



**June 13, 2019**

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**To:** Affected Property Owners  
**From:** Pete Walter, AICP, Planner  
**Re:** Project Description - Zone Change Application ZC-19-00001  
Addition of Wetlands to Natural Resources Overlay District

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**Please contact me at (503) 496-1568 or email me at [pwalter@orccity.org](mailto:pwalter@orccity.org) for more information.**

I am attempting to contact affected property owners in order to provide information about a City initiated proposal to include a wetland within the City's Natural Resources Overlay District by amending the Overlay District Map. The effect of the overlay district map amendment, if approved by the City Commission, will be to apply the protections and standards of OCMC 17.49 to the subject properties upon which the wetland and surrounding vegetated corridor exist. The proposal is considered a Type IV zoning map amendment rather than a legislative amendment for the following reasons:

- Type IV decisions include only quasi-judicial plan amendments and zone changes. These applications involve the greatest amount of discretion and evaluation of subjective approval standards and must be heard by the city commission for final action.
- The proposal does not affect policy documents that affect the entire city or large portions of it. Rather, the proposed map amendment affects a very small area of the city (four properties).
- The proposal does not change the allowable land uses permitted by the underlying R-6 single-family zone district

### **Natural Resource Overlay District Background**

The Oregon City Municipal Code protects water quality and function of streams, wetlands and adjacent habitat by surrounding the features with native plantings (called a vegetated corridor) which also result in a buffer between the features and development. Though the City does not regulate activities within the feature itself, the authority to regulate the vegetated corridor surrounding the feature is identified in the Natural Resources Overlay District (NROD) in Chapter 17.49 of the Oregon City Municipal Code. As a whole, the NROD discourages development within the vegetated corridor and requires mitigation for disturbances which occur.

## Excerpt of the Natural Resources Overlay District (NROD) - Map

This application would add the delineated wetland as well as the adjacent 50' buffer to the Natural Resources Overlay District map. If approved, all future development within the vegetated corridor would be subject to the provisions within Chapter 17.49 of the Oregon City Municipal Code.



In an effort to assure there were no other known wetlands which were outside of the City's regulation, staff reviewed all wetland delineations which had been approved by the Department of State Lands (DSL) within the city limits and determined that the wetland in question was the only wetland which was not subject to local NROD regulation.

The process for reviewing the amendment will include public notice, a solicitation for input from the Natural Resources Committee, with approval by the Planning Commission and City Commission at a series of public hearings.

Questions related to this project, or the impact of the proposed regulations that would be applied, should be directed to Pete Walter.

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