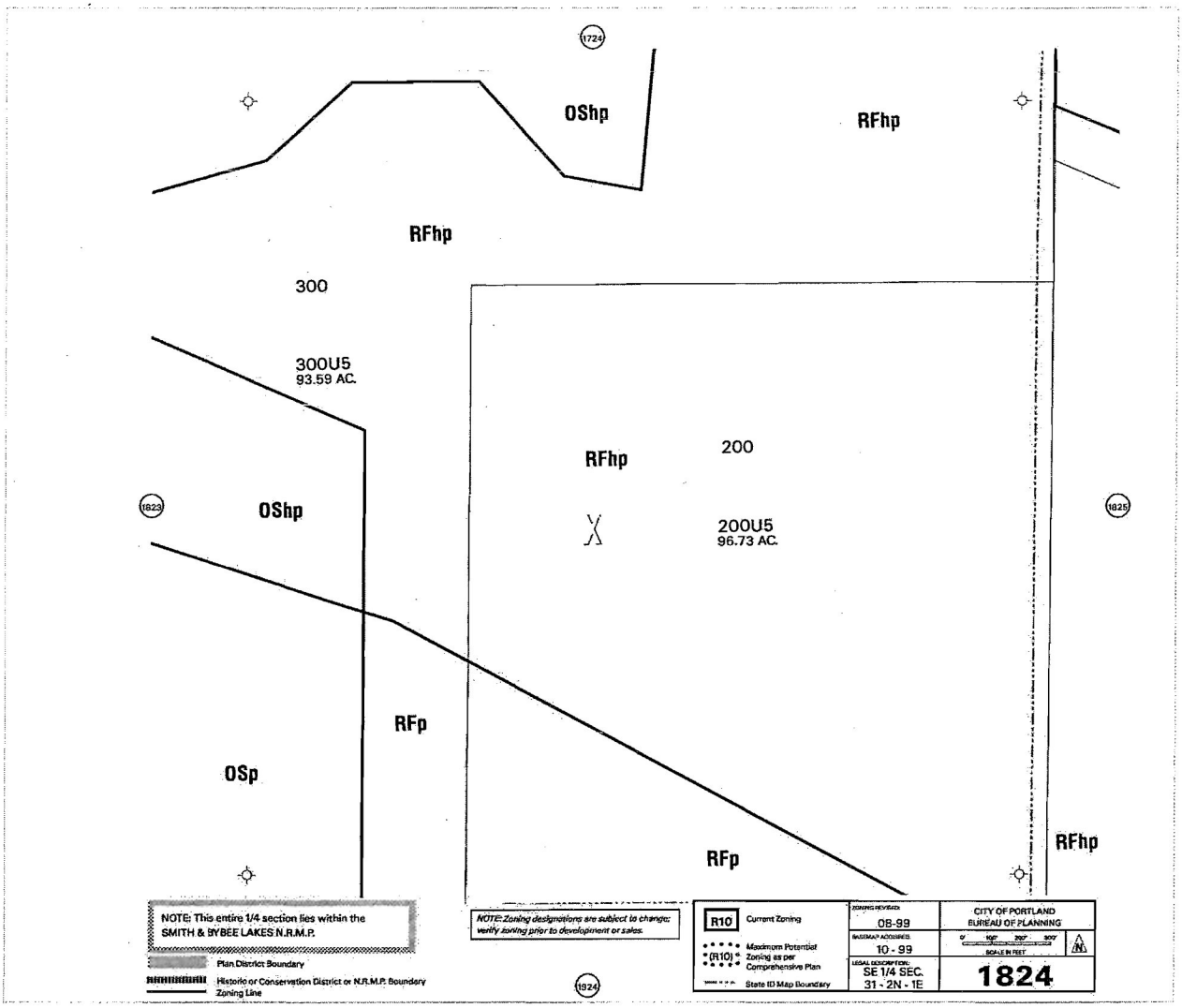

1625
IHh
IHhx
40 FROM TOP OF BANK
CITY BOUNDARY
COLUMBIA RIVER
OSch
IHh
HORSE CONTOUR
IHchx
IHh
N. MARINE DR.
IHhx
1724
OShp
1726
IHh
N. SUTTLE RD.
IHch
OShp
RFhp
IHh
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Zoning Line
ZONING REVISED 05-13-2011
BASEMAP ACQUIRED 07 - 2010
LEGAL DESCRIPTION NW 1/4 SEC. 32 - 2N - 1E
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1725

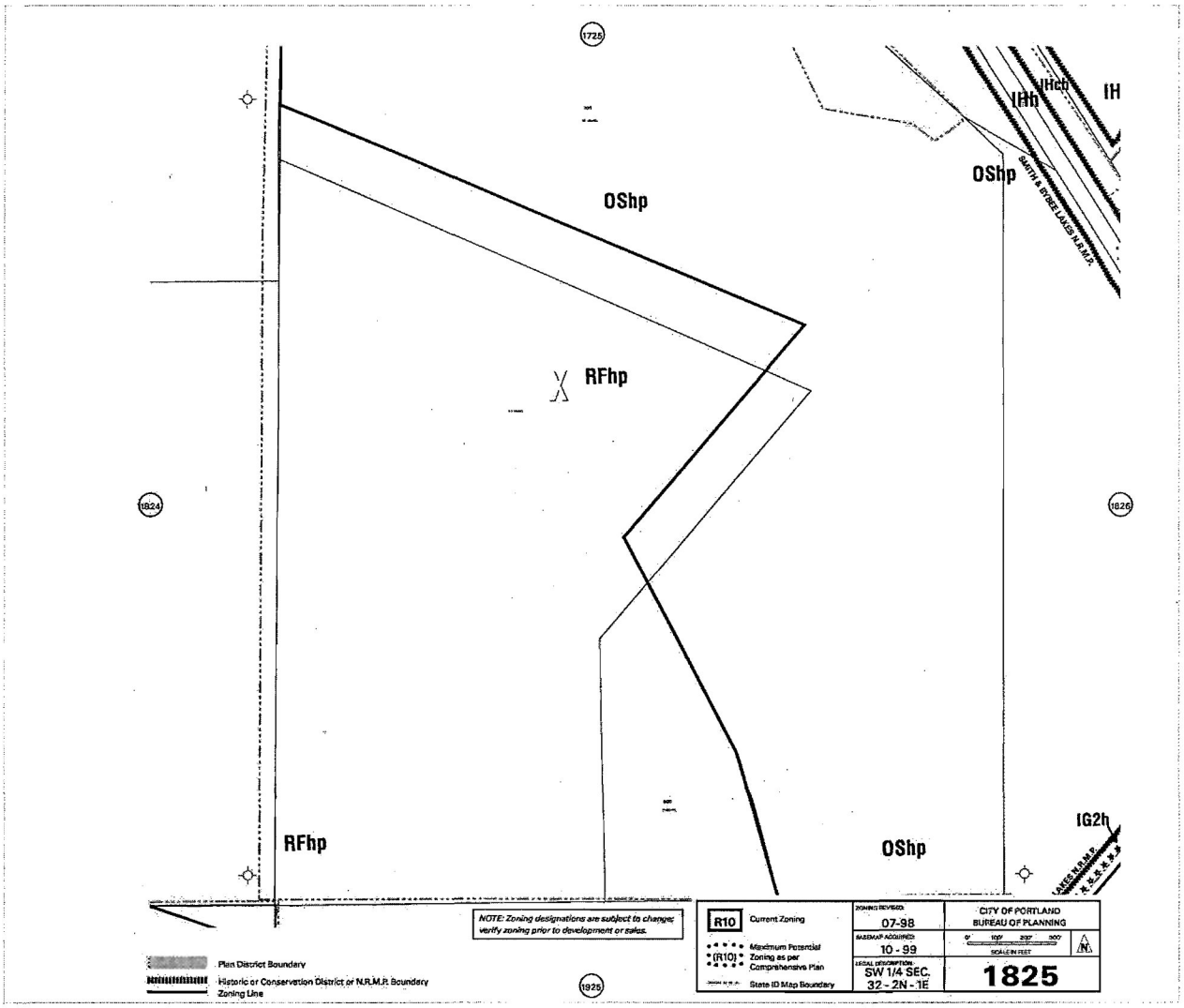

MUF-19 SEC FF
COLUMBIA RIVER
CITY BOUNDARY
MUF-19CS SEC FW
IHchx
IHhx
IHh
IHch
IG2chx
IHhx
IG2chx
IHchx
IHhx
IHh
IHh
IHch
IHh
MARINE DR.
SUTTLE RD.
TRUE RD.
NOISE CONTOUR
NO PROW TOP BE BANKx
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
ZONING REVISED 05-13-2011
BASEMAP ADDDATED 07 - 2010
LEGAL DESCRIPTION NE 1/4 SEC. 32 - 2N - 1E
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1726
1826
1725
1727

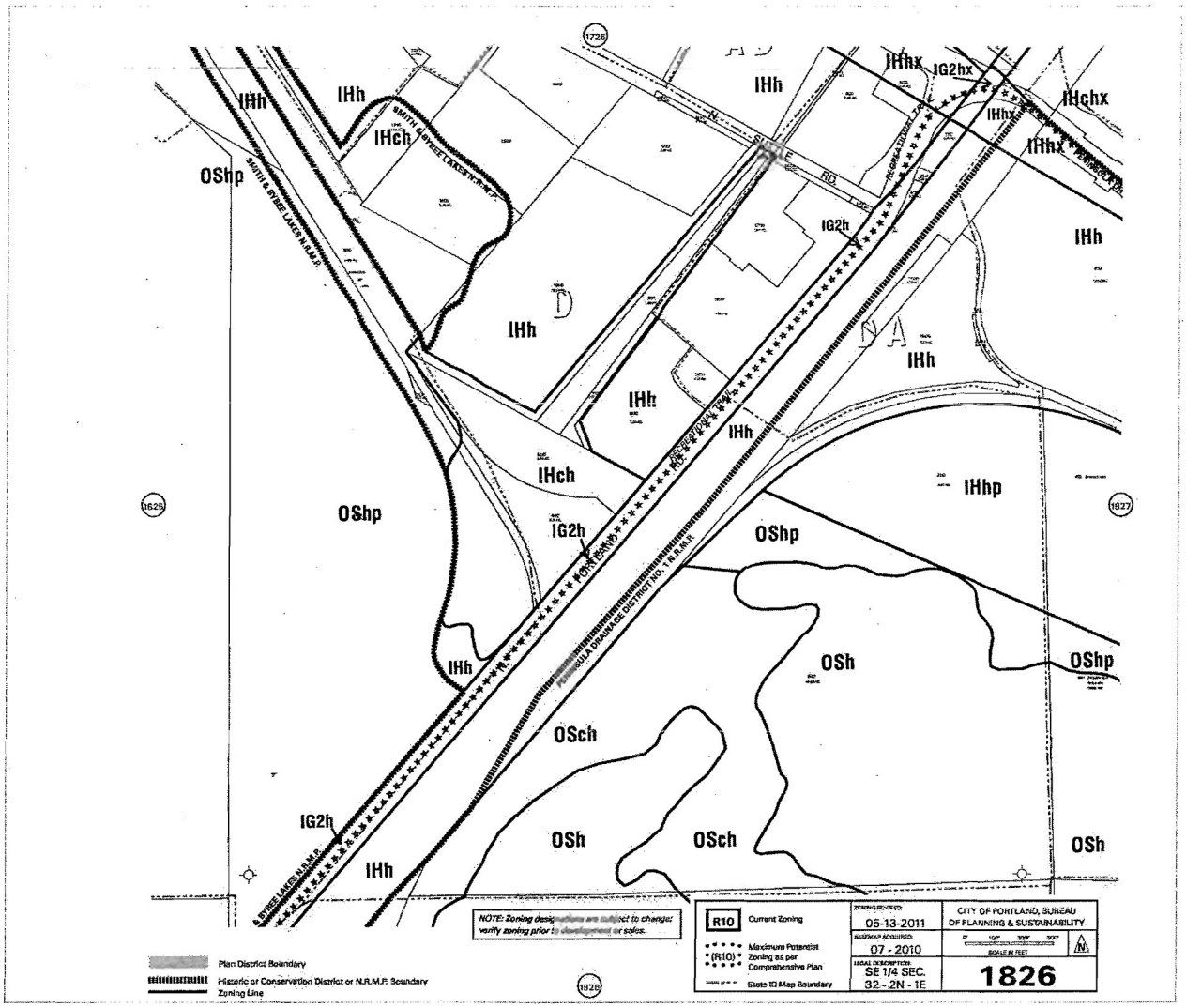

IH
OS
IHc
OSch
IHh
IHch
OSc
IH
IG2c
IG2
IG2
IG2
IG2
OS
OSc
IHc
IH
IHc
OS
N. BURGARD RD.
COLUMBIA BLVD.
RECREATIONAL TRAIL
SMITH & BYBEE LAKES N.R.M.P.
ERMINAL RD. N.
TERMINAL RD. N.
1721
1820
1822
1821
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
ZONING REVISED 05-22-2007
BASEMAP ACQUIRED 02 - 2007
LEGAL DESCRIPTION SW 1/4 SEC. 36 - 2N - 1W
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1821

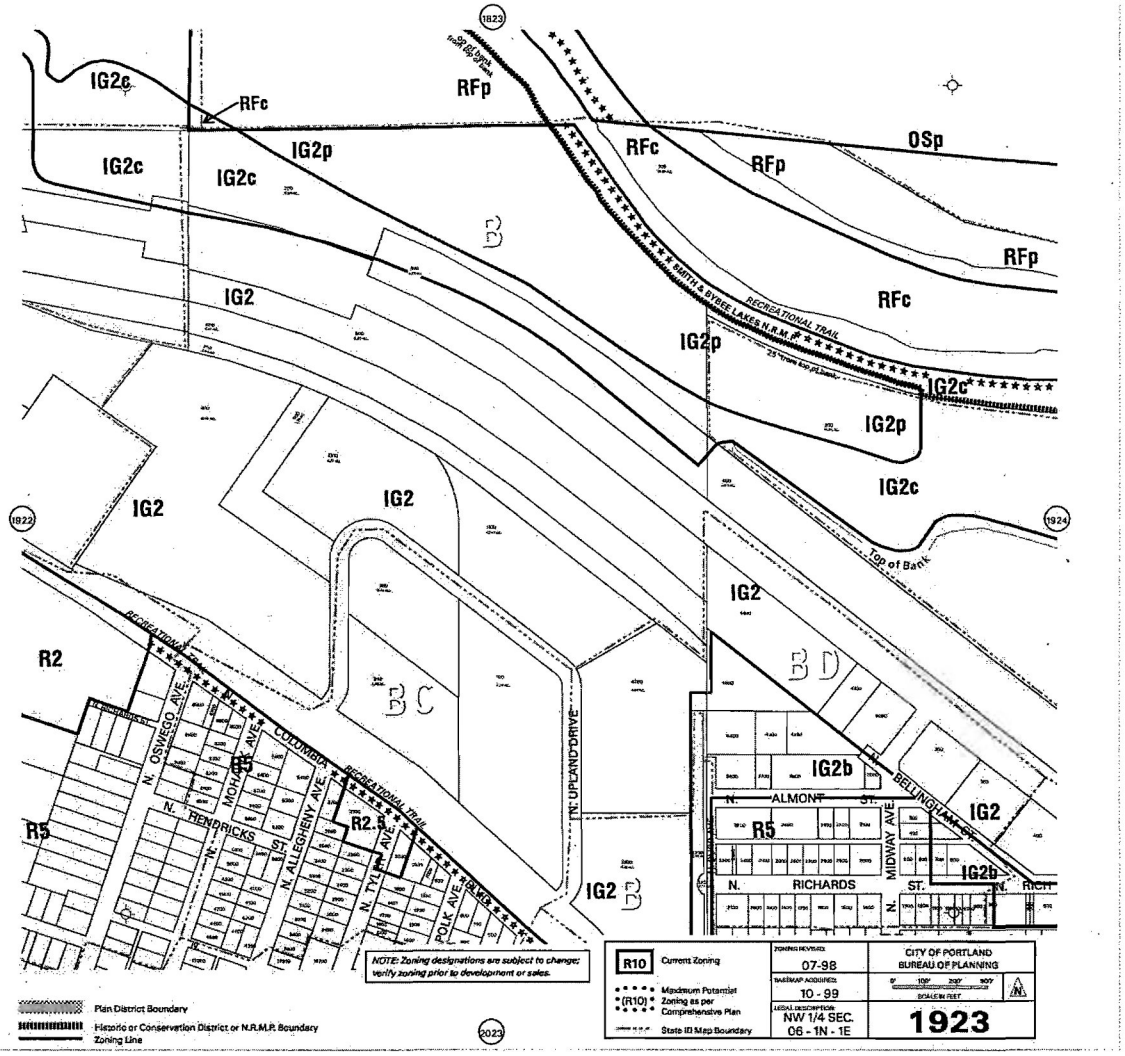

1722
IHh
OSh
IHch
IHh
IHc
IHch
OSch
OSh
OShp
IH
IHc
OSc
OSp
IHc
OSc
IG2c
IH
SMITH & BYBEE LAKES N.R.M.P.
IG2c
1821
1823
IG2c
OSp
IG2
OSc
IG2p
IG2c
IG2
IG2
IG2p
IG2c
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1923
R10
Current Zoning
[R10]
Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED
02-10-2000
BASEMAP ACQUIRED
01 - 2000
LEGAL DESCRIPTION
SE 1/4 SEC.
36 - 2N - 1W
CITY OF PORTLAND
BUREAU OF PLANNING
0' 100' 200' 300'
SCALE IN FEET
1822

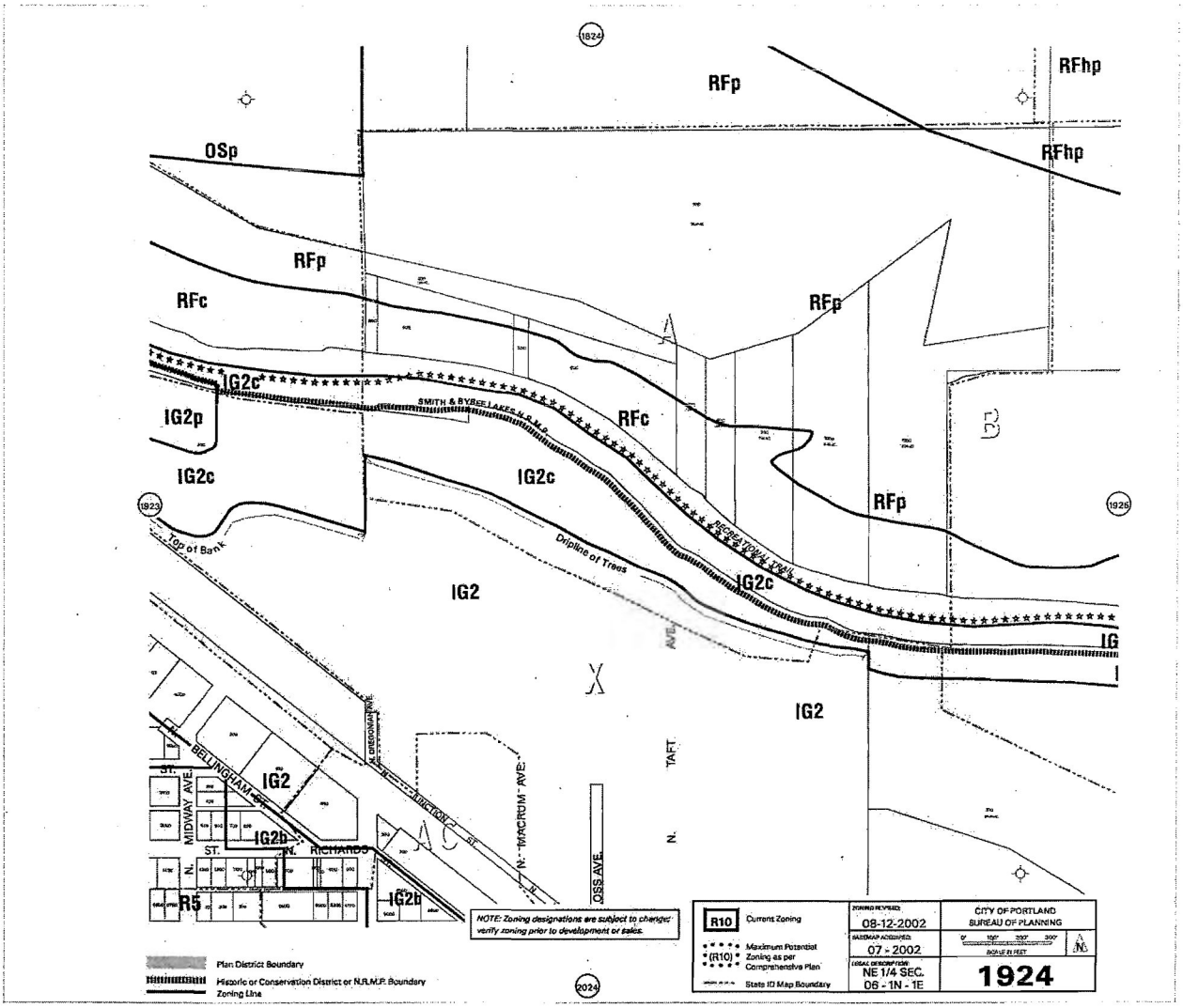

1723
OShp
RFhp
300
OShp
OShp
300U
93.59 A
1822
OShp
1824
OSp
OSp
OSc
OSc
RECREATIONAL TRAIL
IG2c
SMITH & BYBEE LAKES N.R.M.P.
RFc
25' from top of bank
IG2p
RFp
700
10.25 AC.
RFp
OSp
IG2c
RFc
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1923
R10 Current Zoning
Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED: 07-98
BASEMAP ACQUIRED: 10 - 99
LEGAL DESCRIPTION: SW 1/4 SEC. 31 - 2N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1823

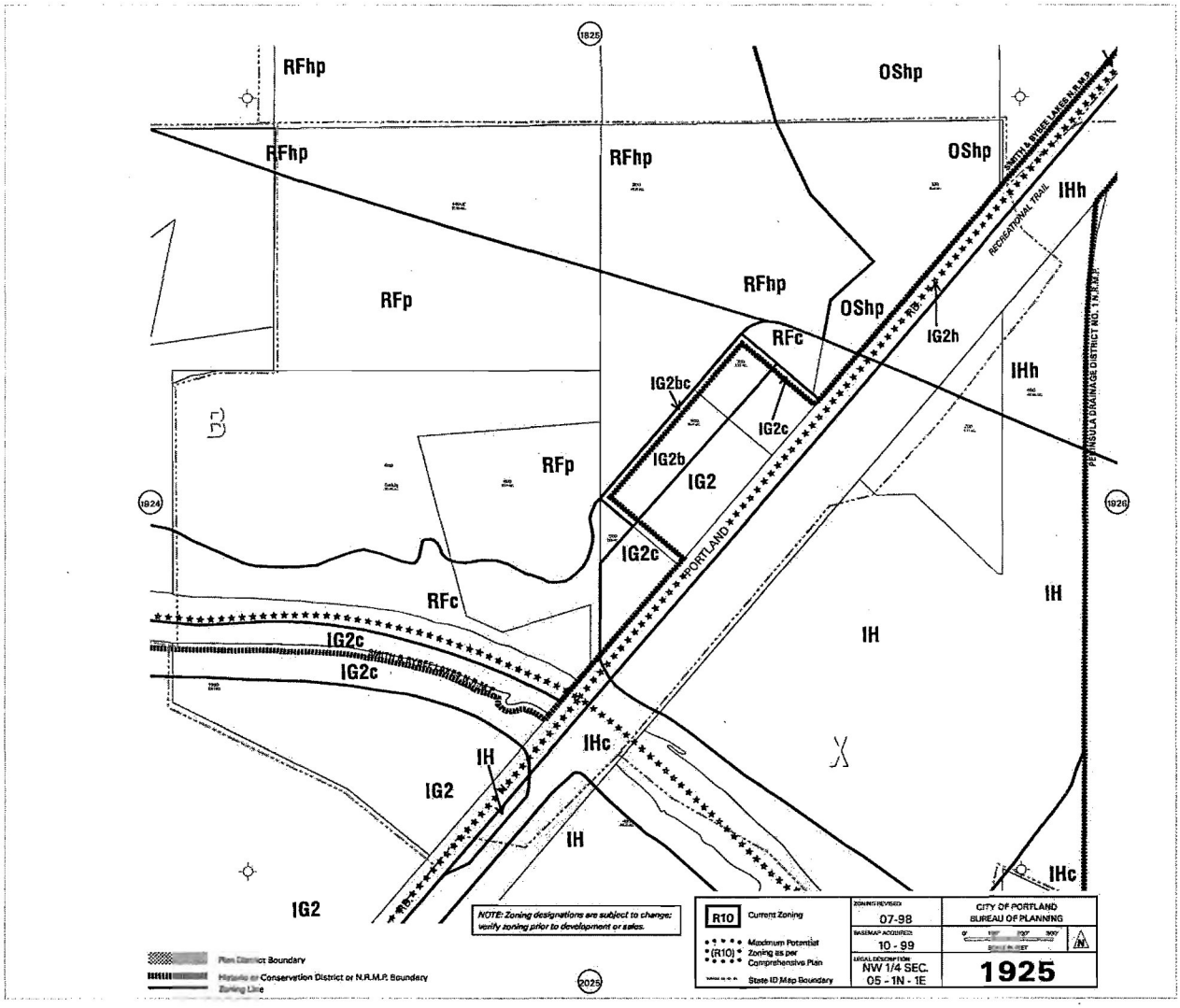

1724
OShp
RFhp
RFhp
300
300U5
93.59 AC.
RFhp
200
1823
OShp
200U5
96.73 AC.
1825
RFp
OSp
RFp
RFhp
NOTE: This entire 1/4 section lies within the SMITH & BYBEE LAKES N.R.M.P.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
1824
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED: 08-99
BASEMAP ADDENDA: 10 - 99
LEGAL DESCRIPTION: SE 1/4 SEC. 31 - 2N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1824


1725
1824
1826
1925
OShp
RFhp
RFhp
OShp
OShp
IHch
IHh
IH
IG2h
SMITH & BYBEE LAKES N.R.M.P.
LAKES N.R.M.P.
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 07-98
BASEMAP ACQUIRED 10 - 99
LEGAL DESCRIPTION SW 1/4 SEC. 32 - 2N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
0' 100' 200' 400'
SCALE IN FEET
N
1825


IHh
IHch
OShp
IHhx
IG2hx
IHchx
IG2h
IHhp
OSh
OSch
IG2h
1726
1625
1827
1826
SMITH & BYBEE LAKES N.R.M.P.
PENINSULA DRAINAGE DISTRICT NO. 1 N.R.M.P.
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
ZONING REVISED 05-13-2011
BASEMAP ACQUIRED 07 - 2010
LEGAL DESCRIPTION SE 1/4 SEC. 32 - 2N - 1E
CITY OF PORTLAND, BUREAU OF PLANNING & SUSTAINABILITY
SCALE IN FEET
1826


1823
IG2c
RFc
RFp
IG2p
OSp
IG2c
IG2c
RFc
RFp
RFp
IG2
RFc
IG2p
IG2c
IG2p
IG2c
1822
IG2
IG2
1924
Top of Bank
IG2
R2
IG2b
N. ALMONT ST.
R5
IG2
MIDWAY AVE
N. RICHARDS ST.
IG2b
N. RICH
R5
R2.5
N. UPLAND DRIVE
IG2
N. OSWEGO AVE.
N. MOHAWK AVE.
N. COLUMBIA
N. HENDRICKS ST.
N. ALLEGHENY AVE.
N. TYLER AVE.
N. POLK AVE.
RECREATIONAL TRAIL
SMITH & BYBEE LAKES N.R.M.P.
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
2023
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 07-98
TAXMAP ADDITIONS 10 - 99
LEGAL DESCRIPTION NW 1/4 SEC. 06 - 1N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1923


1824
RFp
RFhp
OSp
RFhp
RFp
RFc
RFp
IG2c
IG2p
SMITH & BYBEE LAKES H.R.M.P.
RFc
IG2c
IG2c
1923
RFp
1926
Top of Bank
Dripline of Trees
RECREATIONAL TRAIL
IG2c
IG2
IG2
N. TAFT AVE.
N. BELLINGHAM ST.
MIDWAY AVE.
IG2
N. OREGON AVE.
N. JUNCTION ST.
N. MACRUM AVE.
OSS AVE.
IG2b
N. RICHARDS ST.
R5
IG2b
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
2024
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 08-12-2002
BASEMAP ACQUIRED 07 - 2002
LEGAL DESCRIPTION NE 1/4 SEC. 06 - 1N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
SCALE IN FEET
1924


RFhp
OShp
RFhp
RFhp
OShp
IHh
RFp
RFhp
OShp
RFc
IG2h
IG2bc
IG2c
IHh
RFp
IG2b
IG2
IG2c
RFc
IH
IG2c
IG2c
IH
IHc
IH
IG2
IH
IG2
IHc
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.
R10 Current Zoning
(R10) Maximum Potential Zoning as per Comprehensive Plan
State ID Map Boundary
ZONING REVISED 07-98
BASEMAP ACQUIRED 10 - 99
LEGAL DESCRIPTION NW 1/4 SEC. 05 - 1N - 1E
CITY OF PORTLAND BUREAU OF PLANNING
1925
Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line
1825
1824
1926
2025

Ownership

Private ownership

Public ownership

Metro

Port of Portland

City of Portland

United States of America

MARINE DR

Bybee Lake

Smith Lake

**Attachment C**

# Smith & Bybee Lakes N.R.M.P. - Public & Private Ownership

Smith & Bybee N.R.M.P.

Taxlots

Zone Boundary

Feet

0 400 800 1,200

Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

*City of Portland, Oregon*

*Sam Adams, Mayor · Susan Anderson, Director*

All data compiled from source materials at different scales. For more detail, please refer to the source materials or

Bureau of Planning and Sustainability
City of Portland, Oregon
1900 SW 4th Ave. Suite 7100, Portland, OR 97201

P-276

$01.88⁰
10/20/2011
Mailed From 97204
US POSTAGE

DEPT OF
OCT 21 2011
LAND CONSERVATION
AND DEVELOPMENT

PLAN AMENDMENT SPECIALIST
DEPT. OF LAND C&D
635 CAPITOL STREET, #150
SALEM, OREGON 97301-2540