

Natural Resources and Hazards and Historic and Cultural Resources Session

(Comprehensive Plan Chapters 5, 6 & 7)
April 2016 Community Meetings

The following handout describes a selection of goals, policies and strategies from the Draft Comprehensive Plan. These are examples and are not a complete list for this topic area. To view the full draft document, visit <https://multco.us/landuse/meetings-and-events>.

MAJOR COMPREHENSIVE PLAN GOAL, POLICIES AND STRATEGIES – NATURAL RESOURCES

Goal: To protect and restore rivers, streams, wetlands, wildlife habitat and other natural resources; maintain and enhance air, water, and land quality; conserve scenic areas and open spaces; and maintain natural resources' contribution to the rural character of the County.

MAJOR PLANNING ISSUES

1. UPDATING NATURAL RESOURCE PROTECTION AREAS BASED ON CURRENT INFORMATION

- Adding several stream corridors to map of regulated areas and evaluating how best to regulate development in those areas – applies to limited areas in West Hills and East of Sandy areas
- Adding wildlife habitat areas (elk, black tailed deer and bear habitat) to map of regulated areas and evaluating how best to regulate development in those areas – applies to limited areas near the Multnomah Channel and East of Sandy

Relevant Policies:

Policy: Designate as areas of Significant Environmental Concern, those water areas and adjacent riparian areas, streams, wetlands, and watersheds that warrant designation as a protected Goal 5 resource.

Policy: Designate as areas of Significant Environmental Concern, those habitat areas that warrant designation as a protected Goal 5 resource.

Related Strategies

- Update the inventory of riparian corridors, including water areas and adjacent riparian areas, to include significant riparian corridors identified in Metro's Urban Growth Management Functional Plan Title 13, Nature in Neighborhoods inventory within unincorporated Multnomah County.
- Periodically review and consider new data to update the inventory of significant riparian corridors.
- Periodically review and consider any new data to update the inventory of significant wildlife habitats.
- Update the inventory of wildlife habitat and associated wildlife corridors in accordance with Statewide Planning Goal 5.

2. WILDLIFE ADVISORY COMMITTEE TO ADVISE COUNTY ON WILDLIFE PROTECTION ISSUES

Relevant Policy: Protect significant native fish and wildlife habitat and wildlife corridors and specifically limit conflicting uses within natural ecosystems and sensitive big game winter habitat areas.

Related Strategy: Establish a Wildlife Advisory Committee to advise the County about matters under its jurisdiction and control that may affect wildlife.

3. PROTECTION OF SCENIC VIEWS – EXPAND PROTECTION AREAS TO INCLUDE THE WEST SLOPE OF THE WEST HILLS AREA.

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

MAJOR COMPREHENSIVE PLAN GOAL, POLICIES AND STRATEGIES – HISTORIC AND CULTURAL RESOURCES

Goal: To protect cultural resources and conserve and restore historic resources.

MAJOR PLANNING ISSUES

Adaptive reuse of historic structures. Allow adaptive uses not otherwise permitted by the underlying zoning if that use would be beneficial to the purposes of historic preservation. State and federal tax and grant programs also can help property owners pay for needed renovations.

Relevant Strategy: Amend the Historic Preservation overlay district to provide opportunities for owners of historic landmarks to preserve and maintain the resource by allowing as conditional uses, where possible, a use which can be shown to contribute to the preservation and reuse of the historic landmark.

MAJOR COMPREHENSIVE PLAN GOAL, POLICIES AND STRATEGIES – NATURAL HAZARDS

Goal: To coordinate and collaborate with service providers and affected agencies to ensure an appropriate level of public services to rural areas of the County, consistent with their rural character.

MAJOR PLANNING ISSUES

1. UPDATING NATURAL HAZARDS PROTECTION AREAS BASED ON CURRENT INFORMATION

- Using more recent landslide hazard mapping data from state Department of Geology and Mineral Industries (DOGAMI), including historic landslide areas
- Noting flood channel migration area for Sandy River as information to consider in managing risks of flooding
- Including maps in Comprehensive Plan of areas with earthquake-related risks (non-regulatory)

Relevant Policies:

Policy: Direct development and landform alterations away from areas with development limitations related to potential hazards associated with steep slopes (over 25%) and other areas shown to be potentially susceptible to landslides or their impacts based on available County and state data associated with these hazards. Allow for exceptions based upon a showing that design and construction techniques can prevent or mitigate public harm or associated public cost and prevent or mitigate adverse effects to nearby properties.

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

Strategy 7.3-1: Determine the types of uses or improvements and the extent to which they should be restricted within areas subject to liquefaction.

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

(New) Strategy: Update mapping of floodways and floodplains based on established channel migration data from state or federal agencies or other sources, as needed or as initiated by the County.

2. EXPAND WILDFIRE PROTECTION STANDARDS TO ADDITIONAL AREAS AT RISK FOR WILDFIRES, WHILE BALANCING WILDFIRE PROTECTION WITH NATURAL RESOURCE CONSERVATION VALUES.

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

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

Strategy: To reduce wildfire risk and associated impacts while protecting wildlife habitat, expand requirements to areas identified as prone to wildfires but not currently subject to regulations after revising standards to better ensure wildlife habitat compatibility. Weigh and balance wildlife habitat needs with effective wildfire risk reduction.

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