



CITY OF MILWAUKIE

AGENDA

April 22, 2025

PLANNING COMMISSION

milwaukieoregon.gov

Hybrid Meeting Format: The Planning Commission will hold this meeting both in person at City Hall and through Zoom video. The public is invited to watch the meeting in person at City Hall, online through the City of Milwaukie YouTube page (https://www.youtube.com/channel/UCRFbfqe3OnDWLQKSB_m9cAw), or on Comcast Channel 30 within city limits.

If you wish to provide comments, the city encourages written comments via email at planning@milwaukieoregon.gov. Written comments should be submitted before the Planning Commission meeting begins to ensure that they can be provided to the Planning Commissioners ahead of time. To speak during the meeting, visit the meeting webpage (<https://www.milwaukieoregon.gov/planning/planning-commission-2>) and follow the Zoom webinar login instructions.

1.0 Call to Order – Procedural Matters — 6:30 PM

- 1.1 Native Lands Acknowledgment

2.0 Planning Commission Minutes – Motion Needed

- 2.1 February 25, 2025 & March 11, 2025

3.0 Information Items

4.0 Audience Participation — This is an opportunity for the public to comment on any item not on the agenda

Hearing Items

5.0 5.1 ZA-2025-001 – Amendments to Natural Resources Code

Summary: Type V Code Amendments

Staff: Senior Planner Brett Kelver

6.0 Community Involvement Advisory Committee (CIAC)

7.0 Planning Department Other Business/Updates

8.0 Forecast for Future Meetings

May 13, 2025

- 1. Hearing Items: CU-2025-002 Vacation Rental (8525 SE 32nd Ave)
DR-2025-001 Chase Bank (10900 SE 21st Ave)

May 27, 2025

No Items at this time

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan.

1. **PROCEDURAL MATTERS.** If you wish to register to provide spoken comment at this meeting or for background information on agenda items please send an email to planning@milwaukieoregon.gov.
2. **PLANNING COMMISSION and CITY COUNCIL MINUTES.** City Council and Planning Commission minutes can be found on the City website at www.milwaukieoregon.gov/meetings.
3. **FORECAST FOR FUTURE MEETINGS.** These items are tentatively scheduled but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
4. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue an agenda item to a future date or finish the item.

Public Hearing Procedure

Those who wish to testify should attend the Zoom meeting posted on the city website, state their name and city of residence for the record, and remain available until the Chairperson has asked if there are any questions from the Commissioners. Speakers are asked to submit their contact information to staff via email so they may establish standing.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY.** Comments or questions from interested persons and testimony from those in support or opposition of the application.
5. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
6. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
7. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience but may ask questions of anyone who has testified.
8. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
9. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, any person may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502. To request Spanish language translation services email espanol@milwaukieoregon.gov at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the city's YouTube channel and Comcast Channel 30 in city limits.

Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el canal de YouTube de la ciudad y el Canal 30 de Comcast dentro de los límites de la ciudad.

Milwaukie Planning Commission:

Joseph Edge, Chair
Leesa Gratreak, Vice Chair
Juli Garvey
Nicolas Hess
Ryan Lowther
Max Penneck
Jacob Sherman

Planning Department Staff:

Laura Weigel, Planning Manager
Brett Kelter, Senior Planner
Vera Kolias, Senior Planner
Ryan Dyar, Associate Planner
Petra Johnson, Administrative Specialist II



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10501 SE Main Street
www.milwaukieoregon.gov

February 25, 2025

Present: Jacob Sherman, Chair
Joseph Edge, Vice Chair
Tina Fuenmayor

Staff: Ryan Dyar, Associate Planner
Jennifer Garbely, City Engineer
Laura Weigel, Planning Manager

Absent: Leesa Gratreak
Max Penneck

Consultant: Matt Hugar, Kittelson & Associates

(00:08:03)

1.0 Call to Order — Procedural Matters*

Chair Sherman called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.

(00:09:36)

2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:09:38)

3.0 Information Items

No information was presented for this portion of the meeting.

(00:12:59)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:13:39)

5.0 Work Session Items

(00:13:44)

5.1 Transportation System Plan Update

Staff provided a comprehensive overview of the Transportation System Plan (TSP), focusing on identifying and addressing gaps in the city's transportation network to improve safety, connectivity, and accessibility for all users.

Vice Chair Edge raised concerns about the Bicycle Level of Traffic Stress (BLTS) rating for Lake Road, asserting that it should not be classified as a BLTS 1 due to the lack of protection and high traffic counts. **Chair Sherman** and **Commissioner Fuenmayor** agreed, noting that certain sections of Lake Road, particularly between Oatfield and 35th, feel narrower and more stressful. The discussion highlighted the limitations of the BLTS methodology, which primarily considers bike lane width and speed limits. The Commission suggested re-evaluating the BLTS rating for Lake Road, potentially reassigning it a score of BLTS 2.

The Commission discussed the importance of considering sidewalk conditions and the presence of barriers when evaluating Pedestrian Level of Traffic Stress (PLTS). **Fuenmayor** emphasized the need to account for the lack of sidewalks and the impact on pedestrian safety. The discussion also touched on the methodology for assessing PLTS and the desire for a more nuanced approach.

The Commission reviewed the priority focus areas, including schools, parks, grocery stores, and underserved land uses. **Chair Sherman** suggested extending the school walk shed from a quarter mile to a mile to better reflect the reality of students walking to school. Staff responded that extending the walk shed to a quarter mile would likely cover the entire city thereby making it difficult to prioritize projects. The Commission acknowledged the challenges of identifying underserved populations due to data limitations and discussed using land uses as a proxy.

The Commission discussed the proposed multimodal functional classification maps for pedestrians, bicycles, transit, and freight. **Vice Chair Edge** and **Chair Sherman** raised concerns about the prioritization of different modes and the need for a more qualitative approach. The Commission emphasized the importance of providing high-quality connections across barriers such as railroads and highways.

The Commission provided feedback on the evaluation criteria for prioritizing projects and discussed the importance of aligning projects with the city's comprehensive plan goals.

(03:04:17)

6.0 Community Involvement Advisory Committee (CIAC)

Weigel let the commission know they will be receiving an overview of the CIAC at the April 8th meeting.

(03:05:07)

7.0 Planning Department/Planning Commission Other Business/Updates

Chair Sherman shared that the commission would be holding their officer elections at the March 11th meeting. **Chair Sherman** noted that there is an Oregon government ethics public meeting law training also on March 11th.

(03:05:25)

8.0 Forecast for Future Meetings

March 11, 2025,	Hearing Item: MLP-2025-001
March 25, 2025,	Canceled (Spring Break)
April 8, 2025,	Work Session: Joint meeting with NDA's Planning Commission Land Use Training

Meeting adjourned at approximately 9:35 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10501 SE Main Street
www.milwaukieoregon.gov

March 11, 2025

Present: Jacob Sherman, Chair
Joseph Edge, Vice Chair
Juli Garvey
Leesa Gratreak
Ryan Lowther
Max Penneck

Staff: Justin Gericke, City Attorney
Laura Weigel, Planning Manager
Vera Kolias, Senior Planner

Absent: Nicholas Hess

(00:13:55)

1.0 Call to Order — Procedural Matters*

Chair Sherman called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.

(00:15:44)

2.0 Planning Commission Minutes

The February 11, 2025 minutes were approved as presented.

(00:16:14)

3.0 Information Items

New commissioners, existing commissioners, and staff introduced themselves, providing insights into their diverse backgrounds and unique experiences.

(00:26:38)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:27:03)

5.0 Hearing Item

(00:27:06)

5.1 MLP-2025-001 - 9201 SE McLoughlin Blvd.

Senior Planner, Vera Kolias, announced the applicable sections of the Milwaukie Municipal Code (MMC): Title 17, MMC 17.20, MMC 17.28, MMC 17.32, MMC 19.312,

MMC 19.402, MMC 19.700, MMC 19.911, MMC 19.1006. **Kolias** presented the staff report via a power point presentation. Both are included in the meeting packet.

The hearing was a type three application for a minor land partition, natural resource review, and variance for the property at 9201 Southeast McLoughlin Boulevard. The application aimed to divide the property along Johnson Creek, creating separate parcels for the Oregon Liquor and Cannabis Commission (OLCC) and Clackamas County Corrections. The proposal includes a restricted development area with an easement to protect the mapped natural resources.

Applicant Testimony: **Ben Blessing**, Gladstone resident, and **Jeff Munns**, West Linn resident, both representatives of the applicant, provided testimony in support of the application. They discussed the benefits of the proposal and the agreement with OLCC to continue the current uses of the property.

Commission Discussion: The commission expressed their support for the proposal, highlighting its benefits and the protection of natural resources. The Planning Commission approved the application with a 6-0 roll call vote.

(00:50:56)

6.0 Community Involvement Advisory Committee (CIAC)

Weigel reminded the commission that there will be an overview of the CIAC at the April 8th meeting. **Chair Sherman** and **Commissioner Garvey** commented on the recent park openings in the city.

(00:53:55)

7.0 Planning Department/Planning Commission Other Business/Updates

Weigel discussed the upcoming joint meeting with the neighborhood district associations. **Weigel, Vice Chair Edge**, and **Chair Sherman** discussed the middle housing report.

7.1 Annual Elections: The Planning Commission held annual elections for Chair and Vice Chair. **Vice Chair Edge** was elected as Chair, and **Commissioner Gratreak** was elected as Vice Chair.

(01:20:11)

8.0 Forecast for Future Meetings

March 25, 2025, Canceled (Spring Break)

April 8, 2025, Work Session: Joint meeting with NDA
Planning Commission Land Use Training

April 22, 2025, Hearing Item: Natural Resources Code Update

Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,
Petra Johnson, Administrative Specialist II



CITY OF MILWAUKIE

To: Planning Commission

Through: Laura Weigel, Planning Manager

From: Brett Kelter, Senior Planner

Date: April 15, 2025, for April 22, 2025, Regular Session

Subject: Amendments to Natural Resources code (File #ZA-2025-001)

ACTION REQUESTED

Make a recommendation that City Council approve the proposed amendments to Milwaukie Municipal Code (MMC) Section 19.402 (Natural Resources) and related code sections. The proposed changes would improve the effectiveness of the City's existing natural resource regulations.

BACKGROUND INFORMATION

For a review of the preparatory presentations that staff provided to the Planning Commission during three work sessions in 2024, see the following meeting pages:

- [April 9, 2024](#)
- [July 9, 2024](#)
- [September 10, 2024](#)

Natural resources are regulated by MMC Section 19.402, which seeks to minimize adverse impacts to riparian, wildlife, and wetland resources, many of which have been negatively affected by development over time. The rules also seek to restore and improve natural resources where possible, while balancing property rights and development needs of the city. Natural resources are distinguished as water quality resources (WQRs) and habitat conservation areas (HCAs); they are identified on an administrative natural resources map (NR map) and shown as an overlay on the city's zoning map).

WQRs include wetlands, rivers, lakes, streams, springs, and other landscape features with a watershed area of at least 50 acres, as well as a vegetated buffer along or around each protected water feature. The width of the vegetated corridor varies depending on the type of feature, the upstream drainage area served, and the adjacent slope. Adopted in 2002, the WQR regulations require all but a handful of restoration activities and maintenance of existing development in WQR areas to go through a discretionary review process (not clear and objective).

HCAs include wetland and riparian areas as well as fish and wildlife habitat. HCAs were initially designated by Metro based on a combination of vegetative cover inventory and analysis

of habitat value and urban development value. Adopted in 2011, the HCA regulations include a clear and objective review option for residential development that allows some by-right disturbance of HCAs.

For an outline overview of the history and evolution of the City's natural resource regulations, see Attachment 1.

The NR map is maintained as a collection of geographic image system (GIS) data layers that are overlaid with the zoning map (via the Milwaukie Map tool) for clearer communication with property owners and the public (see Figure 1 for an excerpt). For WQR features, the NR map serves as a general indicator of the WQR boundary; for HCA resources, the map is intended to show the specific location. See Attachment 2 for the current version of the NR map for the entire city.¹

ANALYSIS

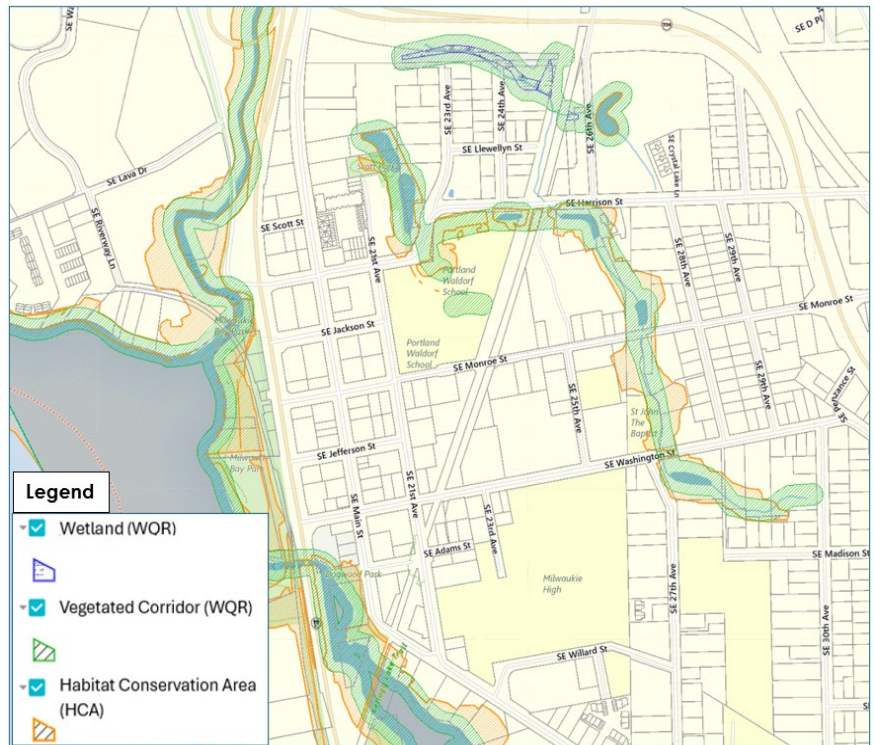
Elements of the NR code update

In lining out the tasks for this effort to update the natural resources (NR) code, staff have focused on three areas: (1) ensuring alignment with the residential tree code; (2) amending the NR code to ensure continued compliance with state laws related to housing development, as well as for improved clarity and navigation; and (3) improving the accuracy of the NR map and the process for identifying and verifying resources.

Alignment with tree code

Since 1998, [MMC Chapter 16.32](#) (the tree code) has provided rules for trees in the public right-of-way (ROW). Protections for trees on City-owned properties were added in 2016, and in May 2022, new regulations went into effect for trees on private property in residential zones. After more than two years of experience with the new regulations, Urban Forestry and Code Compliance staff presented a package of amendments to clarify the rules and improve their enforceability; the changes were adopted by Council in January 2025. During that update process, Urban Forestry and Planning staff worked to identify ways to better align the tree code and NR code.

Figure 1. Natural resources map (excerpt)



¹ For more detail, turn on the various NR layers in the [Milwaukie zoning map online](#) and zoom in.

For purposes of comparison, the tree code applies in the public ROW, on City-owned properties, and in residential zones. It is focused on preserving existing tree canopy and expanding canopy coverage for the future, recognizing the role that canopy plays in improving water and air quality, absorbing carbon, mitigating urban heat, and managing stormwater. The NR code is concerned primarily with protecting water quality and wildlife habitat and is applicable in all zones. The tree code distinguishes between development² and non-development situations, with a different review process and mitigation structure for each. The NR code looks to the level of disturbance to WQR and/or HCA resources as the measure of whether a land use review is needed (regardless of whether trees are removed).

Where the two codes overlap, it would be ideal to use a single permit or review process wherever possible. The proposed amendments include an adjustment to have the NR code take precedence for limited tree removal in WQR and HCA areas. Since the non-development tree code would require a permit anyway (in residential zones), the proposed amendments shift several scenarios that were previously exempt into the NR code's Type I review process, allowing it to match what is already covered by the tree code.

However, there are limits to how much any redundancy can be reduced, as there are still some scenarios where the differing goals of the two codes require two separate review processes and/or permits. For example, where development of a new dwelling unit occurs in an NR area and requires NR land use review, the development tree code will also assess any proposed tree removal and require planting to meet the 40% canopy standard (with mitigation fees as applicable). Likewise, a natural resource management plan approved through the NR review process may also require a tree permit if any proposed tree removal would exceed the level allowed by Type I NR review.

A few tree-related amendments in the NR code require small adjustments in the tree code; those changes were held out of the recent tree code amendment process to avoid gaps in regulatory coverage since the two amendment processes have been separated by a few months. The proposed changes to the tree code are included at the end of the ~~strikeout~~/underline and clean versions of the code amendments (see Attachments 3-B and 3-C, respectively).

NR Code Amendments

Revisions are proposed to the following other parts of the NR code to address new state directives and help it function more efficiently.

Clear & objective path for housing in WQR – As previously noted, the WQR regulations generally require discretionary review for proposals involving more than very minor disturbance. There are few exemptions from process-heavy review and no clear and objective review path for housing development, at a time when the state has mandated the elimination or reduction of barriers to housing production. A clear and objective path is available in the existing NR code where HCA-only resources are concerned, and a similar option is included in the proposed amendments for sites that are especially encumbered by WQR areas.

² In the tree code, “development” is the establishment of a new dwelling unit with an increase in building footprint.

The proposal is to continue to limit new WQR disturbance where there is ample room on a site to avoid it but to allow minimal disturbance where the property is heavily constrained by a WQR designation. The caveat is that the disturbance must involve the creation of a new dwelling unit and is available only on sites that have 1,500 sq ft or less of non-WQR area available for development. The allowance would be limited to a maximum WQR disturbance of 800 sq ft and would not be eligible where a native species tree 6-in DBH or greater is removed, if the WQR is classified as being in “Good” condition³, or if the disturbance is within 30 ft of the top of stream bank or edge of a wetland.

Residential cluster option (eliminate) – [MMC Subsection 19.402.14.C](#) was originally established in 2011 to enable property owners to develop their natural resource-encumbered sites to the maximum allowable residential density while minimizing WQR and HCA impacts. The cluster option was a form of variance that would allow the use of housing types not otherwise permitted in the underlying zone. To date, no one has attempted to use this tool, and the recent middle housing revisions to the zoning code now provide a broad suite of new housing options (attached or detached duplexes, triplexes, quadplexes, and cottage clusters—attached or detached) that effectively allow the same clustering option without needing a special adjustment in the NR code.

The proposed amendments eliminate the residential cluster option. Land use review will still be needed where the proposed level of WQR or HCA disturbance warrants it, but there is no longer a need for Type III review of a proposal to build multiple primary dwelling units on a single lot.

Mitigation for WQR disturbance – Just as the review of proposed WQR disturbance is typically discretionary (instead of clear and objective), the corresponding mitigation requirements also do not follow a prescribed path (see [MMC Table 19.402.11.C](#)). The condition of a WQR area is categorized as Class A (Good), Class B (Marginal), or Class C (Poor), based on percentages of existing tree canopy and vegetative cover; mitigation measures are set accordingly. Currently, the disturbance of Marginal or Poor WQR areas requires replanting disturbed areas with native trees and shrubs in accordance with the vegetative composition that would naturally occur on the site. When Good WQR areas are disturbed, the mitigation involves developing a more complex plan that assesses the project’s impacts to water quality.

This difference in mitigation measures is an acknowledgment that Good WQRs are high functioning areas for purposes of maintaining water quality and that a simple replanting with native species may not be sufficient to uphold that existing function. Keeping in mind the NR code’s intention to restore impacted resources, the proposed amendments aim to make the required mitigation more clearly consistent among the WQR categories. This reflects the interest in improving Poor and Marginal WQR areas to Good status.

Review process for partitions and subdivisions – Partitions require Type II review, whether or not the land includes WQR or HCA resources. In 2024, the review type for all subdivisions was reduced from Type III to Type II because such a high level of discretion is not necessary when

³ “Good” = 80% or more vegetated cover, including more than 50% tree canopy coverage.

dividing land in accordance with specific development standards. However, the current code requires Type II review for partitions that meet certain low-impact standards and Type III review for all other partitions and for all subdivisions (see [MMC Subsection 19.402.13](#)). The proposed amendments would reduce the NR review type by one step for all three situations—if a partition meets the low-impact standards of MMC 19.402.13, the NR review component would be Type I; while the Type II process offers appropriate discretion for other partitions and for subdivisions.

Improving the NR Map

As noted above, the NR map shows WQRs and HCAs with different degrees of specificity. For WQRs, the NR map serves as a general indicator; the specific WQR location must be determined in the field in accordance with [MMC Table 19.402.15](#), usually by engaging a professional natural resource specialist who can find the top-of-bank location or work through the state’s wetland delineation process. For HCAs, the NR map shows the specific location of the resource and is understood to be correct unless demonstrated otherwise. Minor adjustments to HCA boundaries can be made with simple documentation of discrepancies between the map and on-the-ground conditions, while more detailed verifications require a complete reassessment of the site using the methodology originally applied by Metro.

The proposed amendments include a few adjustments related to administration of the NR map.

Detailed verification of HCA boundaries – For detailed verifications of HCA boundaries, the provisions of [MMC Subsection 19.402.15.A.2.b](#) outline the process of reassessing the resource based on the methods and maps used by Metro when the HCA designation was initially established in 2011. However, the Metro maps were not very detailed to begin with and have not been maintained or updated. As a result, applicants and staff alike have not had a clear path for navigating the detailed verification of an HCA.

Staff have reviewed the verification methodology and noted that it was based in part on the designation of High, Moderate, and Low value HCAs. Because most of the HCAs identified in Milwaukie were either High or Moderate, when adopting the new HCA rules the City opted to recognize only a single HCA type (comprised of the High and Moderate HCAs) for purposes of administrative simplicity. This means that the current requirement to distinguish classes of riparian areas and cross-check that with an urban development value is not as meaningful for Milwaukie’s identification of HCAs as is whether the area is riparian or upland and what type of vegetation is present. The proposed amendments remove much of the existing language and tables related to detailed verification of HCA boundaries and replace it with a simpler methodology and clearer means for identifying vegetated cover.

Relationship of NR map to zoning map – When HCA resources were incorporated into the regulations of MMC 19.402 in 2011, the high-level nature of the data obtained from Metro emphasized the fact that the HCA mapping was imperfect. Knowing that the NR map would likely be updated with corrections fairly frequently, it seemed wise to create some separation between the NR map and the zoning map (as is stated in [MMC Subsection 19.402.15.B.1](#)). The NR code establishes a process for administering and updating the map and is set up to avoid

the need for a formal zoning map amendment process every time the City obtains new or revised natural resource data.

No changes are proposed to the current relationship between the NR map and the zoning map. However, the proposed amendments include a provision to allow WQR verifications of wetland boundaries without needing a formal delineation by the Department of State Lands, for purposes of improving map accuracy (as opposed to development situations).

CONCLUSIONS

Staff recommendation to Planning Commission:

Recommend that the City Council adopt the proposed zoning text amendments to MMC Section 19.402 (Natural Resources) and other related code sections (file #ZA-2025-001), with the attached findings in support of approval.

CODE AUTHORITY AND DECISION-MAKING PROCESS

The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):

- MMC Section 19.902 Amendments to Maps and Ordinances
- MMC Section 19.1008 Type V Review

This application is subject to Type V review, which requires the Planning Commission to hold an initial evidentiary hearing to and then forward a recommendation to the City Council for a final decision. Type V applications are legislative in nature and involve the creation, revision, or large-scale implementation of public policy.

The Commission has four decision-making options as follows:

- A. Recommend that Council approve the proposed amendments as per the recommended findings in support of approval.
- B. Recommend that Council approve the proposed amendments with revisions, including modifications to the recommended findings in support of approval. Such modifications need to be read into the record.
- C. Recommend that Council deny the proposed amendments.
- D. Continue the hearing.

There is no deadline for a final decision on Type V applications, as they are legislative in nature.

COMMENTS

Notice was provided as described in MMC Section 19.1008, with a 30-day notice posted online on March 18, 2025. The required 35-day notice to Metro and the Department of Land and Conservation Development was posted on March 18, 2025. Notice was also posted at City Hall, Public Safety Building, and the Ledding Library.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	E-Packet
1. History of Milwaukie's natural resource regulations	<input checked="" type="checkbox"/>
2. Natural resources (NR) map	<input checked="" type="checkbox"/>
3. Proposed ordinance for adoption	<input checked="" type="checkbox"/>
Exhibit A – Recommended findings in support of approval	<input checked="" type="checkbox"/>
Exhibit B – Proposed amendments to MMC Section 19.402 and other related sections (strikeout / <u>underline</u> version)	<input checked="" type="checkbox"/>
Exhibit C – Proposed amendments to MMC Section 19.402 and other related sections (clean version)	<input checked="" type="checkbox"/>

Key:

E-Packet = meeting packet materials available one week before the meeting, posted online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-85>.

History of Milwaukie's Natural Resource Regulations

CONTEXT

Many of Milwaukie's riparian, wildlife, and wetland resources have been adversely affected by development over time. Natural resource regulations seek to minimize additional adverse impacts and to restore and improve resources, where possible, while balancing property rights and development needs of the city. The City's natural resource protections are established in Milwaukie Municipal Code (MMC) Section 19.402 (the NR code). Natural resources are distinguished as water quality resources (WQRs) and habitat conservation areas (HCAs); they are identified on an administrative natural resources map (NR map) and shown as an overlay on the City's zoning map.

Oregon has two statewide land use planning goals that relate to natural resources:

- Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces)
- Goal 6 (Air, Water, and Land Resources Quality)

To ensure that local jurisdictions establish regulations that are consistent with the state law and administrative rules, Metro incorporated the natural resource aspects of these goals into two parts of its Urban Growth Management Functional Plan:

- Metro Title 3 (Water Quality and Flood Management¹)
- Metro Title 13 (Nature in Neighborhoods)

WQRs are Goal 6 resources (Metro Title 3) and include wetlands, rivers, lakes, streams, springs, and other features with a watershed area of at least 50 acres, as well as a mapped vegetated corridor that buffers each protected water feature. HCAs are Goal 5 resources (Metro Title 13) and include wetlands, riparian areas, and fish and wildlife habitat. The two resource types do overlap one another and serve many of the same functions, though it is important to remember that the designations represent two different protective aims. Disturbance of WQRs raises concerns about potential impacts to water quality (e.g., water temperature, turbidity, sediment load); HCA disturbance presents direct impacts to habitat. There are qualitative aspects to habitat as well, of course, but when riparian habitat is replaced by structures or other development it is gone—water quality can still be addressed within a certain distance of a stream or wetland, though it is more challenging when natural features are replaced by constructed ones.

LOCAL REGULATORY HISTORY

- **1989**—The Natural Resource Overlay Zone (NR) was adopted ([Ordinance 1667](#)) as Section 3.21 in the code, renumbered in 1991 to 19.322. This was an implementation of Goal 6.
 - Included a map and list of NR sites recognizing riparian areas, wetland areas, and habitat areas.

¹ MMC Title 18 establishes the City's flood hazard management standards, which were most recently updated in 2021 to ensure continued consistency with the relevant requirements of the Federal Emergency Management Agency (FEMA).

- Applied to entire properties near water bodies and wetlands (e.g., Kellogg Lake, Kellogg Creek, Johnson Creek, Willamette River, Minthorn Springs, etc.) without more specific distinction of the resources themselves.
 - Required a land use application for regulated activities anywhere on a property with the NR designation, unless a more specific delineation was completed (minor quasi-judicial review process).
 - Provided development standards and requirements for site surveys. Allowed natural resource management plans for long-term developments. Allowed on-site density transfer and clustering, within maximum density standards of the underlying zone.
 - Allowed off-site transfer of density as well as variances from various standards (setbacks, building height, lot coverage, etc.) for density transfer or clustering. Modifications to NR designations were allowed as part of the application review process; otherwise, proposed changes had to go through the standard amendment procedure.
- **2002**—The Water Quality Resource (WQR) regulations were adopted ([Ordinance 1912](#)) to replace the NR overlay zone (Section 19.322).
- Reduced application requirements for projects that will not have an impact on water resources.
 - Allowed different activities with different levels of review:
 - Permitted Outright = activities with no adverse impact on protected water features such as resource enhancement, change of use, normal maintenance and review, and activities not located within the floodplain or vegetated area.
 - Staff Review (Type I or Type II) = activities that do not disturb the vegetated corridor, removal of invasive nonnative vegetation, removal of dangerous trees, placement of stormwater facilities designed in accordance with city standards, partitions, and modification of nonconforming structures.
 - Planning Commission Review (Type III) = activities that may impact protected water features such as new roads and accessways, new public facility construction, other new development, increases in the footprint of structures located in the vegetated corridor, subdivisions, and variance requests.
- **2011**—The Habitat Conservation Area (HCA) regulations were adopted ([Ordinance 2036](#)) to incorporate Metro's Title 13 regulations (Nature in Neighborhoods) and implement Goal 5. *[Note: Metro adopted Title 13 in 2005 and established a timeline for compliance by local jurisdictions. The City began implementing the Title 13 model code on an interim basis in June 2009 while developing more permanent regulations.]*
- Designated HCAs with mapping intended to show actual resource locations. City staff corrected the map in some areas where it was clear there was no natural resource (such as where the overlay covered parking areas or existing structures).


- Established a clear and objective track for review of proposed HCA disturbance (an alternative to discretionary review). This includes an outright allowance of some limited disturbance of HCA, with a prescribed ratio for mitigation plantings.
- Retained the requirement for discretionary review for most disturbances of WQR areas, beyond a few 150-sq-ft exemptions.


Attachment 2
Natural Resources (NR) Map

For more detail, turn on the various NR layers in the [Milwaukie zoning map online](#) and zoom in.


Legend

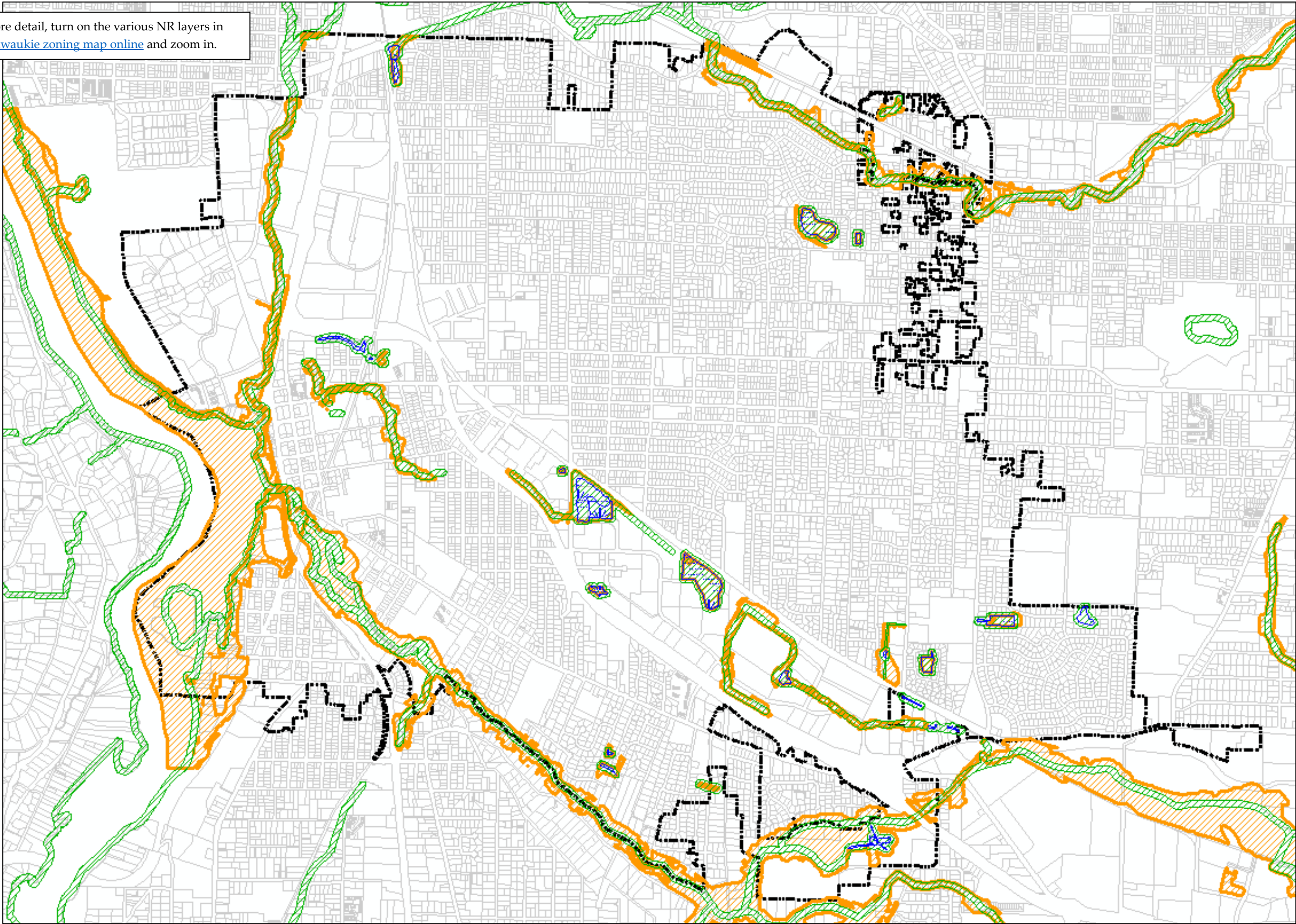
Water Quality Resource (WQR)

 Vegetated Corridors

 Wetlands

Habitat Conservation Area (HCA)







COUNCIL ORDINANCE No.

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING THE REGULATIONS OF MILWAUKIE MUNICIPAL CODE (MMC) SECTION 19.402 NATURAL RESOURCES TO IMPROVE THEIR EFFECTIVENESS, COMPLY WITH STATE REQUIREMENTS RELATED TO HOUSING, AND BETTER ALIGN WITH THE CITY'S TREE CODE (FILE #ZA-2025-001).

WHEREAS, many of Milwaukie's riparian, wildlife, and wetland resources have been adversely affected by development over time; and

WHEREAS, it is the City's policy to minimize additional adverse impacts and to restore and improve resources where possible while balancing property rights and development needs; and

WHEREAS, the State of Oregon has identified a severe shortage of housing and has prioritized the elimination or minimization of barriers to housing development, including where natural resources are involved; and

WHEREAS, in 2022 the City adopted regulations for private trees on residential properties, with some overlap with the natural resource regulations of MMC 19.402; and

WHEREAS, the proposed amendments will provide a clear and objective review path for limited disturbance of designated natural resources for housing development, better align the regulations of the tree code (MMC Chapter 16.32) with those of MMC 19.402, and generally improve the functionality of the existing natural resource regulations; and

WHEREAS, legal and public notices have been provided as required by law; and

WHEREAS, on April 22, 2025, the Planning Commission conducted a public hearing as required by MMC 19.1008.5 and adopted a motion in support of the proposed amendments; and

WHEREAS, the City Council finds that the proposed amendments are in the public interest of the City of Milwaukie;

Now, Therefore, the City of Milwaukie does ordain as follows:

Section 1. Findings. Findings of fact in support of the proposed amendments are adopted by the City Council and are attached as Exhibit A.

Section 2. Amendments. The Milwaukie Municipal Code is amended as described in Exhibit B (underline/strikeout version) and Exhibit C (clean version).

Section 3. Effective Date. The amendments shall become effective 30 days from the date of adoption.

Read the first time on _____, and moved to second reading by _____ vote of the City Council.

ATTACHMENT 3

Read the second time and adopted by the City Council on _____.

Signed by the Mayor on _____.

Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney

EXHIBIT A

Recommended Findings in Support of Approval File #ZA-2025-001 Amendments to MMC Section 19.402 (Natural Resource Regulations)

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, the City of Milwaukie, proposes to amend the natural resource regulations that are established in Section 19.402 of the Milwaukie Municipal Code (MMC). The land use application file number is ZA-2025-001.
2. The purpose of the proposed code amendments is to improve the effectiveness of the City's natural resource (NR) regulations. Since the last major update of the NR code in MMC 19.402, the City has adopted new protections for trees on residential properties (in MMC Chapter 16.32) and the State of Oregon has established requirements to facilitate the development of more housing. The methods for updating the accompanying NR map have also proven to be cumbersome, particularly for detailed verification of habitat conservation areas. The proposed amendments address these and other related issues.
3. The proposal is subject to the criteria and procedures outlined in the following sections of the Milwaukie Municipal Code (MMC):
 - MMC Section 19.902 Amendments to Maps and Ordinances
 - MMC Chapter 19.1008 Type V Review

The application has been processed and public notice provided in accordance with MMC Section 19.1008 Type V Review. An initial evidentiary hearing was held by the Planning Commission on April 22, 2025, and another public hearing was held by the City Council on May 20, 2025, as required by law.

4. MMC Section 19.902 Amendments to Maps and Ordinances

MMC 19.902 establishes the general process for amending the City's Comprehensive Plan and land use regulations within the Milwaukie Municipal Code. Specifically, MMC Subsection 19.902.5 establishes Type V review as the process for changing the text of land use regulations, with the following approval criteria:

- a. MMC Subsection 19.905.B.1 requires that the proposed amendment be consistent with other provisions of the Milwaukie Municipal Code.

The proposed amendments are consistent with other provisions of the Milwaukie Municipal Code, including MMC Chapter 16.32 Tree Code.

This standard is met.

- b. MMC Subsection 19.902.5.B.2 requires that the proposed amendment be consistent with the goals and policies of the Comprehensive Plan.

Of the various goals, objectives, and policies in the Comprehensive Plan, the chapter on Environmental Stewardship & Community Resiliency, with its section on natural resources

and environmental quality, is especially relevant to the proposed amendments. In addition, the chapter on Creating Complete Neighborhoods, with its section on housing, is addressed by one aspect of the proposed amendments.

The Natural Resources and Environmental Quality section includes the following goal statement, goals, and policies:

Protect, conserve, and enhance the quality, diversity, quantity and resiliency of Milwaukie's natural resources and ecosystems, and maintain the quality of its air, land, and water. Utilize a combination of development regulations, incentives, education and outreach programs, and partnerships with other public agencies and community stakeholders.

Goal 3.1 – Awareness and Education

Prioritize the protection of Milwaukie's natural resources and environmental quality through the use of best available science and management practices and increased community awareness and education.

Policy 3.1.4: Periodically update the City's inventory of wetlands, floodplains, fish and wildlife habitat and corridors, and other natural resources through both technology and in-field verification.

Goal 3.2 – Water Quality and Resources

Enhance the quality of Milwaukie's water resources and ensure they have adequate flows and quantity to support their long-term health.

Policy 3.2.1: Support programs and regulations to enhance and maintain the health and resilience of watersheds, riparian and upland zones, and floodplains.

Policy 3.2.4: Require a detailed analysis, including alternatives, of how development will avoid impacts to natural resources. If impacts cannot be avoided, include a detailed analysis of how development will minimize and mitigate impacts to the natural resources.

Policy 3.2.5: Regulate floodplains to protect and restore associated natural resources and functions, increase flood storage capacity, provide salmon habitat, minimize the adverse impacts of flood events, and promote climate change resiliency.

Policy 3.2.6: When considering development proposals, take into account changes in water flow, quantity and duration of flow associated with both development and climate change and evaluate the downstream impacts of development in upland areas.

Policy 3.2.7: Protect water quality of streams by using best available science to help control the amount, temperature, turbidity, duration, and quality of runoff that flows into them, in partnership with other regulatory agencies.

Policy 3.2.8: Improve stormwater detention and treatment standards through the use of best available science, technology, and management practices to meet water quality standards and achieve wildlife habitat protection and connectivity goals and standards.

Policy 3.2.9: Establish the City's preference for sustainable stormwater facilities that utilize natural systems and green technology through the use of incentives as well as future code changes.

Goal 3.3 – Flora and Fauna Habitat

Protect and conserve aquatic, aerial, arboreal, and terrestrial wildlife and plant habitat.

Policy 3.3.1: Protect habitat areas for native and non-invasive naturalized plants and wildlife that live and move through the city, especially climate-adapted species, pollinators, and indigenous species subject to Native American fishing rights. Focus these efforts on habitat that is part of or helps create an interconnected system of high-quality habitat and considers downstream impacts of activities within Milwaukie.

Policy 3.3.2: Consider impacts to habitat connectivity when reviewing development proposals.

Policy 3.3.4: Protect and enhance riparian vegetation that provides habitat and improves water quality along creeks and streams through the use of best available science and management practices to promote beneficial ecosystem services, such as managing water temperature and providing woody debris for habitat.

Policy 3.3.5: Require mitigation that restores ecological functions and addresses impacts to habitat connectivity as part of the development review process.

Policy 3.3.6: Encourage and incentivize voluntary restoration of natural resource areas, including removal of invasive species vegetation, on its stormwater management, and planting of native species or climate-adapted vegetation.

The City's natural resource (NR) regulations were established to protect community's riparian, wildlife, and wetland assets, many of which have been adversely impacted by development over time. The rules are intended to restore and improve resources where possible while balancing property rights and development needs.

The City maintains an administrative NR map that serves as an inventory of wetlands and habitat corridors, and the NR regulations include provisions for verifying and updating the NR map. The proposed amendments include adjustments to the methodology for detailed verification of habitat conservation areas (HCAs) intended to simplify and improve the process.

The NR rules are structured to discourage disturbance of designated natural resource areas, especially the water quality resource (WQR) areas identified as buffers alongside rivers,

creeks, streams and wetlands. Where development activity is proposed within WQR or HCA areas, the NR regulations require an analysis of impacts and prioritize avoidance of the resource, then minimization of impacts, and finally mitigation and mitigation with native plantings. Acknowledging the critical role that healthy riparian areas play in protecting and improving water quality, the list of exempt activities within WQR areas is particularly short, though it does include the restoration work and the removal of nuisance plants.

The WQR and HCA resources identified on the NR map overlap significantly with areas prone to flooding, so the regulations of MMC 19.402 and the flood hazard protections of MMC Title 18 work together to preserve flood storage capacity and enhance other important floodplain functions.

The Housing section includes the following goal statement, goals, and policies:

Provide safe, affordable, stable housing for Milwaukie residents of every socioeconomic status and physical ability within dwellings and neighborhoods that are entirely equitable, delightfully livable, and completely sustainable.

Goal 7.1 – Equity

Enable and encourage housing options that meet the needs of all residents, with a specific focus on uplifting historically disenfranchised communities and eliminating disparities for populations with special needs or lower incomes.

Policy 7.1.3: Promote zoning and code requirements that remove or prevent potential barriers to home ownership and rental opportunities for people of all ages and abilities, including historically marginalized or vulnerable populations such as people of color, aging populations, and people with low incomes.

Goal 7.3 – Sustainability

Promote environmentally and socially sustainable practices associated with housing development and construction.

Policy 7.3.1: Provide flexibility of footprint and placement of new housing to be consistent with city goals to preserve open spaces, achieve a 40% citywide tree canopy, and protect wetland, floodplains, and other natural resource or hazard areas.

Policy 7.3.2: Provide additional flexibility in site design and development standards in exchange for increased protection and preservation of trees and other natural resources.

For sites that are significantly constrained with HCA resources, the current NR regulations provide a clear and objective review path for housing and other uses. However, the proposed disturbance of WQR areas requires a complex discretionary review, regardless of purpose. The proposed amendments include a clear and objective path that would allow limited WQR disturbance for the creation of a dwelling unit.

As proposed, the amendments are consistent with and facilitate the actualization of many relevant goals and policies in the City's Comprehensive Plan.

This standard is met.

- c. MMC Subsection 19.902.5.B.3 requires that the proposed amendment be consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

The proposed amendments are consistent with the following applicable sections of Metro's Urban Growth Management Functional Plan:

Title 3 – Water Quality and Flood Management

MMC Section 19.402 (Natural Resources) incorporates Metro's Title 3 regulations to ensure that the City's regulations for water quality are consistent with Metro requirements. The proposed clear and objective review path for limited disturbance to WQR areas for new dwelling units is deliberately established as a narrow one. As proposed, the new clear and objective path would be available only in situations where the site is heavily constrained by the WQR designation (1,500 sq ft or less of non-WQR area), the WQR is not classified as "Good" (as opposed to "Marginal" or "Poor"), the disturbance area is at least 30 ft from the top of bank or edge of wetland, no native trees greater than 1.5-in diameter at breast height are removed, and the disturbance is limited to the difference between the WQR and non-WQR areas (up to 800 sq ft). As proposed, the City is endeavoring to comply with the state mandate to lower barriers to housing development as well as the intent of Metro Title 1 (Housing Capacity) while maintaining the integrity of the existing WQR protections.

Title 8 – Compliance Procedures

The City's current Comprehensive Plan and land use regulations comply with the Functional Plan. The proposed amendments will be deemed to comply with the Functional Plan if no appeal to the Land Use Board of Appeals is made within the 21-day period set forth in ORS 197.830(9). As required by Metro Code Section 3.07.820.A, the City has provided notice of the proposed amendments to Metro's Chief Operating Officer more than 35 days in advance of the City Council hearing on the proposed amendments.

In processing the proposed amendments, the City has followed its own requirements and procedures for community involvement. The proposed amendments have been discussed at public work sessions of the Planning Commission and City Council. The City has conducted public hearings on the proposed amendments before the Planning Commission and City Council and has published public notice prior to each hearing.

Title 13 – Nature in Neighborhoods

MMC 19.402 incorporates Metro's Title 13 regulations to ensure that the City's regulations for habitat conservation are consistent with Metro requirements. The proposed amendments include a revision to the methodology for detailed verification of HCA boundaries that was provided by Metro in the original model ordinance. The existing methodology references mapping resources related to vegetative cover, habitat classification, and urban development

value that Metro does not maintain and that are not provided at a scale that is useful for site-by-site determinations. A revised methodology is proposed that focuses on the essential and accessible components of the original methodology and is more useful for local implementation. Aside from adjustments to better align the NR regulations related to tree removal with those of the City's tree code (MMC Chapter 16.32), no significant adjustments to the existing HCA protections are proposed.

This standard is met.

- d. MMC Subsection 19.902.5.B.4 requires that the proposed amendment be consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

Goal 1 – Citizen Involvement

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The City has an adopted and acknowledged amendment process and has followed that process in making these amendments. Public hearings on the proposed amendments have been held and public notice was published prior to each hearing. In addition, all owners of property with designated natural resources were sent notice of the public hearings. The Planning Commission members are appointed by an elected City Council, following an open and public selection process.

Goal 2 – Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The proposed amendments will not change the City's land use planning process. The City will continue to have a comprehensive land use plan and implementing regulations that are consistent with the plan. The proposed amendments will update MMC Section 19.402 and related parts of the municipal code to improve functionality and effectiveness, which strengthens the City's existing policies that implement Goal 2.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

The proposed amendments will continue to ensure that development activity on properties that include designated natural resources will not negatively impact riparian and wetland habitat. The existing regulation of natural resources will not be diminished and will be better integrated with the residential tree protections established by the City in 2022.

Goal 6 – Air, Water, and Land Resources Quality

To maintain and improve the quality of the air, water, and land resources of the state.

The proposed amendments will continue to ensure that development activity on properties that include designated natural resources will not negatively impact water quality. The

establishment of a narrow path for clear and objective review of disturbance in designated water quality resource areas will maintain sufficient protection of those resources while responding to the housing priority identified by the state.

Goal 10 – Housing

To provide for the housing needs of citizens of the state.

The proposed amendments respond to the state-level policy to remove or reduce barriers to housing development by establishing a clear and objective review path for limited disturbance of designated water quality resource areas that involves the creation of a new dwelling unit.

This standard is met.

- e. MMC Subsection 19.902.5.B.5 requires that the proposed amendment be consistent with relevant federal regulations.

The proposed amendments to the City's existing regulations for natural resources do not introduce inconsistencies with respect to relevant federal regulations.

This standard is met.

The City Council finds that the proposed amendments to MMC Section 19.402 (Natural Resources) and related code sections are consistent with the applicable approval criteria for zoning text amendments as established in MMC 19.902.5.B.

5. MMC Section 19.1008 Type V Review

MMC 19.1008 establishes the procedures and requirements for Type V review, which is the process for legislative actions. The City Council, Planning Commission, Planning Manager, or any individual may initiate a Type V application.

The proposed amendments were initiated by the Planning Manager on March 17, 2025.

- a. MMC Subsection 19.1008.3 establishes the public notice requirements for Type V review.

(1) MMC Subsection 19.1008.3.A General Public Notice

MMC 19.1008.3.A establishes the requirements for public notice, including a requirement to post public notice of a public hearing on a Type V application at least 30 days prior to the first evidentiary hearing. The notice must be posted on the City website and at City facilities that are open to the public.

A notice of the Planning Commission's April 22, 2025, hearing was posted as required on March 18, 2025. A notice of the City Council's May 20, 2025, hearing was posted on April 18, 2025.

(2) MMC Subsection 19.1008.3.B DLCD Notice

MMC 19.1008.3.B requires notice of a Type V application be sent to the Department of Land Conservation and Development (DLCD) as per the

standards of MMC Subsection 19.1001.6.C.4.a, which required notice to be sent to DLCD at least 35 days prior to the first evidentiary hearing.

Notice of the proposed amendments was sent to DLCD on March 18, 2025, in advance of the first evidentiary hearing on April 22, 2025.

(3) MMC Subsection 19.1008.3.C Metro Notice

MMC 19.1008.3.C requires notice of a Type V application be sent to Metro at least 35 days prior to the first evidentiary hearing.

Notice of the proposed amendments was sent to Metro on March 18, 2025, in advance of the first evidentiary hearing on April 22, 2025.

(4) MMC Subsection 19.1008.3.D Property Owner Notice (Measure 56)

MMC 19.1008.3.D requires notice to property owners if, in the Planning Manager's opinion, the proposed amendments would affect the permissible uses of land for those property owners.

The proposed amendments would result in some changes for properties with designated natural resources, primarily to improve the effectiveness of existing regulations. A notice to this effect was mailed to the owners of all affected properties on April 2, 2025.

b. MMC Subsection 19.1008.4 Type V Decision Authority

MMC 19.1008.4 establishes that the City Council is the review authority for Type V applications and may approve, approve with conditions, amend, deny, or take no action on a Type V application after a public hearing.

The City Council held a public hearing to consider this application on May 20, 2025, and approved the proposed amendments as presented.

c. MMC Subsection 19.1008.5 Type V Recommendation and Decision

MMC 19.1008.5 establishes the procedures for review and a decision on Type V applications. The process includes an initial evidentiary hearing by the Planning Commission and a recommendation to the City Council, followed by a public hearing and decision by the City Council.

The Planning Commission held an initial evidentiary hearing on April 22, 2025, and passed a motion recommending that the City Council approve the proposed amendments. The City Council held a duly advertised public hearing on May 20, 2025, and approved the proposed amendments as presented.

EXHIBIT B

TITLE 19 ZONING

CHAPTER 19.200 DEFINITIONS AND MEASUREMENTS

19.201 Definitions

"Major pruning" means the trimming or removal of more than 20% or more of the live crown-a tree's canopy, or removal of or injury or cutting of over 15% of the roots system, within a radial distance from the tree of six times the tree's diameter at breast height (DBH) or over 25% of the root protection zone (see Figure 16.32.042.G.1.b) during any 12-month period.

CHAPTER 19.400 OVERLAY ZONES AND SPECIAL AREAS

19.402 Natural Resources NR

19.402.1 Intent

Section 19.402 is to be interpreted consistently with the following:

- A. Section 19.402 provides protection for water quality resources under Statewide Land Use Planning Goal 6 and Sections 1-4 of Title 3 of the Metro Urban Growth Management Functional Plan (UGMFP). Section 19.402 also provides protection for designated natural resources that have been identified for the purposes of implementing Statewide Planning Goal 5 relating to significant natural riparian, wildlife, and wetland resources and Title 13 of the UGMFP.
- B. Many of Milwaukie's riparian, wildlife, and wetland resources have been adversely affected by development over time. These regulations seek to minimize additional adverse impacts and to restore and improve resources, where possible, while balancing property rights and development needs of the city.
- C. It is also the intent of Section 19.402 to:
 - 1. Designate water quality resources (WQRs) to protect the functions and values of riparian and wetland resources at the time of development.
 - 2. Protect and improve the functions and values that contribute to water quality and to fish and wildlife habitat in urban streamside areas. These functions and values include, but are not limited to:
 - a. Vegetated corridors to separate protected water features from development.
 - b. Microclimate and shade.
 - c. Streamflow moderation and water storage.
 - d. Water filtration, infiltration, and natural purification.
 - e. Bank stabilization and sediment and pollution control.
 - f. Large wood recruitment and retention and natural channel dynamics.
 - g. Organic material resources.
 - 3. Designate habitat conservation areas (HCAs) to implement the performance standards of Title 13 of the UGMFP for riparian areas and fish and wildlife habitat, and to protect significant local Goal 5 resources such as wetlands.
 - 4. Provide nondiscretionary (clear and objective) standards, as well as a discretionary review process, applicable to development in HCAs, in accordance with Goal 5.

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5. Allow and encourage habitat-friendly development while minimizing the impact on water quality and fish and wildlife habitat functions.
 6. Permit residential cluster development to encourage creative and flexible site design that is sensitive to the land's natural features and adapts to the natural topography.
 7. Provide mitigation standards for the replacement of ecological functions and values lost through development in WQRs and HCAs. This includes restoration of designated natural resources that are temporarily disturbed during development, as well as mitigation for permanent disturbance of those areas as a result of development.
 8. Preserve existing native vegetation against removal and replacement with lawns, gardens, or other nonnative plantings.
- D. Section 19.402 allows development in situations where adverse impacts from the development can be avoided or mitigated and where the strict application of these rules would deny reasonable economic use of property.
- E. It is not the intent of Section 19.402 to:
1. Impose any obligation on property owners to restore existing developed sites to predevelopment or natural conditions when no new activity is proposed.
 2. Impose any unreasonable hardship against the continued maintenance of existing legal site conditions.
 3. Apply to activities that do not affect WQRs or HCAs.
 4. Prohibit normal lawn and yard landscape planting and maintenance that does not involve removal and replacement of existing native vegetation. Normal lawn and yard planting and maintenance does not include the planting of invasive nonnative or noxious vegetation, including, but not limited to, plants listed as nuisance species on the ~~Oregon Noxious Weed List~~ or ~~Milwaukie Invasive Tree Plant List~~ established in Subsection 19.402.2.G.

19.402.2 Coordination with Other Regulations

- A. Implementation of Section 19.402 is in addition to, and ~~shall~~will be coordinated with, Title 19 Zoning, Title 18 Flood Hazard Regulations, ~~and~~ Chapter 16.28 Erosion Control, and Chapter 16.32 Tree Code.
- B. For properties along the Willamette River, Section 19.402 ~~shall~~does not prohibit the maintenance of view windows, as allowed by Section 19.401 Willamette Greenway Zone WG.
- C. Except as provided for in Subsection 19.402.2.B, when applicable provisions of Sections 19.402 and 19.401 or Chapter 16.32 are in conflict, the more restrictive provision ~~shall~~will be controlling.
- D. Nonconforming development that was legally existing for WQRs as of January 16, 2003, the effective date of Ordinance #1912, or that was legally existing for HCAs as of September 15, 2011, the effective date of Ordinance #2036, and that is nonconforming solely because of Section 19.402, ~~shall is~~ not be subject to the provisions of Chapter 19.800 Nonconforming Uses and Development. However, development that is nonconforming for other reasons ~~shall~~will be subject to the provisions of Chapter 19.800.
- E. The requirements of Section 19.402 apply in addition to all applicable local, regional, ~~S~~state, and federal regulations, including those for wetlands, trees, and flood management areas. Where Section 19.402 imposes restrictions that are more stringent than regional, ~~S~~state, and federal regulations, the requirements of Section 19.402 ~~shall~~will govern.
- F. Development in or near wetlands and streams may require permits from the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (Corps). If a federal permit is required, a

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water quality certification from the Oregon Department of Environmental Quality (DEQ) may also be required. The Planning ~~Director~~ Manager ~~shall~~ will notify DSL and the Corps when an application for development within streams and wetlands is submitted. Because these agencies may have more restrictive regulations than the City, applicants are encouraged to contact them before preparing development plans.

- G. A document or other list used to identify native, nuisance, and prohibited plants ~~shall~~ will be maintained by the Planning Manager and ~~shall~~ will be referred to as the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~.
- H. A document or other list used to identify chemicals that have been demonstrated to be detrimental to water quality and habitat health ~~shall~~ will be maintained by the Planning Manager and ~~shall~~ will be referred to as the "Milwaukie Prohibited Chemicals List."

19.402.3 Applicability

- A. The regulations in Section 19.402 apply to all properties that contain, or are within 100 ft of a WQR and/or HCA (including any locally significant Goal 5 wetlands or habitat areas identified by the City of Milwaukie) as shown on the Milwaukie Natural Resources Administrative Map (hereafter "NR ~~Administrative Map~~").
- B. For properties that do not contain, but are within 100 ft of, a WQR and/or HCA, as shown on the NR ~~Administrative Map~~, and where an activity not listed as exempt in Subsection 19.402.4.A will disturb more than 150 sq ft, a construction management plan is required in accordance with Subsection 19.402.9 (see also Table 19.402.3).
- C. The NR ~~Administrative Map~~, which shows WQRs and HCAs, is adopted by reference. The NR ~~Administrative Map~~ ~~shall~~ will be used to determine the applicability of Section 19.402 and ~~shall~~ will be administered in accordance with Subsection 19.402.15.
- D. Designated natural resources are shown on the NR ~~Administrative Map~~ as follows:
 - 1. Water quality resources (WQRs) include protected water features and their associated vegetated corridors, as specified in Table 19.402.15. The vegetated corridor is a buffer around each protected water feature, established to prevent damage to the water feature. The width of the vegetated corridor varies depending on the type of protected water feature, upstream drainage area served, and slope adjacent to the protected water feature. The NR ~~Administrative Map~~ is a general indicator of the location of vegetated Corridors; the specific location of vegetated corridors ~~shall~~ must be determined in the field in accordance with Table 19.402.15.
 - 2. Habitat conservation areas (HCAs) include significant Goal 5 wetlands, riparian areas, and fish and wildlife habitat. HCAs are designated based on a combination of inventory of vegetative cover and analysis of habitat value and urban development value. HCA locations on the NR ~~Administrative Map~~ are assumed to be correct unless demonstrated otherwise; verifications and corrections ~~shall~~ will be processed in accordance with the procedures established in Subsection 19.402.15.
- E. To determine whether a proposed activity on a given property will trigger any requirements of Section 19.402, the City ~~shall~~ will use the latest available aerial photographs; a copy of the applicable section of the NR ~~Administrative Map~~; and, in the case of WQRs, the parameters established in Table 19.402.15. If a property owner or applicant believes that the NR ~~Administrative Map~~ is inaccurate, they may propose corrections according to the standards established in Subsection 19.402.15.
- F. In the context of designated natural resources, "disturbance" is a condition or result of an act that "disturbs" as defined in Section 19.201. Disturbance can be either temporary or permanent as noted below.

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1. Temporary disturbances are those that occur during an allowed or approved ~~D~~development or activity but will not persist beyond completion of the project. Temporary disturbances include, but are not limited to, accessways for construction equipment; material staging and stockpile areas; and excavation areas for building foundations, utilities, stormwater facilities, etc.
 2. Permanent disturbances are those that remain in place after an allowed or approved ~~D~~development or activity is completed. Permanent disturbances include, but are not limited to, buildings, driveways, walkways, and other permanent structures.
- G. If more than 150 sq ft of area will be disturbed in conjunction with a proposed activity listed as exempt in Subsection 19.402.4.B, a construction management plan ~~shall~~must be submitted according to the provisions of Subsection 19.402.9. This requirement applies even when the proposed activity will not occur within a designated natural resource but is within at least 100 ft of the resource, in accordance with Table 19.402.3.
- H. Proposed activities that are listed as exempt or occur more than 100 ft from a WQR or HCA, as shown on the NR ~~Administrative~~ Map or determined in accordance with Table 19.402.15, do not require review under the provisions of Section 19.402.
- I. Those portions of streams, creeks, and other protected water features that appear on the NR ~~Administrative~~ Map but are enclosed in pipes, culverts, or similar structures are not subject to the provisions of Section 19.402, except where a proposed activity will expose or directly disturb the protected water feature, such as with excavation. For WQRs, the underground portion of the protected water feature is not considered a protected water feature for purposes of determining the WQR location as outlined in MMC Table 19.402.15. For HCAs, the boundary verification options provided in MMC 19.402.15 may be used as necessary to determine whether the aboveground characteristics of the underground portion of the protected water feature affects the representation of HCA on the NR ~~Administrative~~ Map.
- J. The requirements of Section 19.402 apply, as shown in Table 19.402.3, both to properties that include a WQR and/or HCA, and to properties that do not include a WQR or HCA but where an activity is proposed within 100 ft of a WQR or HCA.

Table 19.402.3 Applicability of Requirements of Section 19.402		
Situations/activities that may trigger Section 19.402	Prepare Construction Management Plan per Subsection 19.402.9?	Comply with Remainder of Section 19.402?
Activities listed as exempt per:	No	No
• Subsection 19.402.4.A (outright exemptions for both WQRs and HCAs)		
• Subsection 19.402.4.B (limited exemptions for HCAs only)	No (unless > 150 sq ft of disturbance is proposed)	No
Nonexempt activities:	No (unless activity is within 100' of WQR or HCA and > 150 sq ft of disturbance is proposed)	No
• Outside of WQR and HCA		
• Within WQR or HCA	Yes	Yes

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- K. Activities that are not exempt per Subsection 19.402.4, or prohibited per Subsection 19.402.5, are subject to the Type I, II, or III review process as outlined in Table 19.402.3.K.

Table 19.402.3.K Types of Process Review for Various Activities			
Activity (and applicable code sections)	Type of Review Process		
	Type I (19.1004)	Type II (19.1005)	Type III (19.1006)
Agency-approved natural resource management plans (Subsections 19.402.10.A and C)	✓		
Independent natural resource management plans (Subsections 19.402.10.B and C)		✓	
Limited tree removal (Subsection 19.402.6.B)	✓		
Tree removal that is not exempt or allowable with Type I review (Subsection 19.402.8.A.8)			✓
Activities within HCA that meet nondiscretionary standards (Subsection 19.402.11.D)	✓		
Maintenance of existing utility facilities (Subsection 19.402.6.E)	✓		
Utility connections (Subsection 19.402.6.F)	✓		
Nonemergency abatement of nuisances or violations (Subsection 19.402.6.G)	✓		
<u>Limited WQR disturbance for new dwelling units</u> (Subsection 19.402.6.B)	<u>✓</u>		
Special use activities (Subsections 19.402.7.A and 19.402.11.E)		✓	
<u>Other</u> L limited disturbance to WQRs (Subsection 19.402.7.D)		✓	
<u>Development activities that are not exempt or allowable with Type I or II review</u> (Subsections 19.402.8 and 19.402.12)			<u>✓</u>
Property line adjustments that balance the HCA distribution (Subsection 19.402.13.E.1 or 2)	✓		
Property line adjustments that otherwise limit HCA disparity (Subsection 19.402.13.E.3)		✓	
Low-impact partitions or re-plats (put designated natural resources in separate tract) (Subsection 19.402.13.GF)	<u>✓</u>	<u>✓</u>	

Table 19.402.3.K Types of Process Review for Various Activities			
Activity (and applicable code sections)	Type of Review Process		
	Type I (19.1004)	Type II (19.1005)	Type III (19.1006)
Other partitions, replats , or subdivisions (development activities that are not exempt or allowable with Type I or II review) (Subsections 19.402.8, 19.402.12, and 19.402.13.F, G or H or I)		✓	✓
Boundary verifications with minor corrections (Subsection 19.402.15.A.1)	✓		
Boundary verifications with substantial corrections (Subsection 19.402.15.A.2)		✓	

- L. Where WQRs and HCAs overlap, the WQR overlap area is not included in any calculations of the HCA area for purposes of determining whether HCA-only exemptions are allowed or for calculating allowable HCA disturbances.

19.402.4 Exempt Activities

A. Outright Exemptions

The following activities in WQRs or HCAs are exempt from the provisions of Section 19.402:

1. Action taken on a building permit for any portion of a phased development project for which the applicant has previously met the applicable requirements of Section 19.402, including the provision of a construction management plan per Subsection 19.402.9. This exemption applies so long as the building site for new construction was identified on the original application, no new portion of the WQR and/or HCA will be disturbed, and no related land use approvals have expired per Subsection 19.1001.7. This exemption also extends to projects initiated prior to September 15, 2011, the effective date of Ordinance #2036, which have already been approved through Water Quality Resource Review.
2. Stream, wetland, riparian, and upland enhancement or restoration projects and ~~D~~development in compliance with a natural resource management plan or mitigation plan ~~A~~approved by the City or by a ~~S~~state or federal agency.
3. Emergency procedures or activities undertaken (excluding non-exempt tree removal as allowed in Subsection 19.402.4.A.6) that are necessary to remove or abate hazards to person or property, provided that the time frame for such remedial or preventative action is too short to allow for compliance with the requirements of Section 19.402. After the emergency, the person or agency undertaking the action ~~shall~~must repair any impacts to the designated natural resource resulting from the emergency action; e.g., remove any temporary flood protection such as sandbags, restore hydrologic connections, or replant disturbed areas with native vegetation.
4. The planting or propagation of plants categorized as native species on the Milwaukie ~~Native~~ Plant List.
5. Removal of plants categorized as nuisance species on the Milwaukie ~~Native~~ Plant List. After removal, all open soil areas ~~shall~~must be replanted and/or protected from erosion.
6. Removal of trees under any of the following circumstances:

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- a. The tree is a "downed tree" as defined in Section 19.201, the tree has been downed by natural causes, and no more than 150 sq ft of earth disturbance will occur in the process of removing the tree.
- ~~b. The tree is categorized as a nuisance species on the Oregon Noxious Weed List or Milwaukie Invasive Tree List, no more than 3 such trees will be removed from one property during any 12-month period, the requirements in Chapter 16.32 are met, and no more than 150 sq ft of earth disturbance will occur in the process of removing the tree(s).~~
- ~~c. The tree presents an emergency situation with immediate danger to persons or property, as described in Subsection 19.402.4.A.3. Emergency situations may include, but are not limited to, situations in which a tree or portion of a tree has been compromised and has damaged, or is damaging, structures or utilities on private or public property, or where a tree or portion of a tree is prohibiting safe passage in the public right-of-way. Examples are trees that have fallen into or against a house or other occupied Building, or trees downed across power lines or roadways. This exemption is limited to removal of the tree or portion of the tree as necessary to eliminate the hazard. Any damage or impacts to the designated natural resource shall be repaired after the emergency has been resolved. The requirements in Chapter 16.32 must also be met.~~
- b. The tree is less than 6-in diameter at breast height (DBH), is not a species on the Milwaukie Rare or Threatened Tree List, and was not planted to meet any requirements in Sections 16.32.042 or 16.32.044.
- ~~cd. Removal of the tree is in accordance with the requirements in Chapter 16.32 and an approved natural resource management plan per Subsection 19.402.10 and any applicable requirements in Chapter 16.32.~~
- ~~de. Major pruning of trees within 10 ft of existing structures in accordance with the requirements in Chapter 16.32~~Best Management Practices of the International Society of Arboriculture (ISA).
- e. Removal of a public tree (as defined in Subsection 16.32.010; i.e., a tree on land owned or maintained by the City) that meets at least one of the criteria for exempt removal as outlined in this subsection or one of the criteria for limited tree removal as provided in Subsection 19.402.6.A.
- 7. Landscaping and maintenance of existing landscaping and gardens. This exemption extends to the installation of new irrigation and drainage facilities and/or erosion control features, as well as to landscaping activities that do not involve the removal of native plants or plants required as mitigation, the planting of any vegetation identified as a nuisance species on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~, or anything that produces an increase in impervious area or other changes that could result in increased direct stormwater discharges to the WQR.
- 8. Additional disturbance for outdoor uses, such as gardens and play areas, where the new disturbance area does not exceed 150 sq ft; does not involve the removal of any trees ~~of larger than 6-in diameter at breast height (DBH)~~ or otherwise regulated by Chapter 16.32; and is located at least 30 ft from the top of bank of a stream or drainage and at least ~~50-30~~ ft from the edge of a wetland.
- 9. Routine repair and maintenance, alteration, demolition, and/or change of use of existing legal structures, provided that the following criteria are met:
 - a. There is no change in the location, or increase in the footprint, of any building, impervious surface, or outdoor storage area within a WQR or HCA.

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- b. No other site changes are proposed that could result in increased direct stormwater discharges to a WQR. If the project will result in increased direct stormwater discharges, the proposal is subject to the Type II review process and the standards for discretionary review established in Subsection 19.402.12.
- 10. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities, accesses, streets, driveways, trails, walkways, and parking improvements (including asphalt overlays); provided that there is no new disturbance of the WQR or HCA, no increase in impervious area, no reduction in landscaped areas or tree cover, and no other change that could result in increased direct stormwater discharges to the WQR.
- 11. Routine repair and maintenance of public and private stormwater facilities in accordance with a stormwater management plan approved by the City.
- 12. Existing agricultural practices or uses, excluding buildings and structures, provided that such activities or uses do not result in increased direct stormwater discharges to WQRs.
- 13. Removal of debris, as defined in Section 19.201.
- 14. Change of ownership.
- 15. Lot consolidations, as defined in Section 17.08.45010.
- 16. Activities and improvements in existing public rights-of-way.
- 17. Establishment and maintenance of trails in accordance with the following standards:
 - a. Trails ~~shall~~must be confined to a single ownership or within a public trail easement.
 - b. Trails ~~shall~~must be no wider than 30 in. Where trails include stairs, stair width ~~shall~~must not exceed 50 in and trail grade ~~shall~~must not exceed 20%, except for the portion of the trail containing stairs.
 - c. Trails ~~shall~~must be unpaved and constructed with nonhazardous, pervious materials.
 - d. Trails ~~shall~~must be located at least 15 ft from the top of bank of all water bodies.
 - e. Plants adjacent to trails may be trimmed, but trimming clearances ~~shall~~must not exceed a height of 8 ft and a width of 6 ft.
 - f. Native trees of larger than 6-in ~~diameter~~DBH, other trees regulated by Chapter 16.32, and native shrubs or conifers larger than 5 ft tall, ~~shall~~must not be removed.
- 18. Installation and maintenance of erosion control measures that have been reviewed and approved by the City.

B. Limited Exemptions Within HCAs

The following activities within HCAs are exempt from the provisions of Section 19.402, except that a construction management plan is required, according to the provisions of Subsection 19.402.9, where the activity disturbs a total of more than 150 sq ft:

- 1. The alteration and/or total replacement of existing structures, provided that both of the following standards are met:
 - a. The alteration and/or replacement ~~shall~~does not intrude more than 500 sq ft into the HCA, beyond the area defined as the building footprint as of September 15, 2011, the effective date of Ordinance #2036.
 - b. The alteration and/or replacement ~~shall~~does not result in increased direct stormwater discharges to a WQR.
- 2. Minor encroachments, not to exceed 500 sq ft for residential zones or 150 sq ft in nonresidential

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zones, for new features such as accessory buildings, patios, walkways, or retaining walls.

3. Temporary and minor clearing, excavation, or other disturbances, not to exceed 150 sq ft, for the purpose of: site investigations or preparation of soil profiles; installation of underground utility facilities or other infrastructure; routine repair and maintenance and/or alteration of existing utility facilities, access, streets, driveways, and parking improvements; or similar activities, provided that such disturbed areas are restored to their original condition when the activity is complete.
4. Low-impact outdoor recreation facilities for public use—including, but not limited to, multiuse paths, accessways, trails, picnic areas, or interpretive and educational displays and overlooks that include benches and outdoor furniture—provided that such facilities contain no more than 500 sq ft of new impervious surface. Any trails ~~shall~~must have a maximum width of 5 ft and ~~shall~~must be constructed using nonhazardous, pervious materials.
5. Facilities that infiltrate stormwater on the site, including the associated piping, so long as the forest canopy and the areas within the driplines of the trees are not disturbed. Such facilities may include, but are not limited to, vegetated swales, rain gardens, vegetated filter strips, and vegetated infiltration basins. Native or nonnative vegetation may be planted in these facilities, provided that none of the plantings are identified as a nuisance species on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~.

19.402.5 Prohibited Activities

Title 19 Zoning is comprised of regulations that deal with the use of land; it does not extend into the broader realm of laws that regulate personal activities unrelated to land use and development. Given such limitations, the following activities are prohibited within WQRs and HCAs:

- A. New structures, development, or landscaping activity other than those allowed by Section 19.402.
- B. Uncontained areas of hazardous materials, as defined by DEQ.
- C. Planting any vegetation listed as a nuisance species on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~.
- D. Outside storage of materials; unless such storage began before September 15, 2011, the effective date of Ordinance #2036; or unless such storage is approved according to the applicable provisions of Section 19.402.
- E. Application of pesticides or herbicides with any of the active ingredients listed on the Milwaukie Prohibited Chemicals List.

19.402.6 Activities Requiring Type I Review

Within either WQRs or HCAs, the following activities and items are subject to Type I review per Section 19.1004:

- A. Limited Tree Removal
 1. For trees not exempted by Subsections 19.402.4.A.6 (general exemptions) or 19.402.6.A.2 (development scenarios), the Planning Manager may approve an application for limited tree removal or major pruning within WQRs and HCAs when the applicable requirements in Chapter 16.32 are met, except where exempted by Subsection 19.402.6.A.2, under any of the following circumstances:
 - a. The tree removal is necessary to eliminate a hazardous, nonemergency situation, as determined by the Planning Manager. The tree poses an immediate emergency, as determined by the Urban Forester, Planning Manager, or designee; or a hazardous but nonemergency situation, with an unreasonable risk to the occupants of the property, the

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adjacent property, or the general public, as determined by an ISA Certified Arborist that is Tree Risk Assessment Qualified (TRAQ) in accordance with current ISA Tree Risk Assessment Best Management Practices.

Immediate emergencies may include, but are not limited to, situations in which a tree or portion of a tree has been compromised and has damaged or is damaging structures or utilities on private or public property, or where a tree or portion of a tree is prohibiting safe passage in the public right-of-way. Examples include but are not limited to trees that have fallen into or against a house or other occupied building, or trees downed across power lines or roadways. Emergency situations do not offer time for the normal review process and will be evaluated retroactively once the emergency has been resolved.

A situation may be deemed hazardous if a tree, or portion of a tree, has undergone a recent change in health or condition in a manner that may pose a danger to people, to structures on private property, to public or private utilities, or to travel on private property or in the public right-of-way. Examples of imminent hazards may include, but are not limited to, trees that are broken, split, cracked, uprooted, or otherwise in danger of collapse.

Approval ~~shall~~ will be limited to removal of the tree, or portion of the tree, as necessary to eliminate the emergency or hazard. Any damage or impacts to the designated natural resource must be repaired after the emergency or hazard has been resolved. Any applicable requirements of Chapter 16.32 must also be met.

- b. The tree is dead, diseased, or dying and cannot be saved, as determined and documented in a report by an ISA eCertified aArborist in accordance with ISA standards. This includes situations where a tree has sustained physical damage that will cause it to die or enter an advanced state of decline.
- c. ~~The proposal would remove more than 3 trees during any 12-month period that are tree is~~ categorized as a nuisance species on the Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List.
- d. The tree is a downed tree, but more than 150 sq ft of earth disturbance is necessary to remove it.
- e. ~~The tree is a nuisance species, but more than 150 sq ft of earth disturbance is necessary to remove it.~~
- e. The tree is part of a stormwater management system and has grown too large to remain an effective part of the system.
- f. The tree location conflicts with areas of public street widening, construction, or extension as shown in the Transportation System Plan and there is no practicable alternative to removing the tree.
- g. Tree removal is required for the purposes of utility or infrastructure repair and there is no practicable alternative to removing the tree.
- h. The tree is recommended for removal by a designated fire marshal for Clackamas County because it presents a significant fire risk to habitable structures or limits emergency access for rescue workers, and the risk or access issue cannot be abated through pruning or other means that would result in tree retention.
- if. ~~The tree is not categorized as either a nuisance or native species on the Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List, is less than 12-in DBH, and is not located in a WQR categorized as Class A ("Good"), according to Table 19.402.11.C, provided that no more than three (3) such trees will be removed during any 12-month period, and complies with the applicable requirements in Chapter 16.32. In residential zones, for the proposed~~

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removal of more than one such tree (i.e., non-nuisance, non-native, not in a "Good" WQR area) during any 12-month period, the Type B tree permit process outlined in Subsection 16.32.044.E is applicable in addition to the provisions of Subsection 19.402.6.A.

- ~~ig.~~ For major pruning, as defined in Section 19.201, a certified arborist has determined, and documented in a report, that the tree will survive the proposed pruning.
- 2. The provisions of Subsection 19.402.6.A.1 do not apply to tree removal proposed in association with development or other activities regulated by Section 19.402, for which other approval criteria and mitigation standards may apply.
- 3. The Planning Manager ~~shall~~will require the application to comply with all of the following standards:
 - a. A construction management plan ~~shall~~must be prepared in accordance with Subsection 19.402.9. When earth disturbance is necessary for the Approved removal or pruning, all open soil areas that result from the disturbance ~~shall~~must be replanted and/or protected from erosion.
 - b. All pruning and/or tree removal ~~shall~~must be done in accordance with the standards of the International Society of Arboriculture (ISA) and must ~~complies~~ with the applicable requirements in Chapter 16.32.
 - c. Any tree that is removed in accordance with Subsection 19.402.6.A ~~shall~~must be replaced with a new tree, of at least ~~1/2~~1.5-in caliper or at least ~~65~~5-ft overall height after planting. An exception to this requirement may be granted if the applicant demonstrates that a replacement tree has already been planted; in anticipation of tree removal; or if ~~the existing site conditions dense canopy coverage otherwise precludes tree replacement (due to existing dense canopy coverage or other ecological reasons).~~ Any other proposed exception to this replanting requirement is subject to the mitigation fees established in conjunction with Section 16.32.044.
 - d. The replacement tree(s) ~~shall~~must be located in the general vicinity of the removed tree(s), somewhere within the designated natural resource (WQR or HCA). The replacement tree(s) does not have to be a native species; but, in accordance with Subsection 19.402.5.C, the replacement tree(s) ~~shall~~must not be categorized as a nuisance species on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~. The property owner ~~shall~~must ensure that the replacement tree(s) survives at least two (2) years beyond the date of its planting.

B. Limited WQR Disturbance for New Dwelling Units

- 1. Within WQRs, nonexempt residential development that is not listed in Subsections 19.402.7 or 19.402.8 and that is in compliance with the following nondiscretionary standards is allowable subject to Type I review:
 - a. The disturbance (temporary or permanent) is directly related to the construction of a new dwelling unit (primary or accessory); and
 - b. The area of the site that is not categorized as WQR and that is outside the minimum required yard setbacks for the underlying zone is 1,500 sq ft or less. In such cases, the disturbance area within the WQR is limited by the following formula: subtract the area of the site that is not categorized as WQR from the area of the site that is categorized as WQR; if that number is positive, that amount of WQR on the site can be disturbed, up to a maximum of 800 sq ft (see Figure 19.402.6.B.1.b); and
 - c. The WQR being disturbed is not categorized as Class A ("Good") according to Table 19.402.11.C; and

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- d. The disturbance area is at least 30 ft from the top of bank of a stream or drainage or 30 ft from the edge of a wetland; and
 - e. The disturbance does not include the removal of any trees 6-in DBH or greater that are categorized as a native species on the Milwaukie Plant List; and
 - f. The disturbance will not result in any increased direct stormwater discharges to the WQR.
2. Where limited WQR disturbance is allowed by this subsection, mitigation must be provided in accordance with the general standards of Subsection 19.402.11.B (including for plant species, size, spacing, survival, etc.) and as follows:
- a. For temporary disturbances, the disturbance area must be replanted at a minimum with native ground-cover species sufficient to cover all bare or exposed soil.
 - b. For permanent disturbances, an area equal in size to the disturbance area must be established as a mitigation area. Within the mitigation area, all vegetation categorized as a nuisance species on the Milwaukie Plant List must be removed and native-species trees and shrubs must be planted at a ratio of 5 trees and 25 shrubs per 500 sq ft of allowed disturbance. Any remaining bare soil within the mitigation area must be replanted with native ground-cover species.

These standards apply in addition to any other applicable provisions related to tree removal as established in Section 16.32.042.

CB. Activities within HCAs in Compliance with Nondiscretionary Standards

Within HCAs, but outside of WQRs, nonexempt development that is not listed in Subsections 19.402.7 or 19.402.8, and that is in compliance with the following nondiscretionary standards provided in Subsection 19.402.11.D, is subject to Type I review.

1. Single Detached and Middle Housing Residential Uses

For single detached and middle housing residential uses, including any related public facilities as required by Chapter 19.700 Public Facility Improvements, the amount of nondiscretionary disturbance allowed within an HCA is determined by subtracting the area of the lot or parcel outside of the total resource area (WQR and HCA) from the maximum potential disturbance area within the HCA (which is 50% of the total HCA, up to a maximum of 5,000 sq ft)—see Table 19.402.6.C.1 for examples. Such disturbance will be subject to Type I review and the mitigation requirements described in Subsection 19.402.11.D.2.

Table 19.402.6.C.1

Method for Calculating Allowable Nondiscretionary Disturbance within an HCA for Single Detached Dwellings and Middle Housing Residential Uses

X = The maximum potential disturbance area within the HCA, which is 50% of the total HCA, up to a maximum of 5,000 sq ft.

Y = The area of the lot or parcel outside the total resource area (WQR and HCA).

Z = The net amount of disturbance area allowed within the HCA ($Z = X - Y$).

If (Y) is greater than (X), disturbance shall not be permitted within the HCA; otherwise, the applicant may disturb up to the net amount of disturbance area allowed (Z) within the HCA.

Example 1: 8,000-sq-ft lot with 3,000 sq ft of HCA and 5,000 sq ft outside of HCA/WQR X = 1,500 sq ft (50% of HCA)

Table 19.402.6.C.1

Method for Calculating Allowable Nondiscretionary Disturbance within an HCA for Single Detached Dwellings and Middle Housing Residential Uses

Y = 5,000 sq ft outside of HCA/WQR

Z = -3,500 sq ft (1,500 sq ft – 5,000 sq ft)

Conclusion: Y is greater than X; therefore, development is not permitted within the HCA.

Example 2: 8,000-sq-ft lot with 6,000 sq ft of HCA and 2,000 sq ft outside of HCA/WQR X = 3,000 sq ft (50% of HCA)

Y = 2,000 sq ft outside of HCA/WQR

Z = 1,000 sq ft (3,000 sq ft – 2,000 sq ft)

Conclusion: Y is not greater than X; therefore, the applicant may disturb up to the value of Z (1,000 sq ft) within the HCA.

2. All Other Uses

A maximum net disturbance area of 10% of the HCA on the site is allowed by right, subject to Type I review and the mitigation requirements described in Subsection 19.402.11.D.2.

DC. Natural Resource Management Plans

Natural resource management plans that meet the standards outlined in Subsection 19.402.10.A are subject to Type I review. These are typically plans that have already been approved by a qualified agency.

ED. Maintenance of Existing Utility Facilities

Routine repair and maintenance of existing utility facilities, accesses, streets, driveways, and/or parking improvements that disturbs a WQR and/or HCA is subject to Type I review, provided such activities can meet the general standards for special uses established in Subsection 19.402.11.E.1. These include, but are not limited to, the requirement to provide a mitigation plan and to restore the disturbed area.

EE. Utility Connections

Unless they are exempt per Subsection 19.402.4, connections to existing or new utility lines that involve disturbance to a WQR and/or HCA are subject to Type I review against the following criteria:

1. The activities required to establish the connection shall not disturb a protected water feature. Utility connections that will disturb a protected water feature are subject to the review procedures for special uses established in Subsection 19.402.11.E.
2. The activities required to establish the connection shall not disturb an area greater than 10 ft wide.
3. The connection can meet the general standards for special uses established in Subsection 19.402.11.E.1.

GF. Nuisance Abatement

Measures to remove or abate nuisances; or any other violation of ~~S~~state statute, ~~A~~administrative agency rule, or City or County ordinance; shall be subject to Type I review of a construction management plan, to be approved by the Planning ~~Director~~ Manager prior to the abatement activity. The person or agency undertaking the action shall repair any impacts to the designated natural

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resource resulting from the nuisance or violation (e.g., restore disturbed soils, restore hydrologic connections, replant disturbed areas with native vegetation, etc.) unless subsequent development has been approved.

HG. Boundary Verification

Boundary verifications that propose minor corrections will be processed in accordance with Subsection 19.402.15.A.1 and are subject to Type I review.

I. Low-Impact Partitions

Partitions that meet the standards established in Subsection 19.402.13.F are subject to Type I review.

19.402.7 Activities Requiring Type II Review

Within either WQRs or HCAs, the following activities and items are subject to Type II review and approval by the Planning ~~Director~~ Manager per Section 19.1005, unless they are otherwise exempt or permitted as a Type I activity.

A. Special Uses

If not listed as exempt in Subsection 19.402.4, and not able to meet the nondiscretionary standards for HCAs as established in Subsection 19.402.11.D, any special use activity listed below ~~shall be~~ is subject to Type II review if the proposal complies with the applicable standards provided in Subsection 19.402.11.E:

1. Improvement or construction of public or private utility facilities.
2. New stormwater facilities.
3. Walkways and bike paths.
4. Stormwater management plans.

If the proposed special use activity is not in compliance with the applicable standards in Subsection 19.402.11.E, it ~~shall be~~ is subject to Type III review and the general discretionary review criteria provided in Subsection 19.402.12.

B. Natural Resource Management Plans

Natural resource management plans that do not meet the Type I review standards provided in Subsection 19.402.10.A, but that meet the standards provided in Subsection 19.402.10.B, are subject to Type II review. These are typically plans that have been prepared independently of a qualified agency but that are in accordance with standards and guidelines related to enhancing natural resources.

C. Partitions and Subdivisions

Partitions and subdivisions that meet the standards provided in Subsection 19.402.13.G and H, respectively, are subject to Type II review.

D. Other Uses and Activities with Minimal Impacts to WQRs

The activities listed below are subject to Type II review and the general discretionary review criteria provided in Subsection 19.402.12:

1. New agricultural practices or uses, excluding buildings and structures, that result in increased direct stormwater discharges to WQRs.
2. Landscaping and maintenance of existing landscaping that would increase impervious area within a WQR by no more than 150 sq ft and/or would result in increased direct stormwater

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discharges to the WQR.

3. Routine repair and maintenance, alteration, and/or total replacement of existing legal buildings or structures that increases the existing disturbance area by no more than 150 sq ft within the WQR.
4. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities, accesses, streets, driveways, and parking improvements that increases the existing disturbance area by no more than 150 sq ft within the WQR. Activities approved under this subsection shall be subject to the following requirements:
 - a. Restore the disturbed portion of the WQR.
 - b. Within the disturbed portion of the WQR, remove any vegetation categorized as a nuisance species on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree-Plant~~ List and replace it with native vegetation from the list.

E. Boundary Verification

Boundary verifications that propose substantial corrections will be processed in accordance with Subsection 19.402.15.A.2 and are subject to Type II review.

19.402.8 Activities Requiring Type III Review

Within either WQRs or HCAs, the following activities are subject to Type III review and approval by the Planning Commission under Section 19.1006, unless they are otherwise exempt or permitted as a Type I or II activity.

- A. The activities listed below ~~shall be~~ are subject to the general discretionary review criteria provided in Subsection 19.402.12:
 1. Any activity allowed in the base zone that is not otherwise exempt or permitted as a Type I or II activity.
 2. Within HCAs, development that is not in compliance with the nondiscretionary standards provided in Subsection 19.402.11.D.
 3. New roads to provide access to protected water features, necessary ingress and egress across WQRs, or the widening of an existing road.
 4. Improvement of existing public utility facilities that cannot meet the applicable standards of Subsection 19.402.11.E.
 5. New stormwater facilities that cannot meet the applicable standards of Subsection 19.402.11.E.
 6. New public or private utility facility construction that cannot meet the applicable standards of Subsection 19.402.11.E.
 7. Walkways and bike paths that are not exempt per Subsection 19.402.4 or cannot meet the applicable standards of Subsection 19.402.11.E.
 8. Tree removal in excess of that permitted under Subsection 19.402.4 or 19.402.6. Tree removal must also comply with ~~the~~ any applicable requirements in Chapter 16.32.
 9. Landscaping and maintenance of existing landscaping that would increase impervious area by more than 150 sq ft.
 10. Routine repair and maintenance, alteration, and/or total replacement of existing legal buildings or structures that increases the existing disturbance area by more than 150 sq ft within the WQR.
 11. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities,

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accesses, streets, driveways, and parking improvements that would disturb more than 150 sq ft within the WQR.

~~B. The activities listed below shall be subject to the review criteria for partitions and subdivisions provided in Subsections 19.402.13.H and I, respectively:~~

~~1. The partitioning of land containing a WQR or HCA that cannot meet the standards provided in Subsection 19.402.13.G.~~

~~2. The subdividing of land containing a WQR or HCA.~~

19.402.9 Construction Management Plans

A. Construction management plans are not subject to Type I review per Section 19.1004 but ~~shall~~will be reviewed administratively in similar fashion to an erosion control permit (MMC Chapter 16.28).

B. Construction management plans shall provide the following information:

1. Description of work to be done.
2. Scaled site plan showing a demarcation of WQRs and HCAs and the location of excavation areas for building foundations, utilities, stormwater facilities, etc.
3. Location of site access and egress that construction equipment will use.
4. Equipment and material staging and stockpile areas.
5. Erosion and sediment control measures.
6. Measures to protect trees and other vegetation located within the potentially affected WQR and/or HCA. Tree protection must be consistent with the requirements in Section 16.32.042.~~FG~~.

When required for a property that does not include a designated natural resource, the construction management plan ~~shall~~must show the protective measures that will be established on the applicant's property.

19.402.10 Natural Resource Management Plans

Natural resource management plans or restoration plans that authorize limited disturbance within the WQR or HCA may be approved with Type I or II review, subject to the following standards:

A. Plans Eligible for Type I Review

The plan has already been approved by the U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife (ODFW), DSL, Oregon Watershed Enhancement Board (OWEB), Metro, Clackamas County Soil and Water Conservation District, or other agency approved by the Planning ~~Director~~Manager.

B. Plans Eligible for Type II Review

The plan has been prepared in accordance with particular standards and guidelines promulgated by a natural resource agency, such as OWEB's Oregon Aquatic Habitat Restoration and Enhancement Guide, ODFW's Western Oregon Stream Restoration Program, DSL's Hydrogeomorphic (HGM) approach of assessment for wetland and riparian functions, or other standards approved by the Planning ~~Director~~Manager.

C. Approval Criteria

Every plan prepared for approval under Section 19.402 ~~shall~~must demonstrate that it encourages restoration activities that have any of the following effects:

1. Changes the trend of habitat function from one of a diminishing ability to support salmonids and

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other organisms to one that supports a complex, self-sustaining system.

2. Corrects or improves conditions caused by past management and/or disturbance events.
3. Maximizes beneficial habitat in the short term where watershed degradation has been extensive and natural processes will need substantial time to restore habitat.
4. Creates beneficial habitat and restores stream function and hydrology to the fullest extent practicable within developed areas where there is no reasonable expectation of returning to natural conditions.

D. Construction Management Plans

A construction management plan prepared in accordance with Subsection 19.402.9 is required with each natural resource management plan.

E. Ongoing Maintenance

Natural resource management plans ~~shall~~must demonstrate how ongoing maintenance is part of the associated restoration or enhancement activities.

F. Expiration of Plans

The approval of a natural resource management plan ~~shall be~~is valid for five (5) years. Approved plans may be renewed through the Type I review process by demonstrating that the original approved plan still meets the criteria provided in Subsection 19.402.10.C. Plans that demonstrate an adaptive management component and/or that involve partnership with one of the agencies noted in Subsection 19.402.10.A may be approved as valid for up to 20 years upon request.

19.402.11 Development Standards**A. Protection of Natural Resources During Site Development**

During development of any site containing a designated natural resource, the following standards ~~shall~~apply:

1. Work areas ~~shall~~must be marked to reduce potential damage to the WQR and/or HCA.
2. Trees in WQRs or HCAs ~~shall~~must not be used as anchors for stabilizing construction equipment.
3. Native soils disturbed during development ~~shall~~must be conserved on the property.
4. An erosion and sediment control plan is required and ~~shall~~must be prepared in compliance with requirements set forth in the City's Public Works Standards.
5. Site preparation and construction practices ~~shall~~must be followed that prevent drainage of hazardous materials or erosion, pollution, or sedimentation to any WQR adjacent to the project area.
6. Stormwater flows that result from proposed development within and to natural drainage courses ~~shall~~must not exceed predevelopment flows.
7. Prior to construction, the WQR and/or HCA that is to remain undeveloped ~~shall~~must be flagged, fenced, or otherwise marked and ~~shall~~must remain undisturbed. Such markings ~~shall~~must be maintained until construction is complete.
8. The construction phase of the development ~~shall~~must be done in such a manner as to safeguard the resource portions of the site that have not been approved for development.
9. Where practicable, lights ~~shall~~must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting ~~shall~~must be selected so that

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impacts to habitat functions are minimized.

10. All work on the property ~~shall~~must conform to a construction management plan prepared according to Subsection 19.402.9.

11. The applicable provisions of Chapter 16.32 ~~shall~~must be met.

B. General Standards for Required Mitigation

Where mitigation is required by Section 19.402 for disturbance to WQRs and/or HCAs, the following general standards ~~shall~~ apply:

1. Disturbance

a. Designated natural resources that are affected by temporary disturbances ~~shall~~must be restored, and those affected by permanent disturbances ~~shall~~must be mitigated, in accordance with the standards provided in Subsection 19.402.11.C for WQRs and Subsection 19.402.11.D.2 for HCAs, as applicable.

b. Landscape plantings are not considered to be disturbances, except for those plantings that are part of a non-exempt stormwater facility; e.g., raingarden or bioswale.

2. Required Plants

Unless specified elsewhere in Section 19.402, all trees, shrubs, and ground cover planted as mitigation ~~shall~~must be native plants, as identified on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~. Applicants are encouraged to choose particular native species that are appropriately suited for the specific conditions of the planting site; e.g., shade, soil type, moisture, topography, etc.

3. Plant Size

Required mitigation trees ~~shall~~must average at least a ½-in caliper—measured at 6 in above the ground level for field-grown trees or above the soil line for container-grown trees—unless they are oak or madrone, which may be 1-gallon size. Required mitigation shrubs ~~shall~~must be at least 1-gallon size and 12 in high.

4. Plant Spacing

Trees ~~shall~~must be planted between 8 and 12 ft on center. Shrubs ~~shall~~must be planted between 4 and 5 ft on center or clustered in single-species groups of no more than four (4) plants, with each cluster planted between 8 and 10 ft on center. When planting near existing trees, the dripline of the existing tree ~~shall be~~is the starting point for plant spacing measurements. Note that in meeting the Tree Planting Standards in ~~Subsection 16.32.042.C~~, the Urban Forester may only credit those trees that meet the requirements in Table 16.32.042.CD. The additional trees required by this subsection may be excluded from contributing to the ~~Tree Canopy Requirements~~ Planting Standards in Subsection 16.32.042.C.

5. Plant Diversity

Shrubs ~~shall~~must consist of at least two (2) different species. If 10 trees or more are planted, then no more than 50% of the trees ~~shall~~can be of the same genus.

6. Location of Mitigation Area

a. On-Site Mitigation

All mitigation vegetation ~~shall~~must be planted on the applicant's site within the designated natural resource that is disturbed, or in an area contiguous to the resource area; however, if the vegetation is planted outside of the resource area, the applicant ~~shall~~must preserve the contiguous planting area by executing a deed restriction such as a restrictive covenant.

b. Off-Site Mitigation

- (1) For disturbances allowed within WQRs, off-site mitigation ~~shall cannot~~ be used to meet the mitigation requirements of Section 19.402.
- (2) For disturbances allowed within HCAs, off-site mitigation vegetation may be planted within an area contiguous to the subject-property HCA, provided there is documentation that the applicant possesses legal authority to conduct and maintain the mitigation, such as having a sufficient ownership interest in the mitigation site. If the off-site mitigation is not within an HCA, the applicant ~~shall must~~ document that the mitigation site will be protected after the monitoring period expires, such as through the use of a restrictive covenant.

7. Invasive Vegetation

Invasive nonnative or noxious vegetation ~~shall must~~ be removed within the mitigation area prior to planting, including, but not limited to, species identified as nuisance plants on the Milwaukie ~~Native-Plant~~ List.

8. Ground Cover

Bare or open soil areas remaining after the required tree and shrub plantings ~~shall must~~ be planted or seeded to 100% surface coverage with grasses or other ground-cover species identified as native on the Milwaukie ~~Native-Plant~~ List. Revegetation ~~shall must~~ occur during the next planting season following the site disturbance.

9. Tree and Shrub Survival

A minimum of 80% of the trees and shrubs planted ~~shall must~~ remain alive on the second anniversary of the date that the mitigation planting is completed.

a. Required Practices

To enhance the survival of the mitigation plantings, the following practices are required:

- (1) Mulch new plantings to a minimum of 3-in depth and 18-in diameter to retain moisture and discourage weed growth.
- (2) Remove or control ~~nonnative-nuisance~~ or noxious vegetation throughout the maintenance period.

b. Recommended Practices

To enhance the survival of tree replacement and vegetation plantings, the following practices are recommended:

- (1) Plant bare root trees between December 1 and April 15; plant potted plants between October 15 and April 30.
- (2) Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and the resulting damage to plants.
- (3) Water new plantings at a rate of 1 in per week between June 15 and October 15 for the first two (2) years following planting.

c. Monitoring and Reporting

Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die ~~shall must~~ be replaced in kind as needed to ensure the minimum 80% survival rate. The Planning ~~Director-Manager~~ may require a maintenance bond to cover the continued health and survival of all plantings. A maintenance bond ~~shall is not be~~ required for land use applications related to owner-occupied single-family residential projects. An annual report on

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the survival rate of all plantings ~~shall~~must be submitted for two (2) years.

10. Light Impacts

Where practicable, lights ~~shall~~must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting ~~shall~~must be selected so that impacts to habitat functions are minimized.

C. Mitigation Requirements for Disturbance within WQRs

1. The requirements for mitigation vary depending on the existing condition of the WQR on the project site at the time of application. The existing condition of the WQR ~~shall~~must be assessed in accordance with the categories established in Table 19.402.11.C.
2. When disturbance within a WQR is approved according to the standards of Section 19.402, the disturbance ~~shall~~must be mitigated according to the requirements outlined in Table 19.402.11.C and the standards established in Subsection 19.402.11.B.

Table 19.402.11.C <u>WQR Mitigation Requirements for WQRs</u>	
Existing Condition of WQR <u>(What conditions for water quality and wildlife habitat are provided by the extent and character of existing vegetation?)</u>	<u>Mitigation</u> Requirements
Class A ("Good") Extent and character of existing vegetation provides good conditions for water quality and wildlife habitat	
Combination of trees, shrubs, and ground cover are 80% present, with more than 50% tree canopy coverage in vegetated corridor.	<ul style="list-style-type: none"> • Submit a plan for mitigating water quality impacts related to the development, including: sediments, temperature, nutrients, or any other condition that may have caused the protected water feature to be listed on DEQ's 303(d) list. • <u>Restore and replant disturbed areas with native species from the Milwaukie Plant List, using a City-approved plan developed to represent the vegetative composition that would naturally occur on the site.</u> • <u>Inventory and remove debris, and noxious materials, and nuisance species vegetation.</u> • <u>Plant and/or seed all bare areas to provide 100% surface coverage.</u>
Class B ("Marginal") Extent and character of existing vegetation provides marginal conditions for water quality and wildlife habitat	
Combination of trees, shrubs, and ground cover are 80% present, with <u>at least</u> 25-50% canopy coverage in vegetated corridor.	<ul style="list-style-type: none"> • Restore and mitigate-replant disturbed areas with native species from the Milwaukie Native Plant List, using a City-approved plan developed to represent the vegetative composition that would naturally occur on the site. • <u>Inventory and remove debris, and noxious materials, and nuisance species vegetation.</u> • <u>Plant and/or seed all bare areas to provide 100% surface coverage.</u>
Class C ("Poor") Extent and character of existing vegetation provides poor conditions for water quality and wildlife habitat	
Combination of trees, shrubs, and ground cover are less than 80% present; and/or less	<ul style="list-style-type: none"> • Restore and mitigate disturbed areas with native species from the Milwaukie Native Plant List, using a

Table 19.402.11.C <u>WQR Mitigation Requirements for WQRs</u>	
Existing Condition of WQR <u>(What conditions for water quality and wildlife habitat are provided by the extent and character of existing vegetation?)</u>	<u>Mitigation Requirements</u>
than 25% canopy coverage in vegetated corridor.	City-approved plan developed to represent the vegetative composition that would naturally occur on the site. <ul style="list-style-type: none"> • Plant and/or seed all bare areas to provide 100% surface coverage. • <u>Inventory and remove debris, and noxious materials, and nuisance species vegetation.</u> • <u>Plant and/or seed all bare areas to provide 100% surface coverage.</u>

D. Nondiscretionary Standards for HCAs ~~HCA Disturbance~~

~~The following nondiscretionary standards may be applied to proposals that are subject to Type I review and located within HCAs only.~~

1. General Provisions for Disturbance Area Limitations in HCAs

~~To avoid or minimize impacts to HCAs, activities that are not otherwise exempt from the requirements of Section 19.402, and that would disturb an HCA, are subject to the following disturbance area limitations, as applicable:~~

~~a. Single Detached and Middle Housing Residential Uses~~

~~The amount of disturbance allowed within an HCA for residential uses, including any related public facilities as required by Section 19.700 Public Facility Improvements, shall be determined by subtracting the area of the lot or parcel outside of the HCA from the maximum disturbance area calculated per Figure 19.402.11.D.1.a. Such disturbance shall be subject to the mitigation requirements described in Subsection 19.402.11.D.2.~~

Figure 19.402.11.D.1.a <u>Method for Calculating Allowable Disturbance within an HCA for Single Detached Dwellings and Middle Housing Residential Uses</u>
X – The maximum potential disturbance area within the HCA, which is 50% of the total HCA, up to a maximum of 5,000 sq ft. Y – The area of the lot or parcel outside the total resource area (WQR and HCA). Z – The net amount of disturbance area allowed within the HCA ($Z = X - Y$).
If (Y) is greater than (X), development shall not be permitted within the HCA; otherwise, the applicant may disturb up to the net amount of disturbance area allowed (Z) within the HCA. Example 1: 8,000 sq ft lot with 3,000 sq ft of HCA and 5,000 sq ft outside of HCA/WQR X = 1,500 sq ft (50% of HCA)

<p align="center">Figure 19.402.11.D.1.a Method for Calculating Allowable Disturbance within an HCA for Single Detached Dwellings and Middle Housing Residential Uses</p>
<p>Y = 5,000 sq ft outside of HCA/WQR Z = 3,500 sq ft (1,500 sq ft — 5,000 sq ft)</p>
<p>Conclusion: Y is greater than X; therefore, development is not permitted within the HCA. Example 2: 8,000-sq ft lot with 6,000 sq ft of HCA and 2,000 sq ft outside of HCA/WQR X = 3,000-sq ft (50% of HCA) Y = 2,000 sq ft outside of HCA/WQR Z = 1,000 sq ft (3,000 sq ft — 2,000 sq ft)</p>
<p>Conclusion: Y is not greater than X; therefore, the applicant may disturb up to the value of Z (1,000 sq ft) within the HCA.</p>

b. All Other Uses

~~A maximum net disturbance area of 10% of the HCA on the site is allowed by right, subject to the mitigation requirements described in Subsection 19.402.11.D.2.~~

a. Temporary and Permanent Disturbances

All disturbances within an HCA that occur during construction or other ~~D~~development activities, whether temporary or permanent disturbances, count equally for the purposes of calculating and tracking the maximum disturbance area allowed for a particular site. Disturbance resulting from any activity deemed exempt per Subsection 19.402.4 ~~shall~~will not be counted against the amount of disturbance allowed by Subsection 19.402.

d. Disturbance in Excess of that Allowed by Section 19.402

In accordance with Subsection 19.402.8, proposed development that would disturb more HCA than allowed by Subsections 19.402.11.D.1.a and b ~~shall be~~is subject to the Type III review process and general discretionary review criteria, as outlined in Subsection 19.402.12.C.1.

e. Disturbance Changes HCA Status

When disturbances within HCAs are allowed, in accordance with the applicable provisions of Section 19.402, the City ~~shall~~will remove the HCA designation from such disturbance areas on the NR Administrative Map, as provided in Subsection 19.402.15.B.

In the case of a request to develop within an HCA on a property where a prior development request was subject to the disturbance area limitations of Subsection 19.402.11.D.1, the calculation of the new amount of disturbance area allowed within the HCA on the property ~~shall~~will be based on the mapped location of the HCA at the time of the request, notwithstanding any previous calculation of allowed disturbance area.

2. Mitigation Requirements for Disturbance in HCAs

To achieve the goal of reestablishing forested canopy that meets the ecological values and functions described in Subsection 19.402.1, when development intrudes into an HCA, tree replacement and vegetation planting are required according to the following standards, unless the planting is also subject to wetlands mitigation requirements imposed by state and federal law.

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These mitigation options apply to tree removal and/or site disturbance in conjunction with development activities that are otherwise permitted by Section 19.402. They do not apply to situations in which tree removal is exempt per Subsection 19.402.4.A or approvable through Type I review (Subsection 19.402.6.A).

An applicant ~~shall~~ must meet the requirement of Mitigation Option 1 or 2, whichever results in more tree plantings; except that where the disturbance area is one acre or more, the applicant ~~shall~~ must comply with Mitigation Option 2. The Urban Forester may allow the mitigation requirements in this subsection to satisfy the mitigation requirements in Chapter 16.32 except that the mitigation requirements in Section 16.32.042 ~~shall~~ must be met when applicable.

a. Mitigation Option 1

This mitigation requirement is calculated based on the number and size of trees that are removed from the site. Trees that are removed from the site ~~shall~~ must be replaced as shown in Table 19.402.11.D.2.a. Conifers ~~shall~~ must be replaced with conifers. Bare ground ~~shall~~ must be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

Table 19.402.11.D.2.a Tree Replacement	
Size of Tree to be Removed (inches in diameter)	Number of Trees and Shrubs to be Planted
6 to 12	2 trees and 3 shrubs
13 to 18	3 trees and 6 shrubs
19 to 24	5 trees and 12 shrubs
25 to 30	7 trees and 18 shrubs
over 30	10 trees and 30 shrubs

b. Mitigation Option 2

This mitigation requirement is calculated based on the size of the disturbance area within an HCA. Native trees and shrubs are required to be planted at a rate of 5 trees and 25 shrubs per 500 sq ft of disturbance area. This is calculated by dividing the number of square feet of disturbance area by 500, multiplying that result times 5 trees and 25 shrubs, and rounding all fractions to the nearest whole number of trees and shrubs. For example, if there will be 330 sq ft of disturbance area, then 330 divided by 500 equals 0.66, and 0.66 times 5 equals 3.3, so 3 trees must be planted, and 0.66 times 25 equals 16.5, so 17 shrubs must be planted. Bare ground ~~shall~~ must be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

c. Adjustments to HCA Mitigation Requirements

Proposals to vary the number or size of trees and shrubs required as mitigation in Subsection 19.402.11.D.2 ~~shall be~~ are subject to the Type II review process and the requirements of Subsection 19.402.12.C.2.

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E. Standards for Special Uses

Unless they are exempt per Subsection 19.402.4, or do not meet the nondiscretionary standards for HCAs provided in 19.402.11.D, the special uses listed in Subsection 19.402.7.A are subject to Type II review if they comply with the applicable standards in Subsection 19.402.11.E. Otherwise, the special uses listed in Subsection 19.402.7.A are subject to Type III review and the general discretionary review criteria provided in Subsection 19.402.12.

1. General Standards for Special Uses

Except for stormwater management plans, all nonexempt special uses listed in Subsections 19.402.11.E.2 through 5 that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D ~~shall~~must comply with the specific applicable standards in Subsection 19.402.11.E, as well as with the following general standards:

- a. In addition to a construction management plan prepared according to the standards of Subsection 19.402.9, a mitigation plan ~~shall~~must be submitted per Subsection 19.402.11.D.2 or 19.402.12.C.2 for HCAs, as applicable, or per Subsection 19.402.11.C for WQRs. WQRs and HCAs ~~shall~~must be restored and maintained in accordance with the approved mitigation plan.
- b. Existing vegetation outside of approved work areas shall be protected and left in place. Work areas ~~shall~~must be carefully located and marked to reduce potential damage to WQRs and HCAs. Trees in WQRs or HCAs ~~shall~~must not be used as anchors for stabilizing construction equipment.
- c. Where existing vegetation has been removed, or the original land contours disturbed, the site ~~shall~~must be revegetated and the vegetation ~~shall~~must be established as soon as practicable. Interim erosion control measures, such as mulching, ~~shall~~must be used to avoid erosion on bare areas.

2. Public or Private Utility Facilities

In addition to the requirements of Subsection 19.402.11.E.1, the following disturbance area limitations apply to all new public and private utility facilities, as well as to facility upgrades that are not exempted by Subsection 19.402.4 or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D.

- a. The disturbance area for the upgrade of existing utility facilities ~~shall~~can be no greater than 15 ft wide.
- b. The disturbance area for new underground utility facilities ~~shall~~can be no greater than 25 ft wide and disturb no more than 200 linear feet of WQR within any 1,000-linear-foot stretch of WQR. Such a disturbance area ~~shall~~must be restored with the exception of necessary access points to the utility facility.
- c. Disturbance areas shall be revegetated.
- d. No fill or excavation is allowed within the ordinary high water mark of a stream, unless a permit is obtained from the Corps through the Standard Local Operating Procedures for Endangered Species (SLOPES) process.

3. New Stormwater Facilities

In addition to the requirements of Subsection 19.402.11.E.1, new stormwater facilities that are not exempted by Subsection 19.402.4, or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D, ~~shall~~must not encroach more than 25 ft into the outer boundary of the WQR adjacent to a primary protected water feature.

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4. Walkways and Bike Paths

In addition to the requirements of Subsection 19.402.11.E.1~~2~~, walkways and bike paths that are not exempted by Subsection 19.402.4, or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D, and that are proposed to be constructed or improved with gravel, permeable pavement, pavers, wood, or other materials, ~~shall~~must comply with the following standards:

- a. Walkways and bike paths within WQRs or HCAs ~~shall~~cannot exceed a 12-ft width.
- b. If the proposed walkway or bike path will be located within a WQR and will be paved, then, for the purposes of evaluating the proposed project, the vegetated corridor ~~shall~~must be widened by the width of the walkway or bike path.
- c. The walkway or bike path ~~shall~~must be designed to avoid WQRs and HCAs, to the greatest extent practicable, and ~~shall~~must be constructed so as to minimize disturbance to existing vegetation and slope stability.
- d. The walkway or bike path ~~shall~~must be a minimum of 10 ft from the boundary of the protected water feature.
- e. Where practicable, any lights associated with the walkway or bike path ~~shall~~must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting ~~shall~~must be selected so that impacts to habitat functions are minimized.

5. Stormwater Management Plans

Stormwater management plans that authorize disturbance within the WQR or HCA may be approved if in compliance with all of the following standards:

- a. Stormwater facilities will be designed to provide an environmentally beneficial hydrological impact on protected water features.
- b. Protected water features will be protected from erosion by implementing a stream protection strategy and quantity control strategies.
- c. Watershed health will be improved through the use of vegetated facilities to meet pollution reduction, flow control, and infiltration goals. These facilities will be maintained in a manner that ensures a continued benefit to watershed health.
- d. Proposed stormwater management facilities will correct or improve conditions caused by past management and/or disturbance events, if any are present.
- e. Where there is no reasonable expectation of returning to natural conditions, beneficial habitat, vegetation, and stream function and hydrology will be restored to the fullest extent practicable within developed areas.

19.402.12 General Discretionary Review

This subsection establishes a discretionary process by which the City ~~shall~~will analyze the impacts of development on WQRs and HCAs, including measures to prevent negative impacts and requirements for mitigation and enhancement. The Planning ~~Director~~Manager may consult with a professional with appropriate expertise to evaluate an application, or they may rely on appropriate staff expertise to properly evaluate the report's conclusions.

A. Impact Evaluation and Alternatives Analysis

An impact evaluation and alternatives analysis is required to determine compliance with the approval criteria for general discretionary review and to evaluate ~~D~~development alternatives for a particular property. A report presenting this evaluation and analysis ~~shall~~must be prepared and

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signed by a knowledgeable and qualified natural resource professional, such as a wildlife biologist, botanist, or hydrologist. At the Planning ~~Director's~~ Manager's discretion, the requirement to provide such a report may be waived for small projects that trigger discretionary review but can be evaluated without professional assistance.

The alternatives ~~shall~~ will be evaluated on the basis of their impact on WQRs and HCAs, the ecological functions provided by the resource on the property, and offsite impacts within the subwatershed (6th Field Hydrologic Unit Code) where the property is located. The evaluation and analysis ~~shall~~ must include the following:

1. Identification of the ecological functions of riparian habitat found on the property, as described in Subsection 19.402.1.C.2.
2. An inventory of vegetation, sufficient to categorize the existing condition of the WQR per Table 19.402.11.C, including the percentage of ground and canopy coverage materials within the WQR.
3. An assessment of the water quality impacts related to the development, including sediments, temperature and nutrients, sediment control, and temperature control, or any other condition with the potential to cause the protected water feature to be listed on DEQ's 303(d) list.
4. An alternatives analysis, providing an explanation of the rationale behind choosing the alternative selected, listing measures that will be taken to avoid and/or minimize adverse impacts to designated natural resources, and demonstrating that:
 - a. No practicable alternatives to the requested development exist that will not disturb the WQR or HCA.
 - b. Development in the WQR and/or HCA has been limited to the area necessary to allow for the proposed use.
 - c. If disturbed, the WQR can be restored to an equal or better condition in accordance with Table 19.402.11.C; and the HCA can be restored consistent with the mitigation requirements of Subsection 19.402.11.D.2.
 - d. Road crossings will be minimized as much as possible.
5. Evidence that the applicant has done the following, for applications proposing routine repair and maintenance, alteration, and/or total replacement of existing structures located within the WQR:
 - a. Demonstrated that no practicable alternative design or method of ~~D~~development exists that would have a lesser impact on the WQR than the one proposed. If no such practicable alternative design or method of development exists, the project ~~shall~~ will be conditioned to limit its disturbance and impact on the WQR to the minimum extent necessary to achieve the proposed repair/maintenance, alteration, and/or replacement.
 - b. Provided mitigation to ensure that impacts to the functions and values of the WQR will be mitigated or restored to the extent practicable.
6. A mitigation plan for the designated natural resource that contains the following information:
 - a. A description of adverse impacts that will be caused as a result of ~~D~~development.
 - b. An explanation of measures that will be taken to avoid, minimize, and/or mitigate adverse impacts to the designated natural resource; in accordance with, but not limited to, Table 19.402.11.C for WQRs and Subsection 19.402.11.D.2 for HCAs.
 - c. Sufficient description to demonstrate how the following standards will be achieved:
 - (1) Where existing vegetation has been removed, the site ~~shall~~ must be revegetated as soon as practicable.

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- (2) Where practicable, lights ~~shall~~must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting ~~shall~~must be selected so that impacts to habitat functions are minimized.
- (3) Areas of standing trees, shrubs, and natural vegetation will remain connected or contiguous; particularly along natural drainage courses, except where mitigation is approved; so as to provide a transition between the proposed development and the designated natural resource and to provide opportunity for food, water, and cover for animals located within the WQR.
- d. A map showing where the specific mitigation activities will occur. Off-site mitigation related to WQRs ~~shall~~cannot be used to meet the mitigation requirements of Section 19.402.
- e. An implementation schedule; including a timeline for construction, ~~M~~mitigation, mitigation maintenance, monitoring, and reporting; as well as a contingency plan. All in-stream work in fish-bearing streams ~~shall~~ be done in accordance with the allowable windows for in-water work as designated by ODFW.

B. Approval Criteria

1. Unless specified elsewhere in Section 19.402, applications subject to the discretionary review process ~~shall~~must demonstrate how the proposed activity complies with the following criteria:

- a. Avoid

The proposed activity avoids the intrusion of development into the WQR and/or HCA to the extent practicable. The proposed activity ~~shall~~must have less detrimental impact to the designated natural resource than other practicable alternatives, including significantly different practicable alternatives that propose less development within the resource area.

- b. Minimize

If the applicant demonstrates that there is no practicable alternative that will avoid disturbance of the designated natural resource, then the proposed activity within the resource area ~~shall~~must minimize detrimental impacts to the extent practicable.

- (1) The proposed activity ~~shall~~must minimize detrimental impacts to ecological functions and loss of habitat, consistent with uses allowed by right under the base zone, to the extent practicable.
- (2) To the extent practicable within the designated natural resource, the proposed activity ~~shall~~must be designed, located, and constructed to:
 - (a) Minimize grading, removal of native vegetation, and disturbance and removal of native soils; by using the approaches described in Subsection 19.402.11.A, reducing building footprints, and using minimal excavation foundation systems (e.g., pier, post, or piling foundation).
 - (b) Minimize adverse hydrological impacts on water resources.
 - (c) Minimize impacts on wildlife corridors and fish passage.
 - (d) Allow for use of other techniques to further minimize the impacts of development in the resource area; such as using native plants throughout the site (not just in the resource area), locating other required landscaping adjacent to the resource area, reducing light spill-off into the resource area from development, preserving and maintaining existing trees and tree canopy coverage, and/or planting trees where appropriate to maximize future tree canopy coverage.

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c. Mitigate

If the applicant demonstrates that there is no practicable alternative that will avoid disturbance of the designated natural resource, then the proposed activity ~~shall~~must mitigate for adverse impacts to the resource area. All proposed mitigation plans ~~shall~~must meet the following standards:

- (1) The mitigation plan ~~shall~~must demonstrate that it compensates for detrimental impacts to the ecological functions of resource areas, after taking into consideration the applicant's efforts to minimize such detrimental impacts.
- (2) Mitigation ~~shall~~must occur on the site of the disturbance, to the extent practicable. Off-site mitigation for disturbance of WQRs ~~shall~~will not be approved. Off-site mitigation for disturbance of HCAs ~~shall~~will be approved if the applicant has demonstrated that it is not practicable to complete the mitigation on-site and if the applicant has documented that they can carry out and ensure the success of the off-site mitigation as outlined in Subsection 19.402.11.B.5.

In addition, if the off-site mitigation area is not within the same subwatershed (6th Field Hydrologic Unit Code) as the related disturbed HCA, the applicant ~~shall~~must demonstrate that it is not practicable to complete the mitigation within the same subwatershed and that, considering the purpose of the mitigation, the mitigation will provide more ecological functional value if implemented outside of the subwatershed.

- (3) All revegetation plantings ~~shall~~must use native plants listed on the ~~Oregon Noxious Weed List or Milwaukie Invasive Tree Plant List~~.
- (4) All in-stream work in fish-bearing streams ~~shall~~must be done in accordance with the allowable windows for in-water work as designated by ODFW.
- (5) A mitigation maintenance plan ~~shall~~must be included and ~~shall~~must be sufficient to ensure the success of the planting. Compliance with the plan ~~shall~~will be a condition of development approval.

2. Municipal Water Utility Facilities Standards

In addition to all other applicable criteria of Subsection 19.402.12.B, and if not already exempted by Subsection 19.402.4, municipal potable water, stormwater, and wastewater utility facilities (which may include, but are not limited to, water treatment plants, wastewater treatment plants, raw water intakes, pump stations, transmission mains, conduits or service lines, terminal storage reservoirs, and outfall devices) may be built, expanded, repaired, maintained, reconfigured, rehabilitated, replaced, or upsized in accordance with the following criteria:

- a. Such projects ~~shall~~are not be required to avoid the resource area per Sub~~S~~section 19.402.12.B.1.a, provided that, where practicable, the project does not encroach closer to a protected water feature than existing operations and development; or, for new projects where there are no existing operations or development, provided that the project does not encroach closer to a ~~P~~protected water feature than practicable.
- b. Best management practices will be employed that accomplish all of the following:
 - (1) Account for watershed assessment information in project design.
 - (2) Minimize the trench area and tree removal within the resource area.
 - (3) Utilize and maintain erosion controls until other site stabilization measures are established, post-construction.
 - (4) Replant immediately after backfilling, or as soon as effective.

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- (5) Preserve wetland soils and retain soil profiles.
- (6) Minimize compactions and the duration of the work within the resource area.
- (7) Complete in-water construction during appropriate seasons, or as approved within requisite federal or ~~S~~state permits.
- (8) Monitor water quality during the construction phases, if applicable.
- (9) Implement a full inspection and monitoring program during and after project completion, if applicable.

C. Limitations and Mitigation for Disturbance of HCAs**1. Discretionary Review to Approve Additional Disturbance within an HCA**

An applicant seeking discretionary approval to disturb more of an HCA than is allowed by Subsection 19.402.11.D.1 ~~shall~~must submit an Impact Evaluation and Alternatives Analysis, as outlined in Subsection 19.402.12.A, and ~~shall~~will be subject to the approval criteria provided in Subsection 19.402.12.B.

An applicant may use the nondiscretionary mitigation options presented in Subsection 19.402.11.D.2 as a guide for proposing mitigation measures that will then be evaluated against the approval criteria provided in Subsection 19.402.12.B.

2. Discretionary Review to Approve Mitigation that Varies the Number and Size of Trees and Shrubs within an HCA

An applicant seeking discretionary approval to proportionally vary the number and size of trees and shrubs required to be planted under Subsection 19.402.11.D.2 (e.g., to plant fewer larger trees and shrubs or to plant more smaller trees and shrubs), but who will comply with all other applicable provisions of Subsection 19.402.11, ~~shall~~will be subject to the following process:

a. The applicant shall submit the following information:

- (1) A calculation of the number and size of trees and shrubs the applicant would be required to plant under Subsection 19.402.11.D.2.
- (2) The number and size of trees and shrubs that the applicant proposes to plant.
- (3) An explanation of how the proposed number and size of trees and shrubs will achieve, at the end of the third year after initial planting, comparable or better mitigation results than would be achieved if the applicant complied with all of the requirements of Subsection 19.402.11.D.2. Such explanation ~~shall~~must be prepared and signed by a knowledgeable and qualified natural resource professional or a certified landscape architect. It ~~shall~~must include discussion of site preparation including soil additives, removal of invasive and noxious vegetation, plant diversity, plant spacing, and planting season; and immediate post-planting care, including mulching, irrigation, wildlife protection, and weed control.
- (4) A mitigation, site-monitoring, and site-reporting plan.
- (5) An explanation of how the applicable requirements in Chapter 16.32 will also be met.

b. Approval of the request shall be based on consideration of the following:

- (1) Whether the proposed planting will achieve, at the end of the third year after initial planting, comparable or better mitigation results than would be achieved if the applicant complied with all of the requirements of Subsection 19.402.11.D.2.
- (2) Whether the proposed mitigation adequately addresses the plant diversity, plant survival, and monitoring practices established in Subsection 19.402.11.B.

- (3) Whether the applicable requirements in Chapter 16.32 will also be met.

19.402.13 Land Division and Property Line Adjustments

The following standards apply to property line adjustments and all forms of land division defined in Chapter 17.08. These standards apply in addition to the applicable requirements provided in Title 17 Land Division and elsewhere in Title 19 Zoning. Lot consolidations, as defined in Chapter 17.08, are not subject to the provisions of Section 19.402.

A. Boundary Verification

Whether or not an applicant believes the NR ~~Administrative~~ Map is accurate, the applicant ~~shall~~ must verify the boundaries of the WQR and HCA on the property according to Subsection 19.402.15.

B. Construction Management Plans

1. In accordance with Subsection 19.402.9, a construction management plan is required for applications for land division that will require physical site improvements (e.g., grading and/or construction of structures, streets, or utilities) within, or within 100 ft of, a WQR or HCA.
2. A construction management plan is not required for applications for land division that do not require grading; constructing structures, streets, or utilities; or making other physical improvements to the site.

C. Impacts from Site Improvements

Applications for land division that will require physical site improvements (e.g., grading and/or the construction of streets, sidewalks, culverts, bridges, or utilities) within a WQR or HCA ~~shall~~ must comply with the relevant standards for disturbance limitation and mitigation provided in Subsections 19.402.11 and/or 19.402.12, as applicable.

D. Mitigation for Future Structures or Improvements

Applications proposing a division of land on which future construction may impact a WQR or HCA ~~shall~~ must comply with one of the following two standards:

1. Complete the mitigation requirements for any impacts to the WQR or HCA, in accordance with the requirements of Section 19.402, thereby exempting all subsequent ~~D~~development on lots containing a WQR and/or HCA from further review if in compliance with the related approval. When mitigation is required for new streets created as part of a subdivision, as outlined in Subsection 19.402.13.H, such mitigation ~~shall~~ must be completed prior to approval of the final plat for the subdivision, unless the Planning Commission's approval establishes a different schedule.
2. Not complete the mitigation requirements, thus requiring that any subsequent ~~D~~development be subject to review under Section 19.402.

E. Property Line Adjustments

Applications for property line adjustment, when any of the properties include HCAs, ~~shall~~ must address the resulting change in the percentage of HCA coverage on each property and demonstrate compliance with one of the following standards:

1. The proposed property line adjustment will result in no more than a 30-point difference in the percentage of HCA coverage on each property. Such an adjustment ~~shall be~~ is subject to the Type I review process.
2. The proposed property line adjustment will not contravene a condition of approval related to HCA distribution from a previously approved land division. Such an adjustment ~~shall be~~ is

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subject to the Type I review process.

3. The proposed property line adjustment cannot meet the standard of Subsection 19.402.13.E.1, above, but will result in the smallest practicable difference in the percentage of HCA coverage on each property. Furthermore, the new boundary configuration will mitigate, to the extent practicable, the potential future impacts to the HCA from access and development. Such an adjustment ~~shall be~~ is subject to the Type II review process.

F. ~~Replats~~

~~For the purpose of compliance with Section 19.402, replats that result in 3 or fewer lots shall be processed as partitions; replats that result in 4 or more lots shall be processed as subdivisions.~~

FG. Low-Impact Partitions

Applications for partitions are subject to ~~Type II~~ Type I review if they demonstrate compliance with the following standards:

1. For properties that contain HCAs, but no WQRs, and where the HCA covers 85% or less of the total lot area, the partition ~~shall~~ must achieve either of the following results:
 - a. There ~~shall~~ must be no more than a 30-point difference in the percentage of HCA coverage on each of the new parcels. For example, a ~~2two~~ two-lot partition that would produce one parcel that is 55% HCA and the other that is 30% HCA is permissible with ~~Type II~~ Type I review; whereas, a ~~2two~~ two-lot partition that would produce one parcel that is 75% HCA and the other that is 40% HCA is not permissible with ~~Type II~~ Type I review and ~~shall~~ will be subject to the standards of Subsection 19.402.13.~~GE~~ HG.
 - b. At least 90% of the original property's HCA is on a separate unbuildable parcel, protected by a conservation restriction.
2. For properties that contain WQRs, the applicant ~~shall~~ must place 100% of the WQR in a separate unbuildable tract, protected by a conservation restriction.
3. For properties that contain both WQRs and HCAs, the applicant ~~shall~~ must comply with both of the standards listed above in Subsections 19.402.13.~~GE~~ 1 and 2.
4. For properties where the HCA covers more than 85% of the total lot area, the proposed partition ~~shall be~~ is subject to the standards and review process established in Subsection 19.402.13.~~GE~~ HG.

GH. All Other Partitions

Applications for partitions that cannot comply with Subsection 19.402.13.~~GE~~ are subject to ~~Type III~~ Type II review and ~~shall~~ must comply with one of the following two standards:

1. For properties that do not contain any WQRs, but for which it is not practicable to comply with the partition standards in Subsection 19.402.13.~~GE~~ 1, and where the HCA covers 85% or less of the total lot area, the application ~~shall~~ must meet the following standards and is not subject to the requirements of Subsection 19.402.12:
 - a. The partition plan ~~shall~~ will result in the smallest practicable percentage point difference in HCA coverage on the parcels created by the partition.
 - b. To the extent practicable, the parcel configuration ~~shall~~ will mitigate the potential future impacts to the HCA from access and development.
2. For properties that contain WQRs but cannot comply with Subsection 19.402.13.~~GE~~ 2, that contain both WQRs and HCAs but cannot comply with Subsection 19.402.13.~~GE~~ 3, or where the HCA covers more than 85% of the total lot area, the application ~~shall~~ must comply with the following standards:

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- a. To the extent practicable, the parcel configuration ~~shall~~must mitigate the potential future impacts to WQRs from access and development.
- b. An Impact Evaluation and Alternatives Analysis ~~shall~~must be prepared in accordance with the relevant portions of Subsection 19.402.12.A.
- c. For properties where the HCA covers more than 85% of the total lot area, the Impact Evaluation and Alternatives Analysis ~~shall~~must address how the applicant's proposal retains the greatest practicable degree of contiguity of the HCA across the new parcels.

H. Subdivisions

Applications for subdivisions are subject to ~~Type III~~ Type II review and ~~shall~~must comply with one of the following two standards:

1. At least 90% of the property's HCA and 100% of the property's WQR ~~shall~~must be located in a separate tract. Applications that meet this standard are not subject to the discretionary review requirements of Subsection 19.402.12.
2. If a subdivision cannot comply with the standards in Subsection 19.402.13.~~H~~.1, the application ~~shall~~must comply with the following standards:
 - a. All proposed lots ~~shall~~must have adequate buildable area outside of the WQR and HCA.
 - b. To the extent practicable, the lot and access configurations ~~shall~~must mitigate the potential future impacts to the WQR and HCA from access and ~~D~~evelopment.
 - c. An Impact Evaluation and Alternatives Analysis ~~shall~~must be prepared in accordance with the relevant portions of Subsection 19.402.12.A.
 - d. For properties where the HCA covers more than 85% of the total lot area, the Impact Evaluation and Alternatives Analysis ~~shall~~must address how the applicant's proposal retains the greatest practicable degree of contiguity of the HCA across the new lots.

I. Resource Area as a Separate Tract

Where required by Section 19.402, the new subdivision or partition plat ~~shall~~must delineate and show all WQRs and HCAs as being located in a separate unbuildable tract(s) according to the following process:

1. Prior to preliminary plat approval, the designated natural resource (whether WQR, HCA, or both) ~~shall~~must be shown as a separate tract(s), which ~~shall~~cannot be part of any lot or parcel used for construction of any structures.
2. Prior to final plat approval, ownership of the separate natural resource tract(s) ~~shall~~must be identified to distinguish it from lots or parcels intended for sale. Ownership in common or by a homeowners association is strongly discouraged. The tract(s) may be identified as any one of the following:
 - a. Private natural area held by the owner with a restrictive covenant and/or conservation easement.
 - b. For residential subdivisions, private natural area subject to an easement conveying storm and surface water management rights to the City of Milwaukie, Clackamas County Water Environment Services, and/or any other relevant jurisdiction, and preventing the owner of the tract from activities and uses inconsistent with the purposes of Section 19.402.
 - c. Public natural area where the tract has been dedicated to the City of Milwaukie or a private nonprofit with the mission of land conservation.
3. The boundaries of all such separate tracts ~~shall~~must be demarcated with stakes, flags, or some

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similar means so that the boundaries between tracts and adjacent properties are defined in perpetuity. Fences that prevent the unfettered passage of wildlife ~~shall~~ cannot be installed along the boundary of any tract.

19.402.14 Adjustments and Variances

To encourage applicants to avoid or minimize impacts to WQRs and/or HCAs, several types of adjustments and variances are available for use on any property that includes a WQR or HCA. These include adjustments to specific base zone and lot design standards, discretionary variances, and allowances for residential cluster development.

A. Adjustments

The adjustments provided in Subsection 19.402.14.A ~~shall~~ cannot be used to avoid the requirement to submit a construction management plan, if deemed applicable per Subsection 19.402.3. The following adjustments are allowed by right as part of any Type I, II, or III application:

1. Adjustments to Base Zone Standards**a. Yard Setback (General)**

Yard setback standards may be adjusted by up to 10%. This allowance applies only to the yard requirements established in base zones and does not apply to additional yard requirements for conditional uses or community service uses, yard exceptions established in Subsection 19.501.2, or ~~Transition~~ transition area measures established in Subsection 19.504.64.

b. Rear Yard Setback (Limited)

For residential development, if the subject property is adjacent to a separate tract that was established according to the standards of Subsection 19.402.13.J, and the tract is adjacent to the rear yard of the subject property, the minimum rear yard requirement may be reduced to 10 ft.

2. Adjustments to Lot Design Standards

When property boundaries are changed and/or land divided per Title 17 Land Division, an applicant may utilize the following adjustments to avoid or minimize impacts to a WQR or HCA:

- a. The minimum base zone standards for lot width and lot depth may be reduced by up to 10%.
- b. The minimum lot frontage required on a public street may be reduced by up to 10%.

B. Variances

1. Requests to vary any standards beyond the adjustments allowed in Subsections 19.402.14.A or B ~~shall be~~ are subject to the review process and approval criteria for variances established in Section 19.911.
2. In granting any variance request related to Section 19.402, the Planning Commission may impose such conditions as are deemed necessary to minimize adverse impacts that may result from granting the variance. Examples of such conditions include, but are not limited to, maintaining a minimum width of the vegetated corridor alongside a primary protected water feature and limiting the amount of WQR for which the adjacent vegetated corridor width can be reduced.

~~C. Residential Cluster Development~~

~~For residential proposals, development may be clustered so that land can be developed at allowed densities while avoiding or minimizing impacts to WQRs or HCAs. The intent of this section is to encourage creative and flexible site design that enables the allowable density to be transferred elsewhere on a site to protect environmentally sensitive areas and preserve open space and natural~~

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~~features. A residential cluster development may be permitted in any residential or mixed-use zoning district, subject to Type III review and approval by the Planning Commission. A cluster development proposal may be considered in conjunction with a proposal for land division or property line adjustment as provided in Subsection 19.402.13.~~

~~1. Calculation of Permitted Number of Dwelling Units~~

- ~~a. The maximum number of dwelling units proposed for a residential cluster development shall not exceed the number of dwelling units otherwise permitted for the residential zoning district in which the parcel is located. The number of units allowed on a parent lot may be transferred to one or more newly created lots or parcels on the site. The cumulative density for all lots or parcels shall not exceed the density allowed for the parent lot.~~
- ~~b. The number of permitted dwelling units on a site shall be calculated in the following manner:

 - ~~(1) Measure the gross area of the proposed cluster development site in acres and tenths of an acre.~~
 - ~~(2) From the gross area, subtract the area of public streets, other publicly dedicated improvements, and common open space (whether or not it is conveyed pursuant to Subsection 19.402.14.C.2.c), measured in acres and tenths of an acre. The remainder shall be the net buildable area.~~
 - ~~(3) Convert the net buildable area from acres to square feet, using the equivalency of 43,560 sq ft = 1 acre.~~
 - ~~(4) Divide the net buildable area by the smallest minimum lot size (in square feet) per unit for a dwelling unit permitted in the zoning district. This figure shall be rounded to the nearest lower number to establish the maximum number of dwelling units permitted in the cluster development.~~~~

~~2. Development Standards~~

- ~~a. All principal and accessory uses authorized in the underlying zoning district(s) shall be allowed in the cluster development. In addition, singlefamily attached dwellings, multifamily dwellings, and townhouses may be permitted for a cluster development located in a residential zoning district that does not otherwise allow attached dwelling units.~~
- ~~b. Maximum lot coverage, building height, and off-street parking requirements for the applicable zoning district shall apply to the cluster development. Maximum lot coverage, floor area ratios, and off-street parking requirements shall be applied to the entire site rather than to any individual lot.~~
- ~~c. The following provisions shall apply to any residential cluster development, regardless of the general requirements of the applicable residential zoning district:

 - ~~(1) The adjustments allowed by Subsection 19.402.14.A shall be available for cluster development proposals.~~
 - ~~(2) Minimum lot width and lot depth standards shall not apply.~~
 - ~~(3) A minimum separation of 10 ft shall be provided between all principal buildings and structures.~~
 - ~~(4) A minimum yard or common open space shall be provided, with a minimum depth of 25 ft, as measured from all public streets and from the side and rear lot lines of the entire cluster development.~~
 - ~~(5) Each lot shall provide at least 12 ft of frontage on a public street.~~
 - ~~(6) More than 1 principal building or structure may be placed on a lot.~~~~

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~~(7) No less than 25% of the site shall be conveyed as common open space.~~

~~(8) No less than 50% of the designated natural resources on the site shall be included in calculating the common open space.~~

~~3. Site Plan Requirements~~

~~The preliminary and final site plans for a residential cluster development shall include the following information, in addition to the items listed on the City's Site Plan Requirements:~~

- ~~a. The maximum number and type of dwelling units proposed.~~
- ~~b. The areas of the site on which the dwelling units are to be constructed or are currently located and their size. This may take the form of the footprint of the dwelling unit or a building envelope showing the general area in which the dwelling unit is to be located.~~
- ~~c. The calculations for the permitted number of dwelling units, derived pursuant to Subsection 19.402.14.C.1.~~
- ~~d. The areas of the site on which other principal and accessory uses are proposed to be located and their size.~~
- ~~e. The areas of the site designated for common open space and their size.~~

~~4. Approval Criteria~~

- ~~a. Proposals for residential cluster development shall demonstrate compliance with the following criteria:~~
 - ~~(1) The site plan satisfies the requirements of Subsections 19.402.14.C.1 and 2.~~
 - ~~(2) Buildings and structures are adequately grouped so that at least 25% of the total area of the site is set aside as common open space. To the greatest degree practicable, common open space shall be designated as a single tract and not divided into unconnected small parcels located in various parts of the development. Common open space shall be conveyed as allowed by Subsection 19.402.13.J.~~
 - ~~(3) Individual lots, buildings, structures, streets, and parking areas are situated to minimize the alteration of natural features, natural vegetation, and topography.~~
 - ~~(4) Impacts to WQRs and HCAs are avoided or minimized to the greatest degree practicable.~~
 - ~~(5) The cluster development advances the purposes established in Subsection 19.402.1.~~
- ~~b. The Planning Commission may apply such conditions or stipulations to its approval as may be required to maintain harmony with neighboring uses and promote the objectives and purposes of the Comprehensive Plan and the Zoning and Land Division Ordinances.~~
- ~~c. If the Planning Commission finds that the criteria in Subsection 19.402.14.C.4.a are met, it shall approve the residential cluster Development, subject to any conditions established pursuant to Subsection 19.402.14.C.4.b.~~

19.402.15 Boundary Verification and Map Administration

The NR Administrative Map shows the locations of WQRs and HCAs. For WQRs, the NR Administrative Map is a general indicator of protected water features and their associated vegetated corridors; the location of actual WQRs is determined according to the parameters established in Table 19.402.15. With respect to HCA locations, the NR Administrative Map is assumed to be correct unless demonstrated otherwise.

Table 19.402.15
Determination of WQR Location

Protected Water Feature Type	Slope Adjacent to Protected Water Feature	Starting Point for measurements from Protected Water Feature	Width of Vegetated Corridor ¹
Primary Protected Water Features ²	< 25%	<ul style="list-style-type: none"> Bankful stage (top of bank) or 2-year recurrence interval flood elevation Delineated edge of Title 3 wetland 	50'
Primary Protected Water Features ²	≥ 25% for 150' or more ³	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation Delineated edge of Title 3 wetland 	200'
Primary Protected Water Features ²	≥ 25% for less than 150' ³	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation Delineated edge of Title 3 wetland 	Distance from starting point of measurement to top of ravine (break in ≥ 25% slope) ⁴ plus 50' ⁵
Secondary Protected Water Features ⁶	< 25%	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation 	15'
Secondary Protected Water Features ⁶	≥ 25% ³	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation 	50'

¹ Vegetated corridor width ~~shall~~will be applied to the outer boundaries of water features, such as the edge of a wetland and both banks of a watercourse.

² Primary protected water features include: all perennial streams, streams draining 100 or more acres, Title 3 wetlands, and natural lakes and springs. See Section 19.201 for the full definition.

³ Vegetated corridors in excess of 50 ft for primary protected features, or in excess of 15 ft for secondary protected features, apply on steep slopes only in the uphill direction from the protected water feature.

⁴ Where the protected water feature is confined by a ravine or gully, the top of ravine is the break in the 25% slope.

⁵ A maximum reduction of 25 ft may be permitted in the width of the vegetated corridor beyond the slope break if a geotechnical report demonstrates that the slope is stable. To establish the width of the vegetated corridor, slope ~~should~~will be measured in 25-ft increments away from the water feature until the slope is less than 25% (top of ravine).

⁶ Secondary protected water features include intermittent streams draining 50 to 100 acres. See Section 19.201 for the full definition.

A. Boundary Verification

To determine whether the standards of Section 19.402 apply to a proposed activity at any given location, the boundaries of any designated natural resource(s) on or near the site ~~shall~~must be verified.

Agreement with the accuracy of the NR ~~Administrative~~-Map does not constitute or require a land use decision. However, for activities proposed within 100 ft of a wetland or its associated vegetated corridor, the boundary verification process outlined in Subsection 19.402.15.A.2.a(1)(b) ~~shall~~must be followed to identify the specific location of wetlands on the subject property. The Planning ~~Director~~Manager may waive the requirement for official wetland delineation, depending on the specific circumstances of the site and the proposed activity. Such circumstances may include, but are not limited to, the scale and potential impacts of the proposed activity, the proximity of the proposed activity to the mapped resource, and the ~~Director's~~Manager's confidence in the accuracy of the NR ~~Administrative~~-Map relative to the resource in question.

An applicant may challenge the accuracy of the NR ~~Administrative~~-Map through either of the boundary verification processes outlined in Subsections 19.402.15.A.1 and 2.

1. Type I Boundary Verification

The following minor corrections to mapped HCAs may be proposed according to one of the following procedures, and are subject to Type I review per Section 19.1004:

a. Simple Incongruities

In some cases, the vegetative cover data shown on the NR ~~Administrative~~-Map might not align with the location of existing legally established ~~D~~development or tree cover. An applicant who believes that the NR ~~Administrative~~-Map is inaccurate, based on such an obvious misalignment, ~~shall~~must submit the following information regarding the property:

- (1) A detailed property description and site plan of the property that includes all existing conditions plans listed on the City's Site Plan Requirements checklist.
- (2) A copy of the applicable NR ~~Administrative~~-Map section.
- (3) The latest available aerial photograph of the property, with lot lines shown, at a scale of at least 1 map inch equal to 50 ft for lots of 20,000 or fewer square feet, and a scale of 1 map inch equal to 100 ft for larger lots.
- (4) A documented demonstration of the misalignment between the NR ~~Administrative~~-Map and the property's tax lot boundary lines and/or the location of existing legally established development.
- (5) Any other factual information that the applicant wishes to provide to support boundary verification.

b. Legal Development Prior to Adoption Date

If a property was legally developed between the summer of 2002 (when the aerial photograph used to determine the regional habitat inventory was taken) and September 15, 2011, the effective date of Ordinance #2036, the applicant ~~shall~~must submit the following information regarding the property:

- (1) The information described in Subsection 19.402.15.A.1.a.
- (2) A summer 2002 aerial photograph of the property, with lot lines shown, at a scale of at least 1 map inch equal to 50 ft for lots of 20,000 or fewer square feet, and a scale of 1 map inch equal to 100 ft for larger lots.
- (3) Any approved building permits or other development plans and drawings related to the development of the property that took place between summer 2002 and September 15, 2011, the effective date of Ordinance #2036.
- (4) A clear explanation and documentation, such as supporting maps or drawings or a more recent aerial photograph, indicating the new development that has occurred and where

previously identified habitat no longer exists because it is now part of a developed area.

2. Type II Boundary Verification

Corrections to mapped WQRs and/or detailed verification of mapped HCAs may be proposed according to the following procedures, and are subject to Type II review per Section 19.1005.

a. Corrections to WQRs

(1) Submittal Requirements

To propose a correction to a WQR shown on the NR ~~Administrative-Map~~, the applicant ~~shall~~must submit the following information, depending on the type of water feature in question:

(a) Drainages

In the case of drainages; including rivers, streams, springs, and natural lakes; the applicant ~~shall~~must submit a report, prepared by a qualified scientist or professional engineer who specializes in hydrology, demonstrating whether or not the drainage meets the definition of a protected water feature. If the drainage is demonstrated to be a protected water feature, the applicant ~~shall~~must provide a topographic map of the site, with contour intervals of 5 ft or less, that shows the specific location of the drainage on the subject property.

(b) Wetlands

In the case of wetlands, the applicant ~~shall~~must submit a wetland delineation report, prepared by a professional wetland specialist in accordance with the 1996 Oregon Freshwater Wetland Assessment Methodology and following the wetlands delineation process established by DSL, demonstrating the location of any wetlands on the site. The delineation report will be accepted only after approval by DSL. If the wetland is demonstrated to be a primary protected water feature, the applicant ~~shall~~must provide a topographic map of the site, with contour intervals of 5 ft or less, that shows the specific location of the wetland on the subject property.

The Planning ~~Director-Manager~~ ~~shall~~will confer with DSL and Metro to confirm delineation and hydrology reports, as may be needed, prior to issuing a notice of decision on a requested map correction. In cases where the City initiates the boundary verification for purposes of improving the accuracy of the NR map, a formal delineation approval by DSL is not required, though a report following the delineation process established by DSL must be provided.

(2) Approval Criteria

The City ~~shall~~will update the NR ~~Administrative-Map~~ if the wetland or hydrology report submitted demonstrates any of the following:

- (a) That there was an error in the original mapping.
- (b) That the boundaries of the WQR have changed since the most recent update to the NR ~~Administrative-Map~~.
- (c) That a primary protected water feature no longer exists because the area has been legally filled, culverted, or developed prior to January 16, 2003, the effective date of Ordinance #1912.

b. Detailed Verification of HCAs

An applicant who believes that an HCA shown on the NR ~~Administrative-Map~~ should be corrected for a reason other than those described in Subsections 19.402.15.A.1.a or b may

propose a detailed verification.

(1) Submittal Requirements

The applicant ~~shall~~must submit a report prepared and signed by either a knowledgeable and qualified natural resource professional; such as a wildlife biologist, botanist, or hydrologist; or a civil or environmental engineer registered in Oregon to design public sanitary or storm systems, stormwater facilities, or other similar facilities. The report ~~shall~~must include:

- (a) A description of the qualifications and experience of all persons that contributed to the report and, for each person that contributed, a description of the elements of the analysis to which the person contributed.
- (b) The information described in Subsection 19.402.15.A.1.a.
- (c) The information described in Subsection 19.402.15.A.1.b, if the applicant believes such information is relevant to the verification of habitat location on the subject lot or parcel.
- (d) Additional aerial photographs, if the applicant believes they provide better information regarding the property, including documentation of the date and process used to take the photos and an expert's interpretation of the additional information they provide.
- (e) A map showing the topography of the property shown by 2-ft vertical contours in areas of slopes less than 15%, and at 5-ft vertical contours of slopes 15% or greater.
- (f) Any additional information necessary to address each of the detailed verification criteria provided in Subsection 19.402.15.A.2.b₂(2); a description of where any HCAs are located on the property, based on the application of the detailed verification criteria; and factual documentation to support the analysis.

(2) Approval Criteria

A boundary verification request submitted under Subsection 19.402.15.A.2.b ~~shall~~will be evaluated according to the following three-step process:

(a) ~~Verify Boundaries of Inventoried~~Identify Riparian Habitat

~~Locating habitat and determining the riparian habitat class of the designated natural resource is a four-step process:~~

~~(i)~~—Locate the water feature that is the basis for identifying riparian habitat.

- (i) Locate the top of bank of all streams, rivers, and open water within 200 ft of the property.
- (ii) Locate all flood areas within 100 ft of the property.
- (iii) Locate all wetlands within 150 ft of the property, based on the NR ~~Administrative~~ Map. Identified wetlands ~~shall~~must be further defined or informally delineated consistent with methods currently accepted by DSL and the Corps.

(b) Identify Vegetative Cover Status

~~(ii)~~—Identify the vegetative cover status of all undeveloped areas on the property that are within 200 ft of the top of bank of streams, rivers, and open water; are wetlands or are within 150 ft of wetlands; and are flood areas (i.e., 100-year

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floodplain) and within 100 ft of flood areas. For purposes of this subsection, "undeveloped areas" means those portions of the property that have not been changed from a more natural, pre-development state by buildings, accessory structures, parking and loading areas, paved or graveled areas, improved open areas (such as plazas and walkways), hardscape landscaping, above-ground utilities, and/or similar improvements.

Determine whether these undeveloped areas fall into any of the following three categories:

- (i) Low structure vegetation or open soils = Undeveloped areas that are part of a contiguous area 1 acre or larger of grass, meadow, croplands, or areas of open soils located within 300 ft of a surface stream. Low structure vegetation areas may include areas of shrub vegetation less than 1 acre in size; if they are contiguous with areas of grass, meadow, croplands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 ft of a surface stream; and if those contiguous areas together form an area of 1 acre in size or larger.
- (ii) Woody vegetation = Undeveloped areas that are part of a contiguous area 1 acre or larger of shrub or open or scattered forest canopy (less than 60% crown closure) located within 300 ft of a surface stream.
- (iii) Forest canopy = Undeveloped areas that are part of a contiguous grove of trees of 1 acre or larger in area with approximately 60% or greater crown closure, irrespective of whether the entire grove is within 200 ft of the relevant water feature.
 - ~~• Vegetative cover status shall be as identified on the latest Metro Vegetative Cover Map (available from the City and/or the Metro Data Resource Center).~~
 - ~~• The vegetative cover status of a property may be adjusted only if: (1) the property was legally developed prior to September 15, 2011, the effective date of Ordinance #2036 (see Subsection 19.402.15.A.1.b); or (2) an error was made at the time the vegetative cover status was determined. To assert the latter type of error, applicants shall submit an analysis of the vegetative cover on their property, using the aerial photographs on which the latest Metro Vegetative Cover Map is based and the definitions of the different vegetative cover types identified in Table 19.402.15.A.2.b(2)(a)(iv).~~
- ~~(iii) Determine whether the degree that the land slopes upward from all streams, rivers, and open water within 200 ft of the property is greater than or less than 25%, using the methodology outlined in Table 19.402.15.~~
- ~~(iv) Identify the riparian habitat classes applicable to all areas on the property using Table 19.402.15.A.2.b(2)(a)(iv) and the data identified in Subsections 19.402.15.A.2.b(2)(a)(i) through (iii).~~

(c) Confirm HCA Boundaries

Using Table 19.402.15.A.2.b(2)(c), determine whether any portion of the identified undeveloped riparian areas on the subject property is classifiable as HCA.

<u>Table 19.402.15.A.2.b.(2).(c)</u> <u>Identifying Habitat Conservation Areas (HCAs)</u>			
<u>Distance from Protected Water Feature</u>	<u>Vegetation Status of Undeveloped Riparian Area</u>		
	<u>Low Structure Vegetation or Open Soils</u>	<u>Woody Vegetation (shrub and scattered forest canopy)</u>	<u>Forest Canopy (closed to open forest canopy)</u>
<u>Surface Streams</u>			
<u>0 ft – 100 ft</u>	<u>HCA</u>	<u>HCA</u>	<u>HCA</u>
<u>101 ft – 200 ft</u>	<u>HCA if slope >25%¹ (otherwise not HCA)</u>	<u>HCA if slope >25%¹ (otherwise not HCA)</u>	<u>HCA²</u>
<u>Wetlands (wetland feature itself is an HCA)</u>			
<u>0 ft – 100 ft</u>	<u>HCA</u>	<u>HCA</u>	<u>HCA</u>
<u>101 ft – 150 ft</u>	<u>Not HCA</u>	<u>Not HCA</u>	<u>HCA</u>
<u>Flood Areas (FEMA's 1% annual chance flood hazard area or 1996 Metro flood area)</u>			
<u>Within 300 ft of river or surface stream</u>	<u>HCA</u>	<u>HCA</u>	<u>HCA</u>
<u>More than 300 ft from river or surface stream</u>	<u>HCA</u>	<u>HCA</u>	<u>HCA</u>
<u>0 ft – 100 ft from edge of flood area</u>	<u>Not HCA</u>	<u>HCA</u>	<u>HCA</u>

¹ Measure slope adjacent to the protected water feature using the methodology outlined in Table 19.402.15.

² Those portions of the riparian area that are 151 to 200 ft from the protected water feature and have a slope less than 25% are not HCA.

<u>Table 19.402.15.A.2.b.(2)(a)(iv)</u> <u>Method for Determining Classification of Riparian Areas</u>			
<u>Distance from Protected Water Feature</u>	<u>Development/Vegetation Status⁴</u>		
	<u>Low Structure Vegetation or Open Soils²</u>	<u>Woody Vegetation (shrub and scattered forest canopy)³</u>	<u>Forest Canopy (closed to open forest canopy)⁴</u>
<u>Surface Streams</u>			

Table 19.402.15.A.2.b(2)(a)(iv)
Method for Determining Classification of Riparian Areas

Distance from Protected Water Feature	Development/Vegetation Status⁴		
	Low Structure Vegetation or Open Soils²	Woody Vegetation (shrub and scattered forest canopy)³	Forest Canopy (closed to open forest canopy)⁴
0'-50'	Class I ⁵	Class I	Class I
51'-100'	Class II ⁶	Class I	Class I
101'-150'	Class II ⁶ if slope > 25%	Class II ⁶ if slope > 25%	Class II ⁶
151'-200'	Class II ⁶ if slope > 25%	Class II ⁶ if slope > 25%	Class II ⁶ if slope > 25%
Wetlands (wetland feature itself is a Class I riparian area)			
0'-100'	Class II ⁶	Class I	Class I
101'-150'	-	-	Class II ⁵
Flood Areas			
Within 300' of river or surface stream	Class I	Class I	Class I
More than 300' from river or surface stream	Class II ⁶	Class II ⁶	Class I
0'-100' from edge of flood area	-	Class II ^{6,7}	Class II ⁶

⁴ The vegetative cover type assigned to any particular area was based on two factors: the type of vegetation observed in aerial photographs and the size of the overall contiguous area of vegetative cover to which a particular piece of vegetation belonged.

² "Low structure vegetation or open soils" means areas that are part of a contiguous area 1 acre or larger of grass, meadow, croplands, or areas of open soils located within 300 ft of a surface stream. Low structure vegetation areas may include areas of shrub vegetation less than 1 acre in size; if they are contiguous with areas of grass, meadow, croplands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 ft of a surface stream; and if those contiguous areas together form an area of 1 acre in size or larger.

³ "Woody vegetation" means areas that are part of a contiguous area 1 acre or larger of shrub or open or scattered forest canopy (less than 60% crown closure) located within 300 ft of a surface stream.

⁴ "Forest canopy" means areas that are part of a contiguous grove of trees of 1 acre or larger in area with approximately 60% or greater crown closure, irrespective of whether the entire grove is within 200 ft of the relevant water feature.

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- ⁵ ~~Except that areas within 50 ft of surface streams shall be Class II riparian areas if their vegetation status is "low structure vegetation or open soils," and they are high gradient streams. High gradient streams are identified on the Metro Vegetative Cover Map. If a property owner believes the gradient of a stream was incorrectly identified, then the property owner may demonstrate the correct classification by identifying the channel type using the methodology described in the *Oregon Watershed Assessment Manual*, published by OWEB, and appended to Metro's *Riparian Corridor and Wildlife Habitat Inventories Report*, Attachment 1 to Exhibit F to Metro Ordinance No. 05-1077C.~~
- ⁶ ~~Areas that have been identified as habitats of concern, as designated on the Metro Habitats of Concern Map (on file in the Metro Council office), shall be treated as Class I riparian habitat areas in all cases; subject to the provision of additional information that establishes that they do not meet the criteria used to identify habitats of concern as described in Metro's *Technical Report for Fish and Wildlife*. Examples of habitats of concern include: Oregon white oak woodlands, bottomland hardwood forests, wetlands, native grasslands, riverine islands or deltas, and important wildlife migration corridors.~~
- ⁷ ~~Only if within 300 ft of a river or surface stream.~~

~~(b) Determine the Property's Urban Development Value~~

~~The urban development value of property designated as regionally significant habitat is depicted on the Metro Habitat Urban Development Value Map (available from the Metro Data Resource Center).~~

- ~~(i) A property's urban development value designation shall be adjusted upward if the Metro 2040 Design Type designation for the property lot or parcel has changed from one with a lower urban development value to one with a higher urban development value. 2040 Design Type designations are identified on the Metro 2040 Applied Concept Map (available from the Metro Data Resource Center).~~
- ~~(ii) Properties in areas designated on the 2040 Applied Concept Map as Central City, Regional Centers, Town Centers, and Regionally Significant Industrial Areas are considered to be of high urban development value; properties in areas designated as Main Streets, Station Communities, Other Industrial Areas, and Employment Centers are of medium urban development value; and properties in areas designated as Inner and Outer Neighborhoods and Corridors are of low urban development value.~~
- ~~(iii) As designated in Title 13 of the UGMFP, properties owned by a regionally significant educational or medical facility are designated as high urban development value.~~

~~(c) Cross-Reference Habitat Class with Urban Development Value~~

~~City verification of the locations of HCAs shall be consistent with Table 19.402.15.A.2.b(2)(c).~~

Table 19.402.15.A.2.b(2)(c)
Method for Identifying Habitat Conservation Areas (HCAs)

Fish & Wildlife Habitat Classification	High Urban Development Value¹	Medium Urban Development Value²	Low Urban Development Value³	Other Areas: Parks and Open Spaces (no design types outside UGB)
Class I Riparian	HCA	HCA	HCA	HCA

Table 19.402.15.A.2.b(2)(c)
Method for Identifying Habitat Conservation Areas (HCAs)

Fish & Wildlife Habitat Classification	High Urban Development Value¹	Medium Urban Development Value²	Low Urban Development Value³	Other Areas: Parks and Open Spaces (no design types outside UGB)
Class II Riparian	HCA	HCA	HCA	HCA
Class A Upland Wildlife	No HCA	No HCA	No HCA	No HCA/HCA ⁴
Class B Upland Wildlife	No HCA	No HCA	No HCA	No HCA/HCA ⁴

NOTE: The default urban development value of property is as depicted on the Metro Habitat Urban Development Value Map. The Metro 2040 Design Type designations provided in the following footnotes are only for use when a city or county is determining whether to make an HCA adjustment.

- ¹ Primary 2040 design type: Central City, Regional Centers, Town Centers, and Regionally Significant Industrial Areas.
- ² Secondary 2040 design type: Main Streets, Station Communities, Other Industrial areas, and Employment Centers.
- ³ Tertiary 2040 design type: Inner and Outer Neighborhoods, Corridors.
- ⁴ All Class A and B upland wildlife habitat in publicly-owned parks and open spaces shall be considered HCA, except for parks and open spaces where the acquiring agency clearly identified that it was acquiring the property to develop it for active recreational uses.

(3) Notification to Metro and DLCD

When an application for boundary verification proposes corrections to mapped HCAs that would result in a change in HCA designation of 1 acre or more, the City ~~shall~~ will notify Metro and the Oregon Department of Land Conservation and Development within 7 days after the application has been deemed complete, in accordance with the Type II referral procedure outlined in Subsection 19.1005.3.A.

3. Type III or V Boundary Verification

Corrections to mapped WQRs or HCAs that are not subject to processing according to the provisions outlined in either of Subsection 19.402.15.A.1 or A.2, such as in cases where the City initiates the change without property owner authorization and/or where the changes involve more properties than for which it is practicable to obtain all property owners' authorization, ~~shall~~ will be processed in accordance with the procedures for zoning map amendments as provided in Subsection 19.902.6. Such corrections ~~shall~~ will be processed with either Type III or Type V review, accordingly, but do not constitute amendments to the ~~z~~Zoning ~~m~~Map itself, only to the NR Administrative Map.

B. Map Administration

1. Updates to the NR ~~Administrative~~ Map

When a boundary verification, conducted in accordance with the standards of Subsection 19.402.15.A, demonstrates an error in the location of a WQR or HCA shown on the NR ~~Administrative~~ Map, the City ~~shall~~ will update the NR ~~Administrative~~ Map to incorporate the corrected information as soon as practicable. Changes to the NR ~~Administrative~~ Map are not considered amendments to the City's Comprehensive Plan, to Comprehensive Plan Map ~~56~~

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(Natural Resources Inventory), or to the Zoning Map.

2. Mapping Implications of Allowed Disturbances

a. WQRs

Permanent disturbances within a WQR, whether they occurred prior to the adoption of the Zoning Ordinance or are allowed according to the standards of Section 19.402, do not affect the way related WQRs are shown on the NR ~~Administrative Map~~.

b. HCAs

When disturbances are allowed within HCAs, in accordance with the applicable standards of Section 19.402, the City may update the NR ~~Administrative Map~~ to show that the permanently disturbed area is no longer considered an HCA.

3. Designation of Annexed Areas

When land annexed to the City includes WQRs and/or HCAs, as designated by Clackamas County, those same designations ~~shall~~ will be shown on the City's NR ~~Administrative Map~~ at the time of annexation. Verification of the boundaries of such WQRs and/or HCAs ~~shall~~ will be processed in accordance with the applicable provisions established in Subsection 19.402.15.A; not necessarily at the time of annexation, but at such time as a new activity is proposed on the annexed property.

TITLE 16 ENVIRONMENT

CHAPTER 16.32 TREE CODE

ARTICLE III Private Trees in Residential Zones

Section 16.32.042 Tree Preservation and Planting with Development in Residential Zones

B. Tree Preservation Standards

1. Healthy trees at least 6-in DBH are required to be preserved except when their removal is required for construction, demolition, grading, utilities, and other development impacts.
2. Preservation of at least 30% on-site healthy private tree canopy coverage is required unless mitigation is provided according to Subsection 16.32.042.E. See Figures 16.32.042.B.2-a and B.2-b for examples of when mitigation is or is not required. (See Subsection 16.32.042.D.3 for information on calculating tree canopy coverage.)
3. For development sites with 30% or less on-site healthy private tree canopy coverage, the removal of healthy private tree canopy is not allowed unless mitigation is provided according to Subsection 16.32.042.E.
4. Trees of any size that are listed on the Milwaukie Rare or Threatened Tree List must be prioritized for preservation; if removed, healthy trees from this list will incur an additional fee as listed on the Consolidated Fee Schedule.
5. Unhealthy trees and trees species on the Oregon State Noxious Weed List or Milwaukie Invasive Tree List, as well as trees within designated natural resource areas (as per Section 19.402) that are listed as nuisance species on the Milwaukie Plant List, are not required to be preserved in conjunction with applicable development as established in Subsection 16.32.042.A.
6. The applicant must provide a performance bond for existing trees that are preserved for purposes of addressing the 30% canopy coverage standard, to ensure their survival for such period of time as identified in the Consolidated Fee Schedule. On-site trees may be exempt from the performance bond requirements if the Urban Forester or an ISA Certified Arborist determine that construction activities do not present a significant impact to tree health. Existing trees used for canopy credit do not qualify for removal based on the criteria outlined in Subsection 16.32.044 D.2.(11).

D. Tree Canopy Calculations and Credits

The following situations are eligible for credit towards tree canopy requirements when trees are planted or preserved in accordance with applicable City standards:

1. On-Site Trees
 - a. 100% of the existing crown area or mature crown area of on-site healthy private trees that are preserved, whichever is greater.
 - (1) In cases where a portion of the crown area of an on-site healthy private tree extends off site, the entire crown area is eligible for credit towards the tree canopy requirements.
 - (2) In cases where a portion of the crown area of an off-site private tree extends on site, the crown area is not eligible for credit towards the tree canopy requirements.

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- (3) Healthy on-site trees with DBH of 12 inches or greater may receive additional canopy credits for existing or future mature crown area (whichever is greater) to be factored into preservation calculations as defined in the Consolidated Fee Schedule.

- b. 75% of the future mature crown area of planted on-site private trees.

Section 16.32.044 Non-Development Private Tree Removal in Residential Zones**A. Applicability**

A permit is required prior to the removal of the following private trees in residential zones:

1. Trees that are at least six-inch DBH.
2. Trees that are less than six-inch DBH as specified on the Milwaukie Rare or Threatened Tree List.
3. Trees that were planted to meet any requirements in Sections 16.32.042 or 16.32.044.

B. Permit Exemptions

Tree removal permits are not required in residential zones when:

1. Tree removal is approved with development as provided in Subsection 16.32.042.A.
2. The removal is of trees that are grown for commercial, agricultural, or horticultural purposes including fruit trees, nut trees, or holiday trees.
3. The removal is of a tree(s) within a designated natural resource area as regulated by Section 19.402. Such removal will be governed by the applicable standards of Section 19.402 unless otherwise noted. If the removal does not meet the approval criteria for a Type A permit as outlined in Subsection 16.32.044.D.2, a Type B permit will be required (including applicable mitigation fees as listed in the Consolidated Fee Schedule).

D. Type A Tree Removal Permit**2. Approval Criteria**

A Type A permit will be issued only if the following criteria are met, as determined by the Urban Forester:

- a. The proposed tree removal will be performed according to current ISA Best Management Practices.
- b. The tree proposed for removal meets one or more of the following criteria:
 - (1) The tree is dead or dying and cannot be saved as determined by an ISA Certified Arborist in accordance with ISA standards.
 - (2) The tree has sustained physical damage that will cause it to die or enter an advanced state of decline. The City may require additional documentation from an ISA Certified Arborist to demonstrate that this criterion is met.
 - (3) The tree is having an adverse effect on adjacent infrastructure or buildings that cannot be mitigated by pruning, reasonable alternative construction techniques, or accepted arboricultural practices.
 - (4) The tree poses an unreasonable risk to the occupants of the property, the adjacent property, or the general public, as determined by an ISA Certified Arborist that is Tree Risk Assessment Qualified (TRAQ) in accordance with current ISA Tree Risk

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Assessment Best Management Practices.

- (5) The tree is on the Oregon State Noxious Weed List or the Milwaukie Invasive Tree List; or, if located within a designated natural resources area as regulated by Section 19.402, the tree is listed as a nuisance species on the Milwaukie Plant List.
- (6) The tree is part of a stormwater management system and has grown too large to remain an effective part of the system.
- (7) The tree location conflicts with areas of public street widening, construction, or extension as shown in the Transportation System Plan and there is no practicable alternative to removing the tree.
- (8) Tree removal is required for the purposes of a building or land use permit, utility or infrastructure installation, or utility or infrastructure repair and there is no practicable alternative to removing the tree.
- (9) The tree is recommended for removal by a designated fire marshal for Clackamas County because it presents a significant fire risk to habitable structures or limits emergency access for rescue workers, and the risk or access issue cannot be abated through pruning or other means that would result in tree retention.
- (10) An ISA Certified Arborist determines that thinning of interior trees within a stand of trees is necessary for overall stand health, the thinning will result in no less than 80% canopy cover at maturity for the area to be thinned, and that thinning of non-native trees is maximized prior to thinning of native trees.
- (11) Healthy trees. One healthy tree may be removed per tax lot per twelve-month period if the tree is less than 12 inches in diameter at breast height and is not required to be preserved by a condition of a land use review, a provision of Chapter 16.32 or Title 19, or as part of a required stormwater facility.

EXHIBIT C

TITLE 19 ZONING

CHAPTER 19.200 DEFINITIONS AND MEASUREMENTS

19.201 Definitions

“Major pruning” means the trimming or removal of 20% or more of the live crown, or removal of or injury to roots within a radial distance from the tree of six times the tree’s diameter at breast height (DBH) or over 25% of the root protection zone (see Figure 16.32.042.G.1.b) during any 12-month period.

CHAPTER 19.400 OVERLAY ZONES AND SPECIAL AREAS

19.402 Natural Resources NR

19.402.1 Intent

Section 19.402 is to be interpreted consistently with the following:

- A. Section 19.402 provides protection for water quality resources under Statewide Land Use Planning Goal 6 and Sections 1-4 of Title 3 of the Metro Urban Growth Management Functional Plan (UGMFP). Section 19.402 also provides protection for designated natural resources that have been identified for the purposes of implementing Statewide Planning Goal 5 relating to significant natural riparian, wildlife, and wetland resources and Title 13 of the UGMFP.
- B. Many of Milwaukie's riparian, wildlife, and wetland resources have been adversely affected by development over time. These regulations seek to minimize additional adverse impacts and to restore and improve resources, where possible, while balancing property rights and development needs of the city.
- C. It is also the intent of Section 19.402 to:
 - 1. Designate water quality resources (WQRs) to protect the functions and values of riparian and wetland resources at the time of development.
 - 2. Protect and improve the functions and values that contribute to water quality and to fish and wildlife habitat in urban streamside areas. These functions and values include, but are not limited to:
 - a. Vegetated corridors to separate protected water features from development.
 - b. Microclimate and shade.
 - c. Streamflow moderation and water storage.
 - d. Water filtration, infiltration, and natural purification.
 - e. Bank stabilization and sediment and pollution control.
 - f. Large wood recruitment and retention and natural channel dynamics.
 - g. Organic material resources.
 - 3. Designate habitat conservation areas (HCAs) to implement the performance standards of Title 13 of the UGMFP for riparian areas and fish and wildlife habitat, and to protect significant local Goal 5 resources such as wetlands.
 - 4. Provide nondiscretionary (clear and objective) standards, as well as a discretionary review process, applicable to development in HCAs, in accordance with Goal 5.

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5. Allow and encourage habitat-friendly development while minimizing the impact on water quality and fish and wildlife habitat functions.
 6. Permit residential cluster development to encourage creative and flexible site design that is sensitive to the land's natural features and adapts to the natural topography.
 7. Provide mitigation standards for the replacement of ecological functions and values lost through development in WQRs and HCAs. This includes restoration of designated natural resources that are temporarily disturbed during development, as well as mitigation for permanent disturbance of those areas as a result of development.
 8. Preserve existing native vegetation against removal and replacement with lawns, gardens, or other nonnative plantings.
- D. Section 19.402 allows development in situations where adverse impacts from the development can be avoided or mitigated and where the strict application of these rules would deny reasonable economic use of property.
- E. It is not the intent of Section 19.402 to:
1. Impose any obligation on property owners to restore existing developed sites to predevelopment or natural conditions when no new activity is proposed.
 2. Impose any unreasonable hardship against the continued maintenance of existing legal site conditions.
 3. Apply to activities that do not affect WQRs or HCAs.
 4. Prohibit normal lawn and yard landscape planting and maintenance that does not involve removal and replacement of existing native vegetation. Normal lawn and yard planting and maintenance does not include the planting of invasive nonnative or noxious vegetation, including, but not limited to, plants listed as nuisance species on the Milwaukie Plant List established in Subsection 19.402.2.G.

19.402.2 Coordination with Other Regulations

- A. Implementation of Section 19.402 is in addition to, and will be coordinated with, Title 19 Zoning, Title 18 Flood Hazard Regulations, Chapter 16.28 Erosion Control, and Chapter 16.32 Tree Code.
- B. For properties along the Willamette River, Section 19.402 does not prohibit the maintenance of view windows, as allowed by Section 19.401 Willamette Greenway Zone WG.
- C. Except as provided for in Subsection 19.402.2.B, when applicable provisions of Sections 19.402 and 19.401 or Chapter 16.32 are in conflict, the more restrictive provision will be controlling.
- D. Nonconforming development that was legally existing for WQRs as of January 16, 2003, the effective date of Ordinance #1912, or that was legally existing for HCAs as of September 15, 2011, the effective date of Ordinance #2036, and that is nonconforming solely because of Section 19.402, is not subject to the provisions of Chapter 19.800 Nonconforming Uses and Development. However, development that is nonconforming for other reasons will be subject to the provisions of Chapter 19.800.
- E. The requirements of Section 19.402 apply in addition to all applicable local, regional, state, and federal regulations, including those for wetlands, trees, and flood management areas. Where Section 19.402 imposes restrictions that are more stringent than regional, state, and federal regulations, the requirements of Section 19.402 will govern.
- F. Development in or near wetlands and streams may require permits from the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (Corps). If a federal permit is required, a water quality certification from the Oregon Department of Environmental Quality (DEQ) may also be

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required. The Planning Manager will notify DSL and the Corps when an application for development within streams and wetlands is submitted. Because these agencies may have more restrictive regulations than the City, applicants are encouraged to contact them before preparing development plans.

- G. A document or other list used to identify native, nuisance, and prohibited plants will be maintained by the Planning Manager and will be referred to as the Milwaukie Plant List.
- H. A document or other list used to identify chemicals that have been demonstrated to be detrimental to water quality and habitat health will be maintained by the Planning Manager and will be referred to as the Milwaukie Prohibited Chemicals List.

19.402.3 Applicability

- A. The regulations in Section 19.402 apply to all properties that contain or are within 100 ft of a WQR and/or HCA (including any locally significant Goal 5 wetlands or habitat areas identified by the City of Milwaukie) as shown on the Milwaukie Natural Resources Administrative Map (hereafter "NR Map").
- B. For properties that do not contain, but are within 100 ft of, a WQR and/or HCA, as shown on the NR Map, and where an activity not listed as exempt in Subsection 19.402.4.A will disturb more than 150 sq ft, a construction management plan is required in accordance with Subsection 19.402.9 (see also Table 19.402.3).
- C. The NR Map, which shows WQRs and HCAs, is adopted by reference. The NR Map will be used to determine the applicability of Section 19.402 and will be administered in accordance with Subsection 19.402.15.
- D. Designated natural resources are shown on the NR Map as follows:
 - 1. Water quality resources (WQRs) include protected water features and their associated vegetated corridors, as specified in Table 19.402.15. The vegetated corridor is a buffer around each protected water feature, established to prevent damage to the water feature. The width of the vegetated corridor varies depending on the type of protected water feature, upstream drainage area served, and slope adjacent to the protected water feature. The NR Map is a general indicator of the location of vegetated Corridors; the specific location of vegetated corridors must be determined in the field in accordance with Table 19.402.15.
 - 2. Habitat conservation areas (HCAs) include significant Goal 5 wetlands, riparian areas, and fish and wildlife habitat. HCAs are designated based on a combination of inventory of vegetative cover and analysis of habitat value and urban development value. HCA locations on the NR Map are assumed to be correct unless demonstrated otherwise; verifications and corrections will be processed in accordance with the procedures established in Subsection 19.402.15.
- E. To determine whether a proposed activity on a given property will trigger any requirements of Section 19.402, the City will use the latest available aerial photographs; a copy of the applicable section of the NR Map; and, in the case of WQRs, the parameters established in Table 19.402.15. If a property owner or applicant believes that the NR Map is inaccurate, they may propose corrections according to the standards established in Subsection 19.402.15.
- F. In the context of designated natural resources, "disturbance" is a condition or result of an act that "disturbs" as defined in Section 19.201. Disturbance can be either temporary or permanent as noted below.
 - 1. Temporary disturbances are those that occur during an allowed or approved development or activity but will not persist beyond completion of the project. Temporary disturbances include, but are not limited to, accessways for construction equipment; material staging and stockpile

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areas; and excavation areas for building foundations, utilities, stormwater facilities, etc.

2. Permanent disturbances are those that remain in place after an allowed or approved development or activity is completed. Permanent disturbances include, but are not limited to, buildings, driveways, walkways, and other permanent structures.
- G. If more than 150 sq ft of area will be disturbed in conjunction with a proposed activity listed as exempt in Subsection 19.402.4.B, a construction management plan must be submitted according to the provisions of Subsection 19.402.9. This requirement applies even when the proposed activity will not occur within a designated natural resource but is within at least 100 ft of the resource, in accordance with Table 19.402.3.
- H. Proposed activities that are listed as exempt or occur more than 100 ft from a WQR or HCA, as shown on the NR Map or determined in accordance with Table 19.402.15, do not require review under the provisions of Section 19.402.
- I. Those portions of streams, creeks, and other protected water features that appear on the NR Map but are enclosed in pipes, culverts, or similar structures are not subject to the provisions of Section 19.402, except where a proposed activity will expose or directly disturb the protected water feature, such as with excavation. For WQRs, the underground portion of the protected water feature is not considered a protected water feature for purposes of determining the WQR location as outlined in MMC Table 19.402.15. For HCAs, the boundary verification options provided in MMC 19.402.15 may be used as necessary to determine whether the aboveground characteristics of the underground portion of the protected water feature affect the representation of HCA on the NR Map.
- J. The requirements of Section 19.402 apply, as shown in Table 19.402.3, both to properties that include a WQR and/or HCA, and to properties that do not include a WQR or HCA but where an activity is proposed within 100 ft of a WQR or HCA.

Table 19.402.3 Applicability of Requirements of Section 19.402		
Situations/activities that may trigger Section 19.402	Prepare Construction Management Plan per Subsection 19.402.9?	Comply with Remainder of Section 19.402?
Activities listed as exempt per:	No	No
• Subsection 19.402.4.A (outright exemptions for both WQRs and HCAs)		
• Subsection 19.402.4.B (limited exemptions for HCAs only)	No (unless > 150 sq ft of disturbance is proposed)	No
Nonexempt activities:	No (unless activity is within 100' of WQR or HCA and > 150 sq ft of disturbance is proposed)	No
• Outside of WQR and HCA		
• Within WQR or HCA	Yes	Yes

- K. Activities that are not exempt per Subsection 19.402.4, or prohibited per Subsection 19.402.5, are subject to the Type I, II, or III review process as outlined in Table 19.402.3.K.

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Table 19.402.3.K Types of Process Review for Various Activities			
Activity (and applicable code sections)	Type of Review Process		
	Type I (19.1004)	Type II (19.1005)	Type III (19.1006)
Agency-approved natural resource management plans (Subsections 19.402.10.A and C)	✓		
Independent natural resource management plans (Subsections 19.402.10.B and C)		✓	
Limited tree removal (Subsection 19.402.6.B)	✓		
Tree removal that is not exempt or allowable with Type I review (Subsection 19.402.8.A.8)			✓
Activities within HCA that meet nondiscretionary standards (Subsection 19.402.11.D)	✓		
Maintenance of existing utility facilities (Subsection 19.402.6.E)	✓		
Utility connections (Subsection 19.402.6.F)	✓		
Nonemergency abatement of nuisances or violations (Subsection 19.402.6.G)	✓		
Limited WQR disturbance for new dwelling units (Subsection 19.402.6.B)	✓		
Special use activities (Subsections 19.402.7.A and 19.402.11.E)		✓	
Other limited disturbance to WQRs (Subsection 19.402.7.D)		✓	
Development activities that are not exempt or allowable with Type I or II review (Subsections 19.402.8 and 19.402.12)			✓
Property line adjustments that balance the HCA distribution (Subsection 19.402.13.E.1 or 2)	✓		
Property line adjustments that otherwise limit HCA disparity (Subsection 19.402.13.E.3)		✓	
Low-impact partitions (put designated natural resources in separate tract) (Subsection 19.402.13.F)	✓		
Other partitions or subdivisions (Subsections 19.402.13.G or H)		✓	
Boundary verifications with minor corrections	✓		

Table 19.402.3.K Types of Process Review for Various Activities			
Activity (and applicable code sections)	Type of Review Process		
	Type I (19.1004)	Type II (19.1005)	Type III (19.1006)
(Subsection 19.402.15.A.1)			
Boundary verifications with substantial corrections (Subsection 19.402.15.A.2)		✓	

- L. Where WQRs and HCAs overlap, the WQR overlap area is not included in any calculations of the HCA area for purposes of determining whether HCA-only exemptions are allowed or for calculating allowable HCA disturbances.

19.402.4 Exempt Activities

A. Outright Exemptions

The following activities in WQRs or HCAs are exempt from the provisions of Section 19.402:

1. Action taken on a building permit for any portion of a phased development project for which the applicant has previously met the applicable requirements of Section 19.402, including the provision of a construction management plan per Subsection 19.402.9. This exemption applies so long as the building site for new construction was identified on the original application, no new portion of the WQR and/or HCA will be disturbed, and no related land use approvals have expired per Subsection 19.1001.7. This exemption also extends to projects initiated prior to September 15, 2011, the effective date of Ordinance #2036, which have already been approved through Water Quality Resource Review.
2. Stream, wetland, riparian, and upland enhancement or restoration projects and development in compliance with a natural resource management plan or mitigation plan approved by the City or by a state or federal agency.
3. Emergency procedures or activities undertaken (excluding non-exempt tree removal as allowed in Subsection 19.402.4.A.6) that are necessary to remove or abate hazards to person or property, provided that the time frame for such remedial or preventative action is too short to allow for compliance with the requirements of Section 19.402. After the emergency, the person or agency undertaking the action must repair any impacts to the designated natural resource resulting from the emergency action; e.g., remove any temporary flood protection such as sandbags, restore hydrologic connections, or replant disturbed areas with native vegetation.
4. The planting or propagation of plants categorized as native species on the Milwaukie Plant List.
5. Removal of plants categorized as nuisance species on the Milwaukie Plant List. After removal, all open soil areas must be replanted and/or protected from erosion.
6. Removal of trees under any of the following circumstances:
 - a. The tree is a "downed tree" as defined in Section 19.201, the tree has been downed by natural causes, and no more than 150 sq ft of earth disturbance will occur in the process of removing the tree.
 - b. The tree is less than 6-in diameter at breast height (DBH), is not a species on the Milwaukie Rare or Threatened Tree List, and was not planted to meet any requirements in Sections

16.32.042 or 16.32.044.

- c. Removal of the tree is in accordance with an approved natural resource management plan per Subsection 19.402.10 and any applicable requirements in Chapter 16.32.
 - d. Major pruning of trees within 10 ft of existing structures in accordance with the Best Management Practices of the International Society of Arboriculture (ISA).
 - e. Removal of a public tree (as defined in Subsection 16.32.010; i.e., a tree on land owned or maintained by the City) that meets at least one of the criteria for exempt removal as outlined in this subsection or one of the criteria for limited tree removal as provided in Subsection 19.402.6.A.
7. Landscaping and maintenance of existing landscaping and gardens. This exemption extends to the installation of new irrigation and drainage facilities and/or erosion control features, as well as to landscaping activities that do not involve the removal of native plants or plants required as mitigation, the planting of any vegetation identified as a nuisance species on the Milwaukee Plant List, or anything that produces an increase in impervious area or other changes that could result in increased direct stormwater discharges to the WQR.
 8. Additional disturbance for outdoor uses, such as gardens and play areas, where the new disturbance area does not exceed 150 sq ft; does not involve the removal of any trees larger than 6-in diameter at breast height (DBH) or otherwise regulated by Chapter 16.32; and is located at least 30 ft from the top of bank of a stream or drainage and at least 30 ft from the edge of a wetland.
 9. Routine repair and maintenance, alteration, demolition, and/or change of use of existing legal structures, provided that the following criteria are met:
 - a. There is no change in the location, or increase in the footprint, of any building, impervious surface, or outdoor storage area within a WQR or HCA.
 - b. No other site changes are proposed that could result in increased direct stormwater discharges to a WQR. If the project will result in increased direct stormwater discharges, the proposal is subject to the Type II review process and the standards for discretionary review established in Subsection 19.402.12.
 10. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities, accesses, streets, driveways, trails, walkways, and parking improvements (including asphalt overlays); provided that there is no new disturbance of the WQR or HCA, no increase in impervious area, no reduction in landscaped areas or tree cover, and no other change that could result in increased direct stormwater discharges to the WQR.
 11. Routine repair and maintenance of public and private stormwater facilities in accordance with a stormwater management plan approved by the City.
 12. Existing agricultural practices or uses, excluding buildings and structures, provided that such activities or uses do not result in increased direct stormwater discharges to WQRs.
 13. Removal of debris, as defined in Section 19.201.
 14. Change of ownership.
 15. Lot consolidations, as defined in Section 17.08.010.
 16. Activities and improvements in existing public rights-of-way.
 17. Establishment and maintenance of trails in accordance with the following standards:
 - a. Trails must be confined to a single ownership or within a public trail easement.

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- b. Trails must be no wider than 30 in. Where trails include stairs, stair width must not exceed 50 in and trail grade must not exceed 20%, except for the portion of the trail containing stairs.
 - c. Trails must be unpaved and constructed with nonhazardous, pervious materials.
 - d. Trails must be located at least 15 ft from the top of bank of all water bodies.
 - e. Plants adjacent to trails may be trimmed, but trimming clearances must not exceed a height of 8 ft and a width of 6 ft.
 - f. Native trees of larger than 6-in DBH, other trees regulated by Chapter 16.32, and native shrubs or conifers larger than 5 ft tall, must not be removed.
18. Installation and maintenance of erosion control measures that have been reviewed and approved by the City.

B. Limited Exemptions Within HCAs

The following activities within HCAs are exempt from the provisions of Section 19.402, except that a construction management plan is required, according to the provisions of Subsection 19.402.9, where the activity disturbs a total of more than 150 sq ft:

- 1. The alteration and/or total replacement of existing structures, provided that both of the following standards are met:
 - a. The alteration and/or replacement does not intrude more than 500 sq ft into the HCA, beyond the area defined as the building footprint as of September 15, 2011, the effective date of Ordinance #2036.
 - b. The alteration and/or replacement does not result in increased direct stormwater discharges to a WQR.
- 2. Minor encroachments, not to exceed 500 sq ft for residential zones or 150 sq ft in nonresidential zones, for new features such as accessory buildings, patios, walkways, or retaining walls.
- 3. Temporary and minor clearing, excavation, or other disturbances, not to exceed 150 sq ft, for the purpose of: site investigations or preparation of soil profiles; installation of underground utility facilities or other infrastructure; routine repair and maintenance and/or alteration of existing utility facilities, access, streets, driveways, and parking improvements; or similar activities, provided that such disturbed areas are restored to their original condition when the activity is complete.
- 4. Low-impact outdoor recreation facilities for public use—including, but not limited to, multiuse paths, accessways, trails, picnic areas, or interpretive and educational displays and overlooks that include benches and outdoor furniture—provided that such facilities contain no more than 500 sq ft of new impervious surface. Any trails must have a maximum width of 5 ft and must be constructed using nonhazardous, pervious materials.
- 5. Facilities that infiltrate stormwater on the site, including the associated piping, so long as the forest canopy and the areas within the driplines of the trees are not disturbed. Such facilities may include, but are not limited to, vegetated swales, rain gardens, vegetated filter strips, and vegetated infiltration basins. Native or nonnative vegetation may be planted in these facilities, provided that none of the plantings are identified as a nuisance species on the Milwaukie Plant List.

19.402.5 Prohibited Activities

Title 19 Zoning is comprised of regulations that deal with the use of land; it does not extend into the broader realm of laws that regulate personal activities unrelated to land use and development. Given such limitations, the following activities are prohibited within WQRs and HCAs:

- A. New structures, development, or landscaping activity other than those allowed by Section 19.402.
- B. Uncontained areas of hazardous materials, as defined by DEQ.
- C. Planting any vegetation listed as a nuisance species on the Milwaukie Plant List.
- D. Outside storage of materials; unless such storage began before September 15, 2011, the effective date of Ordinance #2036; or unless such storage is approved according to the applicable provisions of Section 19.402.
- E. Application of pesticides or herbicides with any of the active ingredients listed on the Milwaukie Prohibited Chemicals List.

19.402.6 Activities Requiring Type I Review

Within either WQRs or HCAs, the following activities and items are subject to Type I review per Section 19.1004:

A. Limited Tree Removal

1. For trees not exempted by Subsections 19.402.4.A.6 (general exemptions) or 19.402.6.A.2 (development scenarios), the Planning Manager may approve an application for limited tree removal or major pruning within WQRs and HCAs under any of the following circumstances:

- a. The tree poses an immediate emergency, as determined by the Urban Forester, Planning Manager, or designee; or a hazardous but nonemergency situation, with an unreasonable risk to the occupants of the property, the adjacent property, or the general public, as determined by an ISA Certified Arborist that is Tree Risk Assessment Qualified (TRAQ) in accordance with current ISA Tree Risk Assessment Best Management Practices.

Immediate emergencies may include, but are not limited to, situations in which a tree or portion of a tree has been compromised and has damaged or is damaging structures or utilities on private or public property, or where a tree or portion of a tree is prohibiting safe passage in the public right-of-way. Examples include but are not limited to trees that have fallen into or against a house or other occupied building, or trees downed across power lines or roadways. Emergency situations do not offer time for the normal review process and will be evaluated retroactively once the emergency has been resolved.

A situation may be deemed hazardous if a tree, or portion of a tree, has undergone a recent change in health or condition in a manner that may pose a danger to people, to structures on private property, to public or private utilities, or to travel on private property or in the public right-of-way. Examples of imminent hazards may include, but are not limited to, trees that are broken, split, cracked, uprooted, or otherwise in danger of collapse.

Approval will be limited to removal of the tree, or portion of the tree, as necessary to eliminate the emergency or hazard. Any damage or impacts to the designated natural resource must be repaired after the emergency or hazard has been resolved. Any applicable requirements of Chapter 16.32 must also be met.

- b. The tree is dead, diseased, or dying and cannot be saved, as determined and documented in a report by an ISA Certified Arborist in accordance with ISA standards. This includes situations where a tree has sustained physical damage that will cause it to die or enter an advanced state of decline.
- c. The tree is categorized as a nuisance species on the Milwaukie Plant List.
- d. The tree is a downed tree, but more than 150 sq ft of earth disturbance is necessary to remove it.
- e. The tree is part of a stormwater management system and has grown too large to remain an

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effective part of the system.

- f. The tree location conflicts with areas of public street widening, construction, or extension as shown in the Transportation System Plan and there is no practicable alternative to removing the tree.
 - g. Tree removal is required for the purposes of utility or infrastructure repair and there is no practicable alternative to removing the tree.
 - h. The tree is recommended for removal by a designated fire marshal for Clackamas County because it presents a significant fire risk to habitable structures or limits emergency access for rescue workers, and the risk or access issue cannot be abated through pruning or other means that would result in tree retention.
 - i. The tree is not categorized as either a nuisance or native species on the Milwaukie Plant List, is less than 12-in DBH, and is not located in a WQR categorized as Class A ("Good"); according to Table 19.402.11.C, provided that no more than three (3) such trees will be removed during any 12-month period. In residential zones, for the proposed removal of more than one such tree (i.e., non-nuisance, non-native, not in a "Good" WQR area) during any 12-month period, the Type B tree permit process outlined in Subsection 16.32.044.E is applicable in addition to the provisions of Subsection 19.402.6.A.
 - j. For major pruning, as defined in Section 19.201, a certified arborist has determined, and documented in a report, that the tree will survive the proposed pruning.
2. The provisions of Subsection 19.402.6.A.1 do not apply to tree removal proposed in association with development or other activities regulated by Section 19.402, for which other approval criteria and mitigation standards may apply.
 3. The Planning Manager will require the application to comply with all of the following standards:
 - a. A construction management plan must be prepared in accordance with Subsection 19.402.9. When earth disturbance is necessary for the approved removal or pruning, all open soil areas that result from the disturbance must be replanted and/or protected from erosion.
 - b. All pruning and/or tree removal must be done in accordance with the standards of the International Society of Arboriculture (ISA) and must comply with the applicable requirements in Chapter 16.32.
 - c. Any tree that is removed in accordance with Subsection 19.402.6.A must be replaced with a new tree, of at least 1.5-in caliper or at least 5-ft overall height after planting. An exception to this requirement may be granted if the applicant demonstrates that a replacement tree has already been planted in anticipation of tree removal or if existing dense canopy coverage otherwise precludes tree replacement. Any other proposed exception to this replanting requirement is subject to the mitigation fees established in conjunction with Section 16.32.044.
 - d. The replacement tree(s) must be located in the general vicinity of the removed tree(s), somewhere within the designated natural resource (WQR or HCA). The replacement tree(s) does not have to be a native species; but, in accordance with Subsection 19.402.5.C, the replacement tree(s) must not be categorized as a nuisance species on the Milwaukie Plant List. The property owner must ensure that the replacement tree(s) survives at least two (2) years beyond the date of its planting.

B. Limited WQR Disturbance for New Dwelling Units

1. Within WQRs, nonexempt residential development that is not listed in Subsections 19.402.7 or 19.402.8 and that is in compliance with the following nondiscretionary standards is allowable

subject to Type I review:

- a. The disturbance (temporary or permanent) is directly related to the construction of a new dwelling unit (primary or accessory); and
 - b. The area of the site that is not categorized as WQR and that is outside the minimum required yard setbacks for the underlying zone is 1,500 sq ft or less. In such cases, the disturbance area within the WQR is limited by the following formula: subtract the area of the site that is not categorized as WQR from the area of the site that is categorized as WQR; if that number is positive, that amount of WQR on the site can be disturbed, up to a maximum of 800 sq ft (see Figure 19.402.6.B.1.b); and
 - c. The WQR being disturbed is not categorized as Class A ("Good") according to Table 19.402.11.C; and
 - d. The disturbance area is at least 30 ft from the top of bank of a stream or drainage or 30 ft from the edge of a wetland; and
 - e. The disturbance does not include the removal of any trees 6-in DBH or greater that are categorized as a native species on the Milwaukie Plant List; and
 - f. The disturbance will not result in any increased direct stormwater discharges to the WQR.
2. Where limited WQR disturbance is allowed by this subsection, mitigation must be provided in accordance with the general standards of Subsection 19.402.11.B (including for plant species, size, spacing, survival, etc.) and as follows:
- a. For temporary disturbances, the disturbance area must be replanted at a minimum with native ground-cover species sufficient to cover all bare or exposed soil.
 - b. For permanent disturbances, an area equal in size to the disturbance area must be established as a mitigation area. Within the mitigation area, all vegetation categorized as a nuisance species on the Milwaukie Plant List must be removed and native-species trees and shrubs must be planted at a ratio of 5 trees and 25 shrubs per 500 sq ft of allowed disturbance. Any remaining bare soil within the mitigation area must be replanted with native ground-cover species.

These standards apply in addition to any other applicable provisions related to tree removal as established in Section 16.32.042.

C. Activities within HCAs in Compliance with Nondiscretionary Standards

Within HCAs but outside of WQRs, nonexempt development that is not listed in Subsections 19.402.7 or 19.402.8 and that is in compliance with the following nondiscretionary standards is subject to Type I review.

1. Single Detached and Middle Housing Residential Uses

For single detached and middle housing residential uses, including any related public facilities as required by Chapter 19.700 Public Facility Improvements, the amount of nondiscretionary disturbance allowed within an HCA is determined by subtracting the area of the lot or parcel outside of the total resource area (WQR and HCA) from the maximum potential disturbance area within the HCA (which is 50% of the total HCA, up to a maximum of 5,000 sq ft)—see Table 19.402.6.C.1 for examples. Such disturbance will be subject to Type I review and the mitigation requirements described in Subsection 19.402.11.D.2.

Table 19.402.6.C.1 Method for Calculating Allowable Nondiscretionary Disturbance within an HCA for Single Detached Dwellings and Middle Housing Residential Uses
<p>X = The maximum potential disturbance area within the HCA, which is 50% of the total HCA, up to a maximum of 5,000 sq ft.</p> <p>Y = The area of the lot or parcel outside the total resource area (WQR and HCA).</p> <p>Z = The net amount of disturbance area allowed within the HCA ($Z = X - Y$).</p> <p>If (Y) is greater than (X), disturbance shall not be permitted within the HCA; otherwise, the applicant may disturb up to the net amount of disturbance area allowed (Z) within the HCA.</p>
<p>Example 1: 8,000-sq-ft lot with 3,000 sq ft of HCA and 5,000 sq ft outside of HCA/WQR $X = 1,500$ sq ft (50% of HCA)</p> <p>$Y = 5,000$ sq ft outside of HCA/WQR</p> <p>$Z = -3,500$ sq ft ($1,500$ sq ft – $5,000$ sq ft)</p> <p>Conclusion: Y is greater than X; therefore, development is not permitted within the HCA.</p>
<p>Example 2: 8,000-sq-ft lot with 6,000 sq ft of HCA and 2,000 sq ft outside of HCA/WQR $X = 3,000$ sq ft (50% of HCA)</p> <p>$Y = 2,000$ sq ft outside of HCA/WQR</p> <p>$Z = 1,000$ sq ft ($3,000$ sq ft – $2,000$ sq ft)</p> <p>Conclusion: Y is not greater than X; therefore, the applicant may disturb up to the value of Z (1,000 sq ft) within the HCA.</p>

2. All Other Uses

A maximum net disturbance area of 10% of the HCA on the site is allowed by right, subject to Type I review and the mitigation requirements described in Subsection 19.402.11.D.2.

D. Natural Resource Management Plans

Natural resource management plans that meet the standards outlined in Subsection 19.402.10.A are subject to Type I review. These are typically plans that have already been approved by a qualified agency.

E. Maintenance of Existing Utility Facilities

Routine repair and maintenance of existing utility facilities, accesses, streets, driveways, and/or parking improvements that disturbs a WQR and/or HCA is subject to Type I review, provided such activities can meet the general standards for special uses established in Subsection 19.402.11.E.1. These include, but are not limited to, the requirement to provide a mitigation plan and to restore the disturbed area.

F. Utility Connections

Unless they are exempt per Subsection 19.402.4, connections to existing or new utility lines that involve disturbance to a WQR and/or HCA are subject to Type I review against the following criteria:

1. The activities required to establish the connection shall not disturb a protected water feature. Utility connections that will disturb a protected water feature are subject to the review procedures for special uses established in Subsection 19.402.11.E.

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2. The activities required to establish the connection shall not disturb an area greater than 10 ft wide.
3. The connection can meet the general standards for special uses established in Subsection 19.402.11.E.1.

G. Nuisance Abatement

Measures to remove or abate nuisances; or any other violation of state statute, administrative agency rule, or City or County ordinance; shall be subject to Type I review of a construction management plan, to be approved by the Planning Manager prior to the abatement activity. The person or agency undertaking the action shall repair any impacts to the designated natural resource resulting from the nuisance or violation (e.g., restore disturbed soils, restore hydrologic connections, replant disturbed areas with native vegetation, etc.) unless subsequent development has been approved.

H. Boundary Verification

Boundary verifications that propose minor corrections will be processed in accordance with Subsection 19.402.15.A.1 and are subject to Type I review.

I. Low-Impact Partitions

Partitions that meet the standards established in Subsection 19.402.13.F are subject to Type I review.

19.402.7 Activities Requiring Type II Review

Within either WQRs or HCAs, the following activities and items are subject to Type II review and approval by the Planning Manager per Section 19.1005, unless they are otherwise exempt or permitted as a Type I activity.

A. Special Uses

If not listed as exempt in Subsection 19.402.4, and not able to meet the nondiscretionary standards for HCAs as established in Subsection 19.402.11.D, any special use activity listed below ~~shall be~~ is subject to Type II review if the proposal complies with the applicable standards provided in Subsection 19.402.11.E:

1. Improvement or construction of public or private utility facilities.
2. New stormwater facilities.
3. Walkways and bike paths.
4. Stormwater management plans.

If the proposed special use activity is not in compliance with the applicable standards in Subsection 19.402.11.E, it is subject to Type III review and the general discretionary review criteria provided in Subsection 19.402.12.

B. Natural Resource Management Plans

Natural resource management plans that do not meet the Type I review standards provided in Subsection 19.402.10.A, but that meet the standards provided in Subsection 19.402.10.B, are subject to Type II review. These are typically plans that have been prepared independently of a qualified agency but that are in accordance with standards and guidelines related to enhancing natural resources.

C. Partitions and Subdivisions

Partitions and subdivisions that meet the standards provided in Subsection 19.402.13.G and H,

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respectively, are subject to Type II review.

D. Other Uses and Activities with Minimal Impacts to WQRs

The activities listed below are subject to Type II review and the general discretionary review criteria provided in Subsection 19.402.12:

1. New agricultural practices or uses, excluding buildings and structures, that result in increased direct stormwater discharges to WQRs.
2. Landscaping and maintenance of existing landscaping that would increase impervious area within a WQR by no more than 150 sq ft and/or would result in increased direct stormwater discharges to the WQR.
3. Routine repair and maintenance, alteration, and/or total replacement of existing legal buildings or structures that increases the existing disturbance area by no more than 150 sq ft within the WQR.
4. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities, accesses, streets, driveways, and parking improvements that increases the existing disturbance area by no more than 150 sq ft within the WQR. Activities approved under this subsection shall be subject to the following requirements:
 - a. Restore the disturbed portion of the WQR.
 - b. Within the disturbed portion of the WQR, remove any vegetation categorized as a nuisance species on the Milwaukie Plant List and replace it with native vegetation from the list.

E. Boundary Verification

Boundary verifications that propose substantial corrections will be processed in accordance with Subsection 19.402.15.A.2 and are subject to Type II review.

19.402.8 Activities Requiring Type III Review

Within either WQRs or HCAs, the following activities are subject to Type III review and approval by the Planning Commission under Section 19.1006, unless they are otherwise exempt or permitted as a Type I or II activity.

A. The activities listed below are subject to the general discretionary review criteria provided in Subsection 19.402.12:

1. Any activity allowed in the base zone that is not otherwise exempt or permitted as a Type I or II activity.
2. Within HCAs, development that is not in compliance with the nondiscretionary standards provided in Subsection 19.402.11.D.
3. New roads to provide access to protected water features, necessary ingress and egress across WQRs, or the widening of an existing road.
4. Improvement of existing public utility facilities that cannot meet the applicable standards of Subsection 19.402.11.E.
5. New stormwater facilities that cannot meet the applicable standards of Subsection 19.402.11.E.
6. New public or private utility facility construction that cannot meet the applicable standards of Subsection 19.402.11.E.
7. Walkways and bike paths that are not exempt per Subsection 19.402.4 or cannot meet the applicable standards of Subsection 19.402.11.E.

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8. Tree removal in excess of that permitted under Subsection 19.402.4 or 19.402.6. Tree removal must also comply with any applicable requirements in Chapter 16.32.
9. Landscaping and maintenance of existing landscaping that would increase impervious area by more than 150 sq ft.
10. Routine repair and maintenance, alteration, and/or total replacement of existing legal buildings or structures that increases the existing disturbance area by more than 150 sq ft within the WQR.
11. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities, accesses, streets, driveways, and parking improvements that would disturb more than 150 sq ft within the WQR.

19.402.9 Construction Management Plans

- A. Construction management plans are not subject to Type I review per Section 19.1004 but will be reviewed administratively in similar fashion to an erosion control permit (MMC Chapter 16.28).
- B. Construction management plans shall provide the following information:
 1. Description of work to be done.
 2. Scaled site plan showing a demarcation of WQRs and HCAs and the location of excavation areas for building foundations, utilities, stormwater facilities, etc.
 3. Location of site access and egress that construction equipment will use.
 4. Equipment and material staging and stockpile areas.
 5. Erosion and sediment control measures.
 6. Measures to protect trees and other vegetation located within the potentially affected WQR and/or HCA. Tree protection must be consistent with the requirements in Section 16.32.042.FG.

When required for a property that does not include a designated natural resource, the construction management plan must show the protective measures that will be established on the applicant's property.

19.402.10 Natural Resource Management Plans

Natural resource management plans or restoration plans that authorize limited disturbance within the WQR or HCA may be approved with Type I or II review, subject to the following standards:

A. Plans Eligible for Type I Review

The plan has already been approved by the U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife (ODFW), DSL, Oregon Watershed Enhancement Board (OWEB), Metro, Clackamas County Soil and Water Conservation District, or other agency approved by the Planning Manager.

B. Plans Eligible for Type II Review

The plan has been prepared in accordance with particular standards and guidelines promulgated by a natural resource agency, such as OWEB's Oregon Aquatic Habitat Restoration and Enhancement Guide, ODFW's Western Oregon Stream Restoration Program, DSL's Hydrogeomorphic (HGM) approach of assessment for wetland and riparian functions, or other standards approved by the Planning Manager.

C. Approval Criteria

Every plan prepared for approval under Section 19.402 must demonstrate that it encourages

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restoration activities that have any of the following effects:

1. Changes the trend of habitat function from one of a diminishing ability to support salmonids and other organisms to one that supports a complex, self-sustaining system.
2. Corrects or improves conditions caused by past management and/or disturbance events.
3. Maximizes beneficial habitat in the short term where watershed degradation has been extensive and natural processes will need substantial time to restore habitat.
4. Creates beneficial habitat and restores stream function and hydrology to the fullest extent practicable within developed areas where there is no reasonable expectation of returning to natural conditions.

D. Construction Management Plans

A construction management plan prepared in accordance with Subsection 19.402.9 is required with each natural resource management plan.

E. Ongoing Maintenance

Natural resource management plans must demonstrate how ongoing maintenance is part of the associated restoration or enhancement activities.

F. Expiration of Plans

The approval of a natural resource management plan is valid for five (5) years. Approved plans may be renewed through the Type I review process by demonstrating that the original approved plan still meets the criteria provided in Subsection 19.402.10.C. Plans that demonstrate an adaptive management component and/or that involve partnership with one of the agencies noted in Subsection 19.402.10.A may be approved as valid for up to 20 years upon request.

19.402.11 Development Standards

A. Protection of Natural Resources During Site Development

During development of any site containing a designated natural resource, the following standards apply:

1. Work areas must be marked to reduce potential damage to the WQR and/or HCA.
2. Trees in WQRs or HCAs must not be used as anchors for stabilizing construction equipment.
3. Native soils disturbed during development must be conserved on the property.
4. An erosion and sediment control plan is required and must be prepared in compliance with requirements set forth in the City's Public Works Standards.
5. Site preparation and construction practices must be followed that prevent drainage of hazardous materials or erosion, pollution, or sedimentation to any WQR adjacent to the project area.
6. Stormwater flows that result from proposed development within and to natural drainage courses must not exceed predevelopment flows.
7. Prior to construction, the WQR and/or HCA that is to remain undeveloped must be flagged, fenced, or otherwise marked and must remain undisturbed. Such markings must be maintained until construction is complete.
8. The construction phase of the development must be done in such a manner as to safeguard the resource portions of the site that have not been approved for development.
9. Where practicable, lights must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting must be selected so that impacts to

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habitat functions are minimized.

10. All work on the property must conform to a construction management plan prepared according to Subsection 19.402.9.
11. The applicable provisions of Chapter 16.32 must be met.

B. General Standards for Required Mitigation

Where mitigation is required by Section 19.402 for disturbance to WQRs and/or HCAs, the following general standards apply:

1. Disturbance

- a. Designated natural resources that are affected by temporary disturbances must be restored, and those affected by permanent disturbances must be mitigated, in accordance with the standards provided in Subsection 19.402.11.C for WQRs and Subsection 19.402.11.D.2 for HCAs, as applicable.
- b. Landscape plantings are not considered to be disturbances, except for those plantings that are part of a non-exempt stormwater facility; e.g., raingarden or bioswale.

2. Required Plants

Unless specified elsewhere in Section 19.402, all trees, shrubs, and ground cover planted as mitigation must be native plants, as identified on the Milwaukie Plant List. Applicants are encouraged to choose particular native species that are appropriately suited for the specific conditions of the planting site; e.g., shade, soil type, moisture, topography, etc.

3. Plant Size

Required mitigation trees must average at least a ½-in caliper—measured at 6 in above the ground level for field-grown trees or above the soil line for container-grown trees—unless they are oak or madrone, which may be 1-gallon size. Required mitigation shrubs must be at least 1-gallon size and 12 in high.

4. Plant Spacing

Trees must be planted between 8 and 12 ft on center. Shrubs must be planted between 4 and 5 ft on center or clustered in single-species groups of no more than four (4) plants, with each cluster planted between 8 and 10 ft on center. When planting near existing trees, the dripline of the existing tree is the starting point for plant spacing measurements. Note that in meeting the Tree Planting Standards in Subsection 16.32.042.C, the Urban Forester may only credit those trees that meet the requirements in Table 16.32.042.D. The additional trees required by this subsection may be excluded from contributing to the Tree Planting Standards in Subsection 16.32.042.C.

5. Plant Diversity

Shrubs must consist of at least two (2) different species. If 10 trees or more are planted, then no more than 50% of the trees can be of the same genus.

6. Location of Mitigation Area**a. On-Site Mitigation**

All mitigation vegetation must be planted on the applicant's site within the designated natural resource that is disturbed, or in an area contiguous to the resource area; however, if the vegetation is planted outside of the resource area, the applicant must preserve the contiguous planting area by executing a deed restriction such as a restrictive covenant.

b. Off-Site Mitigation

- (1) For disturbances allowed within WQRs, off-site mitigation cannot be used to meet the mitigation requirements of Section 19.402.
- (2) For disturbances allowed within HCAs, off-site mitigation vegetation may be planted within an area contiguous to the subject-property HCA, provided there is documentation that the applicant possesses legal authority to conduct and maintain the mitigation, such as having a sufficient ownership interest in the mitigation site. If the off-site mitigation is not within an HCA, the applicant must document that the mitigation site will be protected after the monitoring period expires, such as through the use of a restrictive covenant.

7. Invasive Vegetation

Invasive nonnative or noxious vegetation must be removed within the mitigation area prior to planting, including, but not limited to, species identified as nuisance plants on the Milwaukie Plant List.

8. Ground Cover

Bare or open soil areas remaining after the required tree and shrub plantings ~~shall~~ must be planted or seeded to 100% surface coverage with grasses or other ground-cover species identified as native on the Milwaukie Plant List. Revegetation must occur during the next planting season following the site disturbance.

9. Tree and Shrub Survival

A minimum of 80% of the trees and shrubs planted must remain alive on the second anniversary of the date that the mitigation planting is completed.

a. Required Practices

To enhance the survival of the mitigation plantings, the following practices are required:

- (1) Mulch new plantings to a minimum of 3-in depth and 18-in diameter to retain moisture and discourage weed growth.
- (2) Remove or control nuisance or noxious vegetation throughout the maintenance period.

b. Recommended Practices

To enhance the survival of tree replacement and vegetation plantings, the following practices are recommended:

- (1) Plant bare root trees between December 1 and April 15; plant potted plants between October 15 and April 30.
- (2) Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and the resulting damage to plants.
- (3) Water new plantings at a rate of 1 in per week between June 15 and October 15 for the first two (2) years following planting.

c. Monitoring and Reporting

Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind as needed to ensure the minimum 80% survival rate. The Planning Manager may require a maintenance bond to cover the continued health and survival of all plantings. A maintenance bond is not required for land use applications related to owner-occupied single-family residential projects. An annual report on the survival rate of all plantings must be submitted for two (2) years.

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10. Light Impacts

Where practicable, lights must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting must be selected so that impacts to habitat functions are minimized.

C. Mitigation Requirements for Disturbance within WQRs

1. The requirements for mitigation vary depending on the existing condition of the WQR on the project site at the time of application. The existing condition of the WQR must be assessed in accordance with the categories established in Table 19.402.11.C.
2. When disturbance within a WQR is approved according to the standards of Section 19.402, the disturbance must be mitigated according to the requirements outlined in Table 19.402.11.C and the standards established in Subsection 19.402.11.B.

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Table 19.402.11.C WQR Mitigation	
Existing Condition of WQR (What conditions for water quality and wildlife habitat are provided by the extent and character of existing vegetation?)	Mitigation Requirements
Class A ("Good")	
Combination of trees, shrubs, and ground cover are 80% present, with more than 50% tree canopy coverage in vegetated corridor.	<ul style="list-style-type: none"> • Submit a plan for mitigating water quality impacts related to the development, including: sediments, temperature, nutrients, or any other condition that may have caused the protected water feature to be listed on DEQ's 303(d) list. • Restore and replant disturbed areas with native species from the Milwaukie Plant List, using a City-approved plan developed to represent the vegetative composition that would naturally occur on the site. • Inventory and remove debris, noxious materials, and nuisance species vegetation. • Plant and/or seed all bare areas to provide 100% surface coverage.
Class B ("Marginal")	
Combination of trees, shrubs, and ground cover are 80% present, with at least 25-50% canopy coverage in vegetated corridor.	<ul style="list-style-type: none"> • Restore and replant disturbed areas with native species from the Milwaukie Plant List, using a City-approved plan developed to represent the vegetative composition that would naturally occur on the site. • Inventory and remove debris, noxious materials, and nuisance species vegetation. • Plant and/or seed all bare areas to provide 100% surface coverage.
Class C ("Poor")	
Combination of trees, shrubs, and ground cover are less than 80% present; and/or less than 25% canopy coverage in vegetated corridor.	<ul style="list-style-type: none"> • Restore and mitigate disturbed areas with native species from the Milwaukie Plant List, using a City-approved plan developed to represent the vegetative composition that would naturally occur on the site. • Inventory and remove debris, noxious materials, and nuisance species vegetation. • Plant and/or seed all bare areas to provide 100% surface coverage.

D. HCA Disturbance

1. General Provisions for Disturbance in HCAs

a. Temporary and Permanent Disturbances

All disturbances within an HCA that occur during construction or other development activities, whether temporary or permanent disturbances, count equally for the purposes of calculating and tracking the maximum disturbance area allowed for a particular site. Disturbance resulting from any activity deemed exempt per Subsection 19.402.4 will not be counted against the amount of disturbance allowed by Subsection 19.402.

b. Disturbance in Excess of that Allowed by Section 19.402

In accordance with Subsection 19.402.8, proposed development that would disturb more HCA than allowed by Subsections 19.402.11.D.1.a and b is subject to the Type III review process and general discretionary review criteria, as outlined in Subsection 19.402.12.C.1.

c. Disturbance Changes HCA Status

When disturbances within HCAs are allowed, in accordance with the applicable provisions of Section 19.402, the City will remove the HCA designation from such disturbance areas on the NR Map, as provided in Subsection 19.402.15.B.

In the case of a request to develop within an HCA on a property where a prior development request was subject to the disturbance area limitations of Subsection 19.402.11.D.1, the calculation of the new amount of disturbance area allowed within the HCA on the property will be based on the mapped location of the HCA at the time of the request, notwithstanding any previous calculation of allowed disturbance area.

2. Mitigation Requirements for Disturbance in HCAs

To achieve the goal of reestablishing forested canopy that meets the ecological values and functions described in Subsection 19.402.1, when development intrudes into an HCA, tree replacement and vegetation planting are required according to the following standards, unless the planting is also subject to wetlands mitigation requirements imposed by state and federal law.

These mitigation options apply to tree removal and/or site disturbance in conjunction with development activities that are otherwise permitted by Section 19.402. They do not apply to situations in which tree removal is exempt per Subsection 19.402.4.A or approvable through Type I review (Subsection 19.402.6.A).

An applicant must meet the requirement of Mitigation Option 1 or 2, whichever results in more tree plantings; except that where the disturbance area is one acre or more, the applicant must comply with Mitigation Option 2. The Urban Forester may allow the mitigation requirements in this subsection to satisfy the mitigation requirements in Chapter 16.32 except that the mitigation requirements in Section 16.32.042 must be met when applicable.

a. Mitigation Option 1

This mitigation requirement is calculated based on the number and size of trees that are removed from the site. Trees that are removed from the site must be replaced as shown in Table 19.402.11.D.2.a. Conifers must be replaced with conifers. Bare ground must be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

Table 19.402.11.D.2.a Tree Replacement	
Size of Tree to be Removed (inches in diameter)	Number of Trees and Shrubs to be Planted
6 to 12	2 trees and 3 shrubs
13 to 18	3 trees and 6 shrubs
19 to 24	5 trees and 12 shrubs
25 to 30	7 trees and 18 shrubs
over 30	10 trees and 30 shrubs

b. Mitigation Option 2

This mitigation requirement is calculated based on the size of the disturbance area within an HCA. Native trees and shrubs are required to be planted at a rate of 5 trees and 25 shrubs per 500 sq ft of disturbance area. This is calculated by dividing the number of square feet of disturbance area by 500, multiplying that result times 5 trees and 25 shrubs, and rounding all fractions to the nearest whole number of trees and shrubs. For example, if there will be 330 sq ft of disturbance area, then 330 divided by 500 equals 0.66, and 0.66 times 5 equals 3.3, so 3 trees must be planted, and 0.66 times 25 equals 16.5, so 17 shrubs must be planted. Bare ground must be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

c. Adjustments to HCA Mitigation Requirements

Proposals to vary the number or size of trees and shrubs required as mitigation in Subsection 19.402.11.D.2 are subject to the Type II review process and the requirements of Subsection 19.402.12.C.2.

E. Standards for Special Uses

Unless they are exempt per Subsection 19.402.4, or do not meet the nondiscretionary standards for HCAs provided in 19.402.11.D, the special uses listed in Subsection 19.402.7.A are subject to Type II review if they comply with the applicable standards in Subsection 19.402.11.E. Otherwise, the special uses listed in Subsection 19.402.7.A are subject to Type III review and the general discretionary review criteria provided in Subsection 19.402.12.

1. General Standards for Special Uses

Except for stormwater management plans, all nonexempt special uses listed in Subsections 19.402.11.E.2 through 5 that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D must comply with the specific applicable standards in Subsection 19.402.11.E, as well as with the following general standards:

- a. In addition to a construction management plan prepared according to the standards of Subsection 19.402.9, a mitigation plan must be submitted per Subsection 19.402.11.D.2 or 19.402.12.C.2 for HCAs, as applicable, or per Subsection 19.402.11.C for WQRs. WQRs and HCAs must be restored and maintained in accordance with the approved mitigation plan.

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- b. Existing vegetation outside of approved work areas shall be protected and left in place. Work areas must be carefully located and marked to reduce potential damage to WQRs and HCAs. Trees in WQRs or HCAs must not be used as anchors for stabilizing construction equipment.
- c. Where existing vegetation has been removed, or the original land contours disturbed, the site must be revegetated and the vegetation must be established as soon as practicable. Interim erosion control measures, such as mulching, must be used to avoid erosion on bare areas.

2. Public or Private Utility Facilities

In addition to the requirements of Subsection 19.402.11.E.1, the following disturbance area limitations apply to all new public and private utility facilities, as well as to facility upgrades that are not exempted by Subsection 19.402.4 or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D.

- a. The disturbance area for the upgrade of existing utility facilities can be no greater than 15 ft wide.
- b. The disturbance area for new underground utility facilities can be no greater than 25 ft wide and disturb no more than 200 linear feet of WQR within any 1,000-linear-foot stretch of WQR. Such a disturbance area must be restored with the exception of necessary access points to the utility facility.
- c. Disturbance areas shall be revegetated.
- d. No fill or excavation is allowed within the ordinary high water mark of a stream, unless a permit is obtained from the Corps through the Standard Local Operating Procedures for Endangered Species (SLOPES) process.

3. New Stormwater Facilities

In addition to the requirements of Subsection 19.402.11.E.1, new stormwater facilities that are not exempted by Subsection 19.402.4, or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D, must not encroach more than 25 ft into the outer boundary of the WQR adjacent to a primary protected water feature.

4. Walkways and Bike Paths

In addition to the requirements of Subsection 19.402.11.E.1, walkways and bike paths that are not exempted by Subsection 19.402.4, or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D, and that are proposed to be constructed or improved with gravel, permeable pavement, pavers, wood, or other materials, must comply with the following standards:

- a. Walkways and bike paths within WQRs or HCAs cannot exceed a 12-ft width.
- b. If the proposed walkway or bike path will be located within a WQR and will be paved, then, for the purposes of evaluating the proposed project, the vegetated corridor ~~shall~~ must be widened by the width of the walkway or bike path.
- c. The walkway or bike path must be designed to avoid WQRs and HCAs, to the greatest extent practicable, and must be constructed so as to minimize disturbance to existing vegetation and slope stability.
- d. The walkway or bike path must be a minimum of 10 ft from the boundary of the protected water feature.
- e. Where practicable, any lights associated with the walkway or bike path must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and

intensity of lighting must be selected so that impacts to habitat functions are minimized.

5. Stormwater Management Plans

Stormwater management plans that authorize disturbance within the WQR or HCA may be approved if in compliance with all of the following standards:

- a. Stormwater facilities will be designed to provide an environmentally beneficial hydrological impact on protected water features.
- b. Protected water features will be protected from erosion by implementing a stream protection strategy and quantity control strategies.
- c. Watershed health will be improved through the use of vegetated facilities to meet pollution reduction, flow control, and infiltration goals. These facilities will be maintained in a manner that ensures a continued benefit to watershed health.
- d. Proposed stormwater management facilities will correct or improve conditions caused by past management and/or disturbance events, if any are present.
- e. Where there is no reasonable expectation of returning to natural conditions, beneficial habitat, vegetation, and stream function and hydrology will be restored to the fullest extent practicable within developed areas.

19.402.12 General Discretionary Review

This subsection establishes a discretionary process by which the City will analyze the impacts of development on WQRs and HCAs, including measures to prevent negative impacts and requirements for mitigation and enhancement. The Planning Manager may consult with a professional with appropriate expertise to evaluate an application, or they may rely on appropriate staff expertise to properly evaluate the report's conclusions.

A. Impact Evaluation and Alternatives Analysis

An impact evaluation and alternatives analysis is required to determine compliance with the approval criteria for general discretionary review and to evaluate development alternatives for a particular property. A report presenting this evaluation and analysis must be prepared and signed by a knowledgeable and qualified natural resource professional, such as a wildlife biologist, botanist, or hydrologist. At the Planning Manager's discretion, the requirement to provide such a report may be waived for small projects that trigger discretionary review but can be evaluated without professional assistance.

The alternatives will be evaluated on the basis of their impact on WQRs and HCAs, the ecological functions provided by the resource on the property, and offsite impacts within the subwatershed (6th Field Hydrologic Unit Code) where the property is located. The evaluation and analysis must include the following:

1. Identification of the ecological functions of riparian habitat found on the property, as described in Subsection 19.402.1.C.2.
2. An inventory of vegetation, sufficient to categorize the existing condition of the WQR per Table 19.402.11.C, including the percentage of ground and canopy coverage materials within the WQR.
3. An assessment of the water quality impacts related to the development, including sediments, temperature and nutrients, sediment control, and temperature control, or any other condition with the potential to cause the protected water feature to be listed on DEQ's 303(d) list.
4. An alternatives analysis, providing an explanation of the rationale behind choosing the alternative selected, listing measures that will be taken to avoid and/or minimize adverse

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impacts to designated natural resources, and demonstrating that:

- a. No practicable alternatives to the requested development exist that will not disturb the WQR or HCA.
 - b. Development in the WQR and/or HCA has been limited to the area necessary to allow for the proposed use.
 - c. If disturbed, the WQR can be restored to an equal or better condition in accordance with Table 19.402.11.C; and the HCA can be restored consistent with the mitigation requirements of Subsection 19.402.11.D.2.
 - d. Road crossings will be minimized as much as possible.
5. Evidence that the applicant has done the following, for applications proposing routine repair and maintenance, alteration, and/or total replacement of existing structures located within the WQR:
- a. Demonstrated that no practicable alternative design or method of development exists that would have a lesser impact on the WQR than the one proposed. If no such practicable alternative design or method of development exists, the project will be conditioned to limit its disturbance and impact on the WQR to the minimum extent necessary to achieve the proposed repair/maintenance, alteration, and/or replacement.
 - b. Provided mitigation to ensure that impacts to the functions and values of the WQR will be mitigated or restored to the extent practicable.
6. A mitigation plan for the designated natural resource that contains the following information:
- a. A description of adverse impacts that will be caused as a result of development.
 - b. An explanation of measures that will be taken to avoid, minimize, and/or mitigate adverse impacts to the designated natural resource; in accordance with, but not limited to, Table 19.402.11.C for WQRs and Subsection 19.402.11.D.2 for HCAs.
 - c. Sufficient description to demonstrate how the following standards will be achieved:
 - (1) Where existing vegetation has been removed, the site must be revegetated as soon as practicable.
 - (2) Where practicable, lights must be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting must be selected so that impacts to habitat functions are minimized.
 - (3) Areas of standing trees, shrubs, and natural vegetation will remain connected or contiguous; particularly along natural drainage courses, except where mitigation is approved; so as to provide a transition between the proposed development and the designated natural resource and to provide opportunity for food, water, and cover for animals located within the WQR.
 - d. A map showing where the specific mitigation activities will occur. Off-site mitigation related to WQRs cannot be used to meet the mitigation requirements of Section 19.402.
 - e. An implementation schedule; including a timeline for construction, mitigation, mitigation maintenance, monitoring, and reporting; as well as a contingency plan. All in-stream work in fish-bearing streams be done in accordance with the allowable windows for in-water work as designated by ODFW.

B. Approval Criteria

1. Unless specified elsewhere in Section 19.402, applications subject to the discretionary review process must demonstrate how the proposed activity complies with the following criteria:

a. Avoid

The proposed activity avoids the intrusion of development into the WQR and/or HCA to the extent practicable. The proposed activity must have less detrimental impact to the designated natural resource than other practicable alternatives, including significantly different practicable alternatives that propose less development within the resource area.

b. Minimize

If the applicant demonstrates that there is no practicable alternative that will avoid disturbance of the designated natural resource, then the proposed activity within the resource area must minimize detrimental impacts to the extent practicable.

- (1) The proposed activity must minimize detrimental impacts to ecological functions and loss of habitat, consistent with uses allowed by right under the base zone, to the extent practicable.
- (2) To the extent practicable within the designated natural resource, the proposed activity must be designed, located, and constructed to:
 - (a) Minimize grading, removal of native vegetation, and disturbance and removal of native soils; by using the approaches described in Subsection 19.402.11.A, reducing building footprints, and using minimal excavation foundation systems (e.g., pier, post, or piling foundation).
 - (b) Minimize adverse hydrological impacts on water resources.
 - (c) Minimize impacts on wildlife corridors and fish passage.
 - (d) Allow for use of other techniques to further minimize the impacts of development in the resource area; such as using native plants throughout the site (not just in the resource area), locating other required landscaping adjacent to the resource area, reducing light spill-off into the resource area from development, preserving and maintaining existing trees and tree canopy coverage, and/or planting trees where appropriate to maximize future tree canopy coverage.

c. Mitigate

If the applicant demonstrates that there is no practicable alternative that will avoid disturbance of the designated natural resource, then the proposed activity must mitigate for adverse impacts to the resource area. All proposed mitigation plans must meet the following standards:

- (1) The mitigation plan must demonstrate that it compensates for detrimental impacts to the ecological functions of resource areas, after taking into consideration the applicant's efforts to minimize such detrimental impacts.
- (2) Mitigation must occur on the site of the disturbance, to the extent practicable. Off-site mitigation for disturbance of WQRs will not be approved. Off-site mitigation for disturbance of HCAs will be approved if the applicant has demonstrated that it is not practicable to complete the mitigation on-site and if the applicant has documented that they can carry out and ensure the success of the off-site mitigation as outlined in Subsection 19.402.11.B.5.

In addition, if the off-site mitigation area is not within the same subwatershed (6th Field Hydrologic Unit Code) as the related disturbed HCA, the applicant must demonstrate that it is not practicable to complete the mitigation within the same subwatershed and that, considering the purpose of the mitigation, the mitigation will provide more ecological functional value if implemented outside of the subwatershed.

- (3) All revegetation plantings must use native plants listed on the Milwaukie Plant List.
- (4) All in-stream work in fish-bearing streams must be done in accordance with the allowable windows for in-water work as designated by ODFW.
- (5) A mitigation maintenance plan must be included and must be sufficient to ensure the success of the planting. Compliance with the plan will be a condition of development approval.

2. Municipal Water Utility Facilities Standards

In addition to all other applicable criteria of Subsection 19.402.12.B, and if not already exempted by Subsection 19.402.4, municipal potable water, stormwater, and wastewater utility facilities (which may include, but are not limited to, water treatment plants, wastewater treatment plants, raw water intakes, pump stations, transmission mains, conduits or service lines, terminal storage reservoirs, and outfall devices) may be built, expanded, repaired, maintained, reconfigured, rehabilitated, replaced, or upsized in accordance with the following criteria:

- a. Such projects are not required to avoid the resource area per Subsection 19.402.12.B.1.a, provided that, where practicable, the project does not encroach closer to a protected water feature than existing operations and development; or, for new projects where there are no existing operations or development, provided that the project does not encroach closer to a protected water feature than practicable.
- b. Best management practices will be employed that accomplish all of the following:
 - (1) Account for watershed assessment information in project design.
 - (2) Minimize the trench area and tree removal within the resource area.
 - (3) Utilize and maintain erosion controls until other site stabilization measures are established, post-construction.
 - (4) Replant immediately after backfilling, or as soon as effective.
 - (5) Preserve wetland soils and retain soil profiles.
 - (6) Minimize compactions and the duration of the work within the resource area.
 - (7) Complete in-water construction during appropriate seasons, or as approved within requisite federal or state permits.
 - (8) Monitor water quality during the construction phases, if applicable.
 - (9) Implement a full inspection and monitoring program during and after project completion, if applicable.

C. Limitations and Mitigation for Disturbance of HCAs

1. Discretionary Review to Approve Additional Disturbance within an HCA

An applicant seeking discretionary approval to disturb more of an HCA than is allowed by Subsection 19.402.11.D.1 must submit an Impact Evaluation and Alternatives Analysis, as outlined in Subsection 19.402.12.A, and will be subject to the approval criteria provided in Subsection 19.402.12.B.

An applicant may use the nondiscretionary mitigation options presented in Subsection 19.402.11.D.2 as a guide for proposing mitigation measures that will then be evaluated against the approval criteria provided in Subsection 19.402.12.B.

2. Discretionary Review to Approve Mitigation that Varies the Number and Size of Trees and Shrubs within an HCA

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An applicant seeking discretionary approval to proportionally vary the number and size of trees and shrubs required to be planted under Subsection 19.402.11.D.2 (e.g., to plant fewer larger trees and shrubs or to plant more smaller trees and shrubs) but who will comply with all other applicable provisions of Subsection 19.402.11 will be subject to the following process:

- a. The applicant shall submit the following information:
 - (1) A calculation of the number and size of trees and shrubs the applicant would be required to plant under Subsection 19.402.11.D.2.
 - (2) The number and size of trees and shrubs that the applicant proposes to plant.
 - (3) An explanation of how the proposed number and size of trees and shrubs will achieve, at the end of the third year after initial planting, comparable or better mitigation results than would be achieved if the applicant complied with all of the requirements of Subsection 19.402.11.D.2. Such explanation must be prepared and signed by a knowledgeable and qualified natural resource professional or a certified landscape architect. It must include discussion of site preparation including soil additives, removal of invasive and noxious vegetation, plant diversity, plant spacing, and planting season; and immediate post-planting care, including mulching, irrigation, wildlife protection, and weed control.
 - (4) A mitigation, site-monitoring, and site-reporting plan.
 - (5) An explanation of how the applicable requirements in Chapter 16.32 will also be met.
- b. Approval of the request shall be based on consideration of the following:
 - (1) Whether the proposed planting will achieve, at the end of the third year after initial planting, comparable or better mitigation results than would be achieved if the applicant complied with all of the requirements of Subsection 19.402.11.D.2.
 - (2) Whether the proposed mitigation adequately addresses the plant diversity, plant survival, and monitoring practices established in Subsection 19.402.11.B.
 - (3) Whether the applicable requirements in Chapter 16.32 will also be met.

19.402.13 Land Division and Property Line Adjustments

The following standards apply to property line adjustments and all forms of land division defined in Chapter 17.08. These standards apply in addition to the applicable requirements provided in Title 17 Land Division and elsewhere in Title 19 Zoning. Lot consolidations, as defined in Chapter 17.08, are not subject to the provisions of Section 19.402.

A. Boundary Verification

Whether or not an applicant believes the NR Map is accurate, the applicant must verify the boundaries of the WQR and HCA on the property according to Subsection 19.402.15.

B. Construction Management Plans

1. In accordance with Subsection 19.402.9, a construction management plan is required for applications for land division that will require physical site improvements (e.g., grading and/or construction of structures, streets, or utilities) within, or within 100 ft of, a WQR or HCA.
2. A construction management plan is not required for applications for land division that do not require grading; constructing structures, streets, or utilities; or making other physical improvements to the site.

C. Impacts from Site Improvements

Applications for land division that will require physical site improvements (e.g., grading and/or the

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construction of streets, sidewalks, culverts, bridges, or utilities) within a WQR or HCA must comply with the relevant standards for disturbance limitation and mitigation provided in Subsections 19.402.11 and/or 19.402.12, as applicable.

D. Mitigation for Future Structures or Improvements

Applications proposing a division of land on which future construction may impact a WQR or HCA must comply with one of the following two standards:

1. Complete the mitigation requirements for any impacts to the WQR or HCA, in accordance with the requirements of Section 19.402, thereby exempting all subsequent development on lots containing a WQR and/or HCA from further review if in compliance with the related approval. When mitigation is required for new streets created as part of a subdivision, as outlined in Subsection 19.402.13.H, such mitigation must be completed prior to approval of the final plat for the subdivision, unless the Planning Commission's approval establishes a different schedule.
2. Not complete the mitigation requirements, thus requiring that any subsequent development be subject to review under Section 19.402.

E. Property Line Adjustments

Applications for property line adjustment, when any of the properties include HCAs, must address the resulting change in the percentage of HCA coverage on each property and demonstrate compliance with one of the following standards:

1. The proposed property line adjustment will result in no more than a 30-point difference in the percentage of HCA coverage on each property. Such an adjustment is subject to the Type I review process.
2. The proposed property line adjustment will not contravene a condition of approval related to HCA distribution from a previously approved land division. Such an adjustment is subject to the Type I review process.
3. The proposed property line adjustment cannot meet the standard of Subsection 19.402.13.E.1, above, but will result in the smallest practicable difference in the percentage of HCA coverage on each property. Furthermore, the new boundary configuration will mitigate, to the extent practicable, the potential future impacts to the HCA from access and development. Such an adjustment is subject to the Type II review process.

F. Low-Impact Partitions

Applications for partitions are subject to Type I review if they demonstrate compliance with the following standards:

1. For properties that contain HCAs, but no WQRs, and where the HCA covers 85% or less of the total lot area, the partition must achieve either of the following results:
 - a. There must be no more than a 30-point difference in the percentage of HCA coverage on each of the new parcels. For example, a two-lot partition that would produce one parcel that is 55% HCA and the other that is 30% HCA is permissible with Type I review, whereas a two-lot partition that would produce one parcel that is 75% HCA and the other that is 40% HCA is not permissible with Type I review and will be subject to the standards of Subsection 19.402.13.G.
 - b. At least 90% of the original property's HCA is on a separate unbuildable parcel, protected by a conservation restriction.
2. For properties that contain WQRs, the applicant must place 100% of the WQR in a separate unbuildable tract, protected by a conservation restriction.

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3. For properties that contain both WQRs and HCAs, the applicant must comply with both of the standards listed above in Subsections 19.402.13.F.1 and 2.
4. For properties where the HCA covers more than 85% of the total lot area, the proposed partition is subject to the standards and review process established in Subsection 19.402.13.G.

G. All Other Partitions

Applications for partitions that cannot comply with Subsection 19.402.13.F are subject to Type II review and must comply with one of the following two standards:

1. For properties that do not contain any WQRs, but for which it is not practicable to comply with the partition standards in Subsection 19.402.13.F.1, and where the HCA covers 85% or less of the total lot area, the application must meet the following standards and is not subject to the requirements of Subsection 19.402.12:
 - a. The partition plan will result in the smallest practicable percentage point difference in HCA coverage on the parcels created by the partition.
 - b. To the extent practicable, the parcel configuration will mitigate the potential future impacts to the HCA from access and development.
2. For properties that contain WQRs but cannot comply with Subsection 19.402.13.F.2, that contain both WQRs and HCAs but cannot comply with Subsection 19.402.13.F.3, or where the HCA covers more than 85% of the total lot area, the application must comply with the following standards:
 - a. To the extent practicable, the parcel configuration must mitigate the potential future impacts to WQRs from access and development.
 - b. An Impact Evaluation and Alternatives Analysis must be prepared in accordance with the relevant portions of Subsection 19.402.12.A.
 - c. For properties where the HCA covers more than 85% of the total lot area, the Impact Evaluation and Alternatives Analysis must address how the applicant's proposal retains the greatest practicable degree of contiguity of the HCA across the new parcels.

H. Subdivisions

Applications for subdivisions are subject to Type II review and must comply with one of the following two standards:

1. At least 90% of the property's HCA and 100% of the property's WQR must be located in a separate tract. Applications that meet this standard are not subject to the discretionary review requirements of Subsection 19.402.12.
2. If a subdivision cannot comply with the standards in Subsection 19.402.13.H.1, the application must comply with the following standards:
 - a. All proposed lots must have adequate buildable area outside of the WQR and HCA.
 - b. To the extent practicable, the lot and access configurations must mitigate the potential future impacts to the WQR and HCA from access and development.
 - c. An Impact Evaluation and Alternatives Analysis must be prepared in accordance with the relevant portions of Subsection 19.402.12.A.
 - d. For properties where the HCA covers more than 85% of the total lot area, the Impact Evaluation and Alternatives Analysis must address how the applicant's proposal retains the greatest practicable degree of contiguity of the HCA across the new lots.

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I. Resource Area as a Separate Tract

Where required by Section 19.402, the new subdivision or partition plat must delineate and show all WQRs and HCAs as being located in a separate unbuildable tract(s) according to the following process:

1. Prior to preliminary plat approval, the designated natural resource (whether WQR, HCA, or both) must be shown as a separate tract(s), which cannot be part of any lot or parcel used for construction of any structures.
2. Prior to final plat approval, ownership of the separate natural resource tract(s) must be identified to distinguish it from lots or parcels intended for sale. Ownership in common or by a homeowners association is strongly discouraged. The tract(s) may be identified as any one of the following:
 - a. Private natural area held by the owner with a restrictive covenant and/or conservation easement.
 - b. For residential subdivisions, private natural area subject to an easement conveying storm and surface water management rights to the City of Milwaukie, Clackamas County Water Environment Services, and/or any other relevant jurisdiction, and preventing the owner of the tract from activities and uses inconsistent with the purposes of Section 19.402.
 - c. Public natural area where the tract has been dedicated to the City of Milwaukie or a private nonprofit with the mission of land conservation.
3. The boundaries of all such separate tracts must be demarcated with stakes, flags, or some similar means so that the boundaries between tracts and adjacent properties are defined in perpetuity. Fences that prevent the unfettered passage of wildlife cannot be installed along the boundary of any tract.

19.402.14 Adjustments and Variances

To encourage applicants to avoid or minimize impacts to WQRs and/or HCAs, several types of adjustments and variances are available for use on any property that includes a WQR or HCA. These include adjustments to specific base zone and lot design standards, discretionary variances, and allowances for residential cluster development.

A. Adjustments

The adjustments provided in Subsection 19.402.14.A cannot be used to avoid the requirement to submit a construction management plan, if deemed applicable per Subsection 19.402.3. The following adjustments are allowed by right as part of any Type I, II, or III application:

1. Adjustments to Base Zone Standards**a. Yard Setback (General)**

Yard setback standards may be adjusted by up to 10%. This allowance applies only to the yard requirements established in base zones and does not apply to additional yard requirements for conditional uses or community service uses, yard exceptions established in Subsection 19.501.2, or transition area measures established in Subsection 19.504.4.

b. Rear Yard Setback (Limited)

For residential development, if the subject property is adjacent to a separate tract that was established according to the standards of Subsection 19.402.13.J and the tract is adjacent to the rear yard of the subject property, the minimum rear yard requirement may be reduced to 10 ft.

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2. Adjustments to Lot Design Standards

When property boundaries are changed and/or land divided per Title 17 Land Division, an applicant may utilize the following adjustments to avoid or minimize impacts to a WQR or HCA:

- a. The minimum base zone standards for lot width and lot depth may be reduced by up to 10%.
- b. The minimum lot frontage required on a public street may be reduced by up to 10%.

B. Variances

1. Requests to vary any standards beyond the adjustments allowed in Subsections 19.402.14.A or B are subject to the review process and approval criteria for variances established in Section 19.911.
2. In granting any variance request related to Section 19.402, the Planning Commission may impose such conditions as are deemed necessary to minimize adverse impacts that may result from granting the variance. Examples of such conditions include, but are not limited to, maintaining a minimum width of the vegetated corridor alongside a primary protected water feature and limiting the amount of WQR for which the adjacent vegetated corridor width can be reduced.

19.402.15 Boundary Verification and Map Administration

The NR Map shows the locations of WQRs and HCAs. For WQRs, the NR Map is a general indicator of protected water features and their associated vegetated corridors; the location of actual WQRs is determined according to the parameters established in Table 19.402.15. With respect to HCA locations, the NR Map is assumed to be correct unless demonstrated otherwise.

Table 19.402.15
Determination of WQR Location

Protected Water Feature Type	Slope Adjacent to Protected Water Feature	Starting Point for measurements from Protected Water Feature	Width of Vegetated Corridor¹
Primary Protected Water Features ²	< 25%	<ul style="list-style-type: none"> Bankful stage (top of bank) or 2-year recurrence interval flood elevation Delineated edge of Title 3 wetland 	50'
Primary Protected Water Features ²	≥ 25% for 150' or more ³	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation Delineated edge of Title 3 wetland 	200'
Primary Protected Water Features ²	≥ 25% for less than 150' ³	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation Delineated edge of Title 3 wetland 	Distance from starting point of measurement to top of ravine (break in ≥ 25% slope) ⁴ plus 50' ⁵
Secondary Protected Water Features ⁶	< 25%	<ul style="list-style-type: none"> Bankful stage or 2-year flood elevation 	15'

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Table 19.402.15
Determination of WQR Location

Protected Water Feature Type	Slope Adjacent to Protected Water Feature	Starting Point for measurements from Protected Water Feature	Width of Vegetated Corridor¹
Secondary Protected Water Features ⁶	≥ 25% ³	• Bankful stage or 2-year flood elevation	50'

¹ Vegetated corridor width will be applied to the outer boundaries of water features, such as the edge of a wetland and both banks of a watercourse.

² Primary protected water features include: all perennial streams, streams draining 100 or more acres, Title 3 wetlands, and natural lakes and springs. See Section 19.201 for the full definition.

³ Vegetated corridors in excess of 50 ft for primary protected features, or in excess of 15 ft for secondary protected features, apply on steep slopes only in the uphill direction from the protected water feature.

⁴ Where the protected water feature is confined by a ravine or gully, the top of ravine is the break in the 25% slope.

⁵ A maximum reduction of 25 ft may be permitted in the width of the vegetated corridor beyond the slope break if a geotechnical report demonstrates that the slope is stable. To establish the width of the vegetated corridor, slope will be measured in 25-ft increments away from the water feature until the slope is less than 25% (top of ravine).

⁶ Secondary protected water features include intermittent streams draining 50 to 100 acres. See Section 19.201 for the full definition.

A. Boundary Verification

To determine whether the standards of Section 19.402 apply to a proposed activity at any given location, the boundaries of any designated natural resource(s) on or near the site must be verified.

Agreement with the accuracy of the NR Map does not constitute or require a land use decision. However, for activities proposed within 100 ft of a wetland or its associated vegetated corridor, the boundary verification process outlined in Subsection 19.402.15.A.2.a(1)(b) must be followed to identify the specific location of wetlands on the subject property. The Planning Manager may waive the requirement for official wetland delineation, depending on the specific circumstances of the site and the proposed activity. Such circumstances may include, but are not limited to, the scale and potential impacts of the proposed activity, the proximity of the proposed activity to the mapped resource, and the Manager's confidence in the accuracy of the NR Map relative to the resource in question.

An applicant may challenge the accuracy of the NR Map through either of the boundary verification processes outlined in Subsections 19.402.15.A.1 and 2.

1. Type I Boundary Verification

The following minor corrections to mapped HCAs may be proposed according to one of the following procedures, and are subject to Type I review per Section 19.1004:

a. Simple Incongruities

In some cases, the vegetative cover data shown on the NR Map might not align with the location of existing legally established development or tree cover. An applicant who believes

that the NR Map is inaccurate, based on such an obvious misalignment, must submit the following information regarding the property:

- (1) A detailed property description and site plan of the property that includes all existing conditions plans listed on the City's Site Plan Requirements checklist.
- (2) A copy of the applicable NR Map section.
- (3) The latest available aerial photograph of the property, with lot lines shown, at a scale of at least 1 map inch equal to 50 ft for lots of 20,000 or fewer square feet, and a scale of 1 map inch equal to 100 ft for larger lots.
- (4) A documented demonstration of the misalignment between the NR Map and the property's tax lot boundary lines and/or the location of existing legally established development.
- (5) Any other factual information that the applicant wishes to provide to support boundary verification.

b. Legal Development Prior to Adoption Date

If a property was legally developed between the summer of 2002 (when the aerial photograph used to determine the regional habitat inventory was taken) and September 15, 2011, the effective date of Ordinance #2036, the applicant must submit the following information regarding the property:

- (1) The information described in Subsection 19.402.15.A.1.a.
- (2) A summer 2002 aerial photograph of the property, with lot lines shown, at a scale of at least 1 map inch equal to 50 ft for lots of 20,000 or fewer square feet, and a scale of 1 map inch equal to 100 ft for larger lots.
- (3) Any approved building permits or other development plans and drawings related to the development of the property that took place between summer 2002 and September 15, 2011, the effective date of Ordinance #2036.
- (4) A clear explanation and documentation, such as supporting maps or drawings or a more recent aerial photograph, indicating the new development that has occurred and where previously identified habitat no longer exists because it is now part of a developed area.

2. Type II Boundary Verification

Corrections to mapped WQRs and/or detailed verification of mapped HCAs may be proposed according to the following procedures and are subject to Type II review per Section 19.1005.

a. Corrections to WQRs

(1) Submittal Requirements

To propose a correction to a WQR shown on the NR Map, the applicant must submit the following information, depending on the type of water feature in question:

(a) Drainages

In the case of drainages; including rivers, streams, springs, and natural lakes; the applicant must submit a report, prepared by a qualified scientist or professional engineer who specializes in hydrology, demonstrating whether or not the drainage meets the definition of a protected water feature. If the drainage is demonstrated to be a protected water feature, the applicant must provide a topographic map of the site, with contour intervals of 5 ft or less, that shows the specific location of the drainage on the subject property.

(b) Wetlands

In the case of wetlands, the applicant must submit a wetland delineation report, prepared by a professional wetland specialist in accordance with the 1996 Oregon Freshwater Wetland Assessment Methodology and following the wetlands delineation process established by DSL, demonstrating the location of any wetlands on the site. The delineation report will be accepted only after approval by DSL. If the wetland is demonstrated to be a primary protected water feature, the applicant must provide a topographic map of the site, with contour intervals of 5 ft or less, that shows the specific location of the wetland on the subject property.

The Planning Manager will confer with DSL and Metro to confirm delineation and hydrology reports, as may be needed, prior to issuing a notice of decision on a requested map correction. In cases where the City initiates the boundary verification for purposes of improving the accuracy of the NR map, a formal delineation approval by DSL is not required, though a report following the delineation process established by DSL must be provided.

(2) Approval Criteria

The City will update the NR Map if the wetland or hydrology report submitted demonstrates any of the following:

- (a) That there was an error in the original mapping.
- (b) That the boundaries of the WQR have changed since the most recent update to the NR Map.
- (c) That a primary protected water feature no longer exists because the area has been legally filled, culverted, or developed prior to January 16, 2003, the effective date of Ordinance #1912.

b. Detailed Verification of HCAs

An applicant who believes that an HCA shown on the NR Map should be corrected for a reason other than those described in Subsections 19.402.15.A.1.a or b may propose a detailed verification.

(1) Submittal Requirements

The applicant must submit a report prepared and signed by either a knowledgeable and qualified natural resource professional; such as a wildlife biologist, botanist, or hydrologist; or a civil or environmental engineer registered in Oregon to design public sanitary or storm systems, stormwater facilities, or other similar facilities. The report must include:

- (a) A description of the qualifications and experience of all persons that contributed to the report and, for each person that contributed, a description of the elements of the analysis to which the person contributed.
- (b) The information described in Subsection 19.402.15.A.1.a.
- (c) The information described in Subsection 19.402.15.A.1.b, if the applicant believes such information is relevant to the verification of habitat location on the subject lot or parcel.
- (d) Additional aerial photographs, if the applicant believes they provide better information regarding the property, including documentation of the date and process used to take the photos and an expert's interpretation of the additional information

they provide.

- (e) A map showing the topography of the property shown by 2-ft vertical contours in areas of slopes less than 15%, and at 5-ft vertical contours of slopes 15% or greater.
- (f) Any additional information necessary to address each of the detailed verification criteria provided in Subsection 19.402.15.A.2.b.(2); a description of where any HCAs are located on the property, based on the application of the detailed verification criteria; and factual documentation to support the analysis.

(2) Approval Criteria

A boundary verification request submitted under Subsection 19.402.15.A.2.b will be evaluated according to the following three-step process:

(a) Identify Riparian Habitat

Locate the water feature that is the basis for identifying riparian habitat.

- (i) Locate the top of bank of all streams, rivers, and open water within 200 ft of the property.
- (ii) Locate all flood areas within 100 ft of the property.
- (iii) Locate all wetlands within 150 ft of the property, based on the NR Map. Identified wetlands must be further defined or informally delineated consistent with methods currently accepted by DSL and the Corps.

(b) Identify Vegetative Cover Status

Identify the vegetative cover status of all undeveloped areas on the property that are within 200 ft of the top of bank of streams, rivers, and open water; are wetlands or are within 150 ft of wetlands; and are flood areas (i.e., 100-year floodplain) and within 100 ft of flood areas. For purposes of this subsection, “undeveloped areas” means those portions of the property that have not been changed from a more natural, pre-development state by buildings, accessory structures, parking and loading areas, paved or graveled areas, improved open areas (such as plazas and walkways), hardscape landscaping, above-ground utilities, and/or similar improvements.

Determine whether these undeveloped areas fall into any of the following three categories:

- (i) Low structure vegetation or open soils = Undeveloped areas that are part of a contiguous area 1 acre or larger of grass, meadow, croplands, or areas of open soils located within 300 ft of a surface stream. Low structure vegetation areas may include areas of shrub vegetation less than 1 acre in size; if they are contiguous with areas of grass, meadow, croplands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 ft of a surface stream; and if those contiguous areas together form an area of 1 acre in size or larger.
- (ii) Woody vegetation = Undeveloped areas that are part of a contiguous area 1 acre or larger of shrub or open or scattered forest canopy (less than 60% crown closure) located within 300 ft of a surface stream.
- (iii) Forest canopy = Undeveloped areas that are part of a contiguous grove of trees of 1 acre or larger in area with approximately 60% or greater crown

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closure, irrespective of whether the entire grove is within 200 ft of the relevant water feature.

(c) Confirm HCA Boundaries

Using Table 19.402.15.A.2.b.(2).(c), determine whether any portion of the identified undeveloped riparian areas on the subject property is classifiable as HCA.

Table 19.402.15.A.2.b.(2).(c) Identifying Habitat Conservation Areas (HCAs)			
Distance from Protected Water Feature	Vegetation Status of Undeveloped Riparian Area		
	Low Structure Vegetation or Open Soils	Woody Vegetation (shrub and scattered forest canopy)	Forest Canopy (closed to open forest canopy)
Surface Streams			
0 ft – 100 ft	HCA	HCA	HCA
101 ft – 200 ft	HCA if slope >25% ¹ (otherwise not HCA)	HCA if slope >25% ¹ (otherwise not HCA)	HCA ²
Wetlands (wetland feature itself is an HCA)			
0 ft – 100 ft	HCA	HCA	HCA
101 ft – 150 ft	Not HCA	Not HCA	HCA
Flood Areas (FEMA's 1% annual chance flood hazard area or 1996 Metro flood area)			
Within 300 ft of river or surface stream	HCA	HCA	HCA
More than 300 ft from river or surface stream	HCA	HCA	HCA
0 ft – 100 ft from edge of flood area	Not HCA	HCA	HCA

¹ Measure slope adjacent to the protected water feature using the methodology outlined in Table 19.402.15.

² Those portions of the riparian area that are 151 to 200 ft from the protected water feature and have a slope less than 25% are not HCA.

(3) Notification to Metro and DLCD

When an application for boundary verification proposes corrections to mapped HCAs that would result in a change in HCA designation of 1 acre or more, the City will notify Metro and the Oregon Department of Land Conservation and Development within 7 days after the application has been deemed complete, in accordance with the Type II referral procedure outlined in Subsection 19.1005.3.A.

3. Type III or V Boundary Verification

Corrections to mapped WQRs or HCAs that are not subject to processing according to the provisions outlined in either of Subsection 19.402.15.A.1 or A.2, such as in cases where the City initiates the change without property owner authorization and/or where the changes involve more properties than for which it is practicable to obtain all property owners' authorization, will be processed in accordance with the procedures for zoning map amendments as provided in Subsection 19.902.6. Such corrections will be processed with either Type III or Type V review, accordingly, but do not constitute amendments to the Zoning Map itself, only to the NR Map.

B. Map Administration

1. Updates to the NR Map

When a boundary verification, conducted in accordance with the standards of Subsection 19.402.15.A, demonstrates an error in the location of a WQR or HCA shown on the NR Map, the City will update the NR Map to incorporate the corrected information as soon as practicable. Changes to the NR Map are not considered amendments to the City's Comprehensive Plan, to Comprehensive Plan Map 6 (Natural Resources Inventory), or to the Zoning Map.

2. Mapping Implications of Allowed Disturbances

a. WQRs

Permanent disturbances within a WQR, whether they occurred prior to the adoption of the Zoning Ordinance or are allowed according to the standards of Section 19.402, do not affect the way related WQRs are shown on the NR Map.

b. HCAs

When disturbances are allowed within HCAs, in accordance with the applicable standards of Section 19.402, the City may update the NR Map to show that the permanently disturbed area is no longer considered an HCA.

3. Designation of Annexed Areas

When land annexed to the City includes WQRs and/or HCAs, as designated by Clackamas County, those same designations will be shown on the City's NR Map at the time of annexation. Verification of the boundaries of such WQRs and/or HCAs will be processed in accordance with the applicable provisions established in Subsection 19.402.15.A; not necessarily at the time of annexation, but at such time as a new activity is proposed on the annexed property.

TITLE 16 ENVIRONMENT**CHAPTER 16.32 TREE CODE****ARTICLE III Private Trees in Residential Zones****Section 16.32.042 Tree Preservation and Planting with Development in Residential Zones****B. Tree Preservation Standards**

1. Healthy trees at least 6-in DBH are required to be preserved except when their removal is required for construction, demolition, grading, utilities, and other development impacts.
2. Preservation of at least 30% on-site healthy private tree canopy coverage is required unless mitigation is provided according to Subsection 16.32.042.E. See Figures 16.32.042.B.2-a and B.2-b for examples of when mitigation is or is not required. (See Subsection 16.32.042.D.3 for information on calculating tree canopy coverage.)
3. For development sites with 30% or less on-site healthy private tree canopy coverage, the removal of healthy private tree canopy is not allowed unless mitigation is provided according to Subsection 16.32.042.E.
4. Trees of any size that are listed on the Milwaukie Rare or Threatened Tree List must be prioritized for preservation; if removed, healthy trees from this list will incur an additional fee as listed on the Consolidated Fee Schedule.
5. Unhealthy trees and trees species on the Oregon State Noxious Weed List or Milwaukie Invasive Tree List, as well as trees within designated natural resource areas (as per Section 19.402) that are listed as nuisance species on the Milwaukie Plant List, are not required to be preserved in conjunction with applicable development as established in Subsection 16.32.042.A.
6. The applicant must provide a performance bond for existing trees that are preserved for purposes of addressing the 30% canopy coverage standard, to ensure their survival for such period of time as identified in the Consolidated Fee Schedule. On-site trees may be exempt from the performance bond requirements if the Urban Forester or an ISA Certified Arborist determine that construction activities do not present a significant impact to tree health. Existing trees used for canopy credit do not qualify for removal based on the criteria outlined in Subsection 16.32.044 D.2.(11).

D. Tree Canopy Calculations and Credits

The following situations are eligible for credit towards tree canopy requirements when trees are planted or preserved in accordance with applicable City standards:

1. On-Site Trees
 - a. 100% of the existing crown area or mature crown area of on-site healthy private trees that are preserved, whichever is greater.
 - (1) In cases where a portion of the crown area of an on-site healthy private tree extends off site, the entire crown area is eligible for credit towards the tree canopy requirements.
 - (2) In cases where a portion of the crown area of an off-site private tree extends on site, the crown area is not eligible for credit towards the tree canopy requirements.

- (3) Healthy on-site trees with DBH of 12 inches or greater may receive additional canopy credits for existing or future mature crown area (whichever is greater) to be factored into preservation calculations as defined in the Consolidated Fee Schedule.

- b. 75% of the future mature crown area of planted on-site private trees.

Section 16.32.044 Non-Development Private Tree Removal in Residential Zones

A. Applicability

A permit is required prior to the removal of the following private trees in residential zones:

1. Trees that are at least six-inch DBH.
2. Trees that are less than six-inch DBH as specified on the Milwaukie Rare or Threatened Tree List.
3. Trees that were planted to meet any requirements in Sections 16.32.042 or 16.32.044.

B. Permit Exemptions

Tree removal permits are not required in residential zones when:

1. Tree removal is approved with development as provided in Subsection 16.32.042.A.
2. The removal is of trees that are grown for commercial, agricultural, or horticultural purposes including fruit trees, nut trees, or holiday trees.
3. The removal is of a tree(s) within a designated natural resource area as regulated by Section 19.402. Such removal will be governed by the applicable standards of Section 19.402 unless otherwise noted. If the removal does not meet the approval criteria for a Type A permit as outlined in Subsection 16.32.044.D.2, a Type B permit will be required (including applicable mitigation fees as listed in the Consolidated Fee Schedule).

D. Type A Tree Removal Permit

2. Approval Criteria

A Type A permit will be issued only if the following criteria are met, as determined by the Urban Forester:

- a. The proposed tree removal will be performed according to current ISA Best Management Practices.
- b. The tree proposed for removal meets one or more of the following criteria:
 - (1) The tree is dead or dying and cannot be saved as determined by an ISA Certified Arborist in accordance with ISA standards.
 - (2) The tree has sustained physical damage that will cause it to die or enter an advanced state of decline. The City may require additional documentation from an ISA Certified Arborist to demonstrate that this criterion is met.
 - (3) The tree is having an adverse effect on adjacent infrastructure or buildings that cannot be mitigated by pruning, reasonable alternative construction techniques, or accepted arboricultural practices.
 - (4) The tree poses an unreasonable risk to the occupants of the property, the adjacent property, or the general public, as determined by an ISA Certified Arborist that is Tree Risk Assessment Qualified (TRAQ) in accordance with current ISA Tree Risk

Assessment Best Management Practices.

- (5) The tree is on the Oregon State Noxious Weed List or the Milwaukie Invasive Tree List; or, if located within a designated natural resources area as regulated by Section 19.402, the tree is listed as a nuisance species on the Milwaukie Plant List.
- (6) The tree is part of a stormwater management system and has grown too large to remain an effective part of the system.
- (7) The tree location conflicts with areas of public street widening, construction, or extension as shown in the Transportation System Plan and there is no practicable alternative to removing the tree.
- (8) Tree removal is required for the purposes of a building or land use permit, utility or infrastructure installation, or utility or infrastructure repair and there is no practicable alternative to removing the tree.
- (9) The tree is recommended for removal by a designated fire marshal for Clackamas County because it presents a significant fire risk to habitable structures or limits emergency access for rescue workers, and the risk or access issue cannot be abated through pruning or other means that would result in tree retention.
- (10) An ISA Certified Arborist determines that thinning of interior trees within a stand of trees is necessary for overall stand health, the thinning will result in no less than 80% canopy cover at maturity for the area to be thinned, and that thinning of non-native trees is maximized prior to thinning of native trees.
- (11) Healthy trees. One healthy tree may be removed per tax lot per twelve-month period if the tree is less than 12 inches in diameter at breast height and is not required to be preserved by a condition of a land use review, a provision of Chapter 16.32 or Title 19, or as part of a required stormwater facility.