Significant Resource Overlay Zone

Planning Commission

December 11, 2019

WILSONVILLE
OREGON

Oregon Statewide Planning Goal 5

- To protect natural resources and conserve scenic and historic areas and open spaces
- Local governments required to adopt programs that protect natural resources and conserve scenic, historic, and open space resources for present and future generations

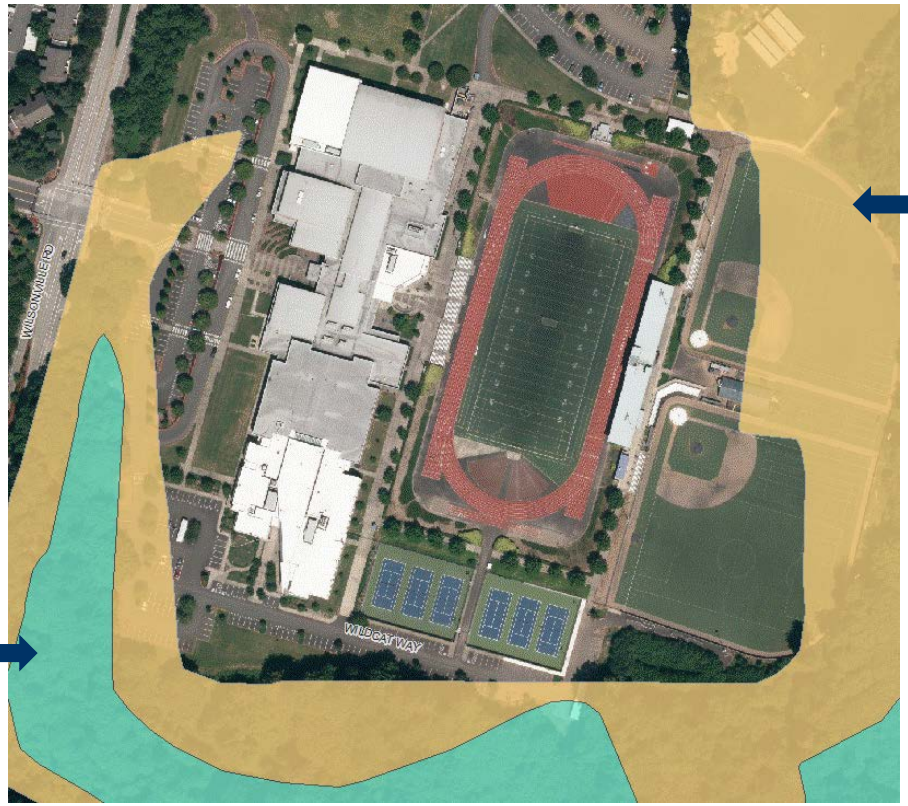
WILSONVILLE
OREGON

POS/SOS

- Primary and Secondary Open Space was adopted in the early 1980s
- POS – protected resource category that did not allow any development
- SOS – served as a buffer to POS, and allowed limited development through a conditional use permit

WILSONVILLE
OREGON

POS/SOS



WILSONVILLE
OREGON

Metro Requirements

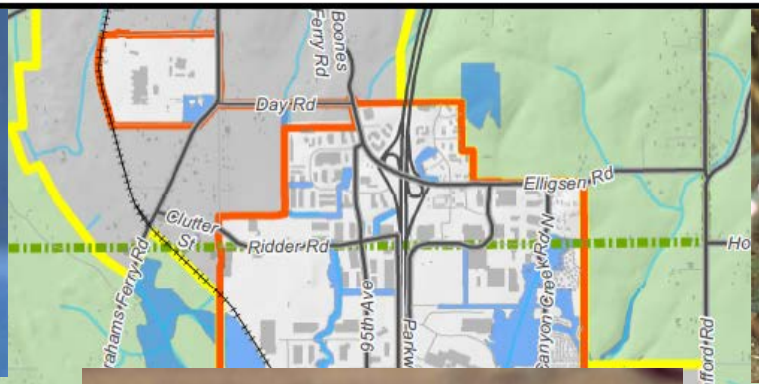
- **Title 3**
  - **Protects the functions and values of natural resources within Water Quality Resource Areas**
  - **Protect life and property from dangers associated with flooding**
- **Title 13**
  - **Conserve, protect, and restore regionally significant wildlife habitat**
  - **Control and prevent water pollution**

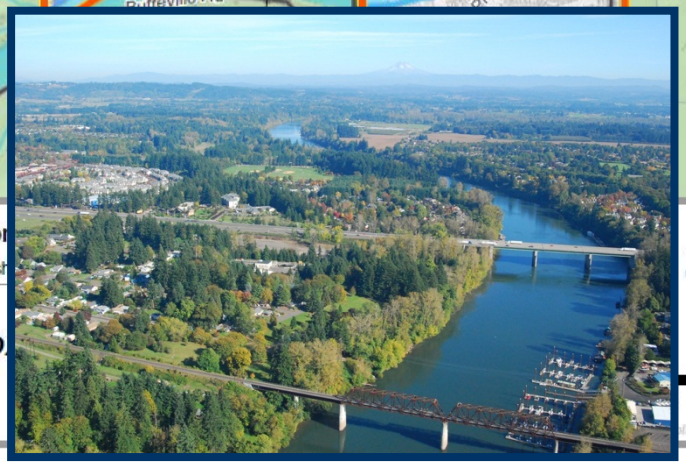
WILSONVILLE
OREGON

Natural Resources Inventory & Plan

- Wetlands, riparian corridors, and wildlife habitats
- All riparian corridors were considered to be “Significant” Goal 5 resources
- Significance determination for wetlands and wildlife habitat based on functional assessment criteria, such as water quality, ecological integrity, uniqueness, etc.

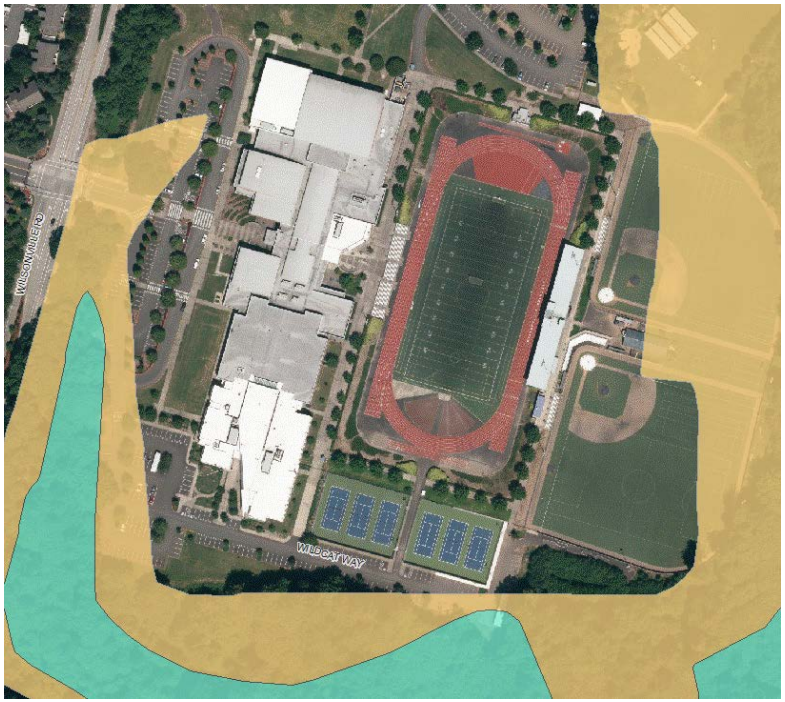
WILSONVILLE
OREGON





WILSONVILLE
OREGON

POS/SOS vs. SROZ



SROZ & Title 3

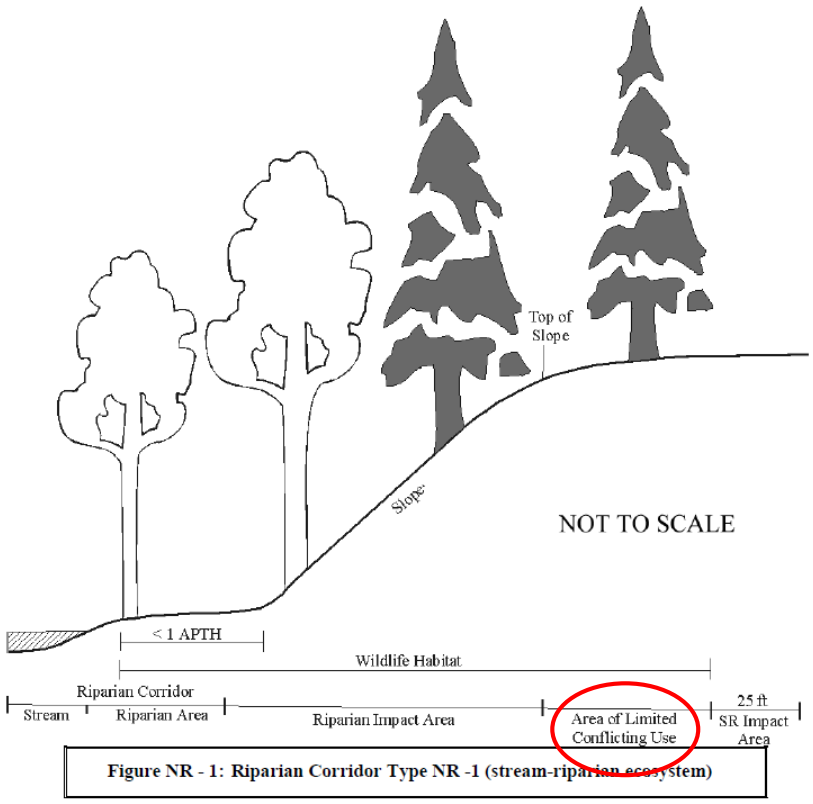


Figure NR - 1: Riparian Corridor Type NR -1 (stream-riparian ecosystem)

Table NR – 1: Metro Water Quality Resource Area Slope Calculations

Protected Water Feature Type (See definitions)	Slope Adjacent to Protected Water Feature	Starting Point for Measurements from Water Feature	Width of Vegetated Corridor (Setback)
Primary Protected Water Features[1]	<25%	-Edge of bankful stage or 2-year storm level; -Delineated edge of Title 3 wetland	50 feet
Primary Protected Water Features[1]	≥25% for 150 feet or more[5]	-Edge of bankful stage or 2-year storm level; -Delineated edge of Title 3 wetland	200 feet
Primary Protected Water Features[1]	≥25% for less than 150 feet[5]	Edge of bankful stage or 2-year storm level; -Delineated edge of Title 3 wetland	Distance from starting point of measurement to top of ravine (break in ≥25% slope)[3], plus 50 feet[4]
Secondary Protected Water Features[2]	<25%	Edge of bankful stage or 2-year storm level; - Delineated edge of Title 3 wetland	15 feet
Secondary Protected Water Features[2]	≥25%[5]	Edge of bankful stage or 2-year storm level; -Delineated edge of Title 3 wetland	50 feet

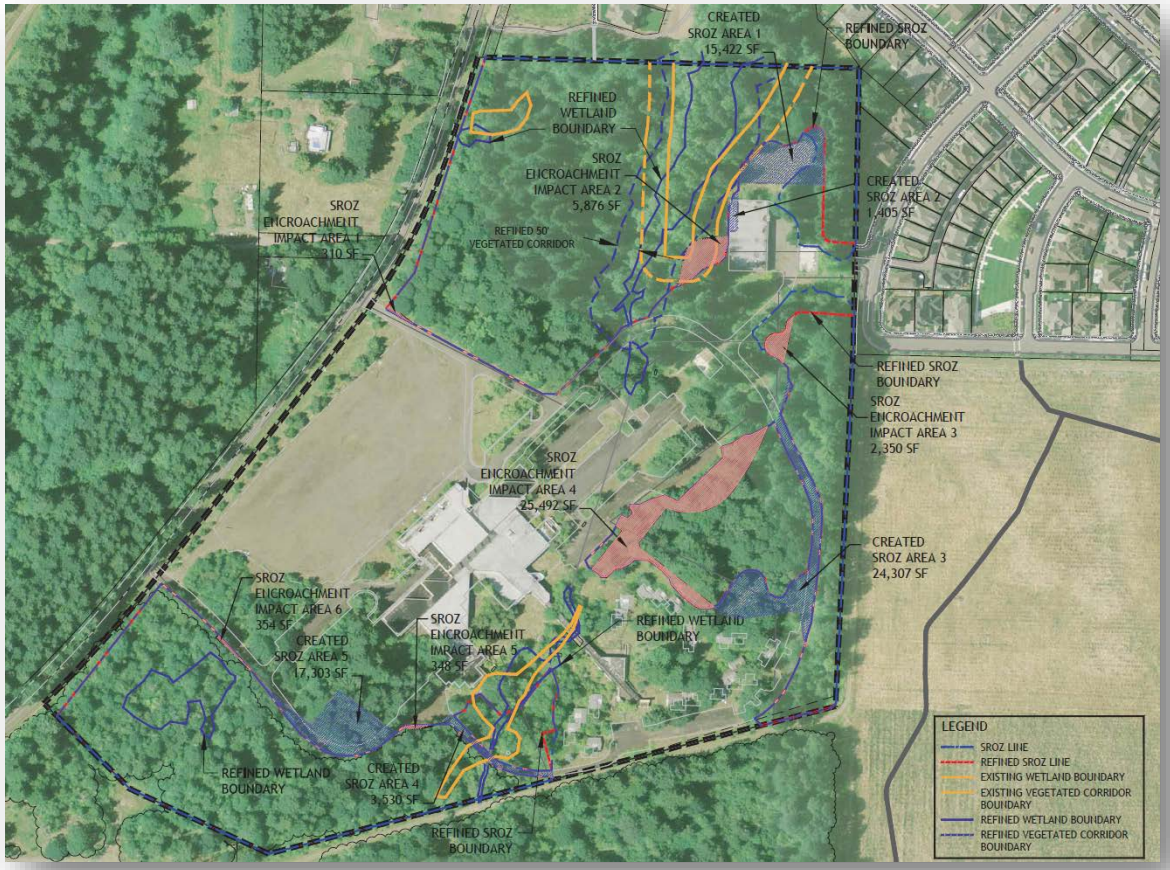
[Amended by Ord. # 674 11/16/09]

Area of Limited Conflicting Use

- An area located between the riparian corridor boundary, riparian impact area or the Metro Title 3 Water Quality Resource Area boundary, whichever is furthest away from the wetland or stream, and the outside edge of the SROZ; or
- An isolated significant wildlife habitat (upland forest) resource site.

WILSONVILLE
OREGON

Map Refinement



WILSONVILLE
OREGON

SROZ Review Process

- Map verification
- Exempt uses or activities
- SRIR and proposed impacts
- Mitigation Plan

WILSONVILLE
OREGON

Exempt Uses and Activities

- Emergency procedures or activities
- Operation, maintenance and repair of buildings, structures, etc.
- Roads, and pedestrian/bicycle paths consistent with the Comprehensive Plan
- Removal of invasive species/habitat enhancement
- Minor encroachments (120 SF or less)
- Public or private service connection laterals
- Capital Improvement projects

WILSONVILLE
OREGON

Significant Resource Impact Report

- Abbreviated SRIR
  - Small-scale developments (e.g., single-family dwellings, minor additions and accessory structures)
  - Most of the information provided by City staff
- Standard SRIR
  - Physical analysis
  - Ecological analysis
  - Mitigation Plan
  - Review Criteria

WILSONVILLE
OREGON

Habitat-Friendly Development Practices

- Protect and incorporate natural systems (wetlands, streams/wildlife corridors, mature forests, native vegetation) into site plans
- Design landscape elements to catch and absorb rainwater on site
- Reduce impervious surfaces that increase stormwater runoff
- Use creative lot layouts, roadway configurations and cul-de-sac designs
- Retain on-site native soil, plants and vegetation
- Minimize soil compaction

WILSONVILLE
OREGON

LEGEND:

- EXISTING TREES TO REMAIN
- EXISTING TREES LIKELY TO BE REMOVED
- PROPOSED STREET LIGHT LOCATION
- EXISTING STREET LIGHT LOCATION

SROZ MITIGATION			
AREA RATIO	IMPACT AREA	REQUIRED MITIGATION AREA	PROPOSED MITIGATION AREA
2.5:1	16,255 SF	40,638 SF	46,212 SF

WILSONVILLE OREGON

SCALE
60 0 30 60
1 INCH = 60 FEET

Mitigation Ratios

TABLE NR – 4: NATURAL RESOURCE ENHANCEMENT MITIGATION RATIOS

Existing Function* Rating at Impact Site	Existing Function* Rating at Mitigation Site	Proposed Function* Rating at Mitigation Site	Area Ratio (Mitigation:Impact)
L	L	M	2:1
L	L	H	1 ½ : 1
L	M	H	2 : 1
M	L	M	3 : 1
M	L	H	2 : 1
M	M	H	2 ½ : 1
H	L	M	4 : 1
H	L	H	3 : 1
H	M	H	2 ½ : 1
H	H	H+	5 : 1

WILSONVILLE
OREGON

Questions

WILSONVILLE
OREGON