

TO: Columbia River Gorge Commission

FROM: Krystyna Wolniakowski, Executive Director
Lynn Burditt, National Scenic Area Manager, U.S. Forest Service

DATE: March 8, 2016

SUBJECT: Land use designation clarifications for Multnomah County in the National Scenic Area

Action requested

This is an information update; no Commission action is requested. Commission Rule 350-50-035 allows the Executive Director and the NSA Area Manager for USFS to jointly “correct any typographical, grammatical, cross-reference or other similar error contained in the Management Plan that does not change the substantive provision of the Management Plan. “

Background

In 2012 Multnomah County requested that Commission staff review and verify the land use designations inside the National Scenic Area Special Management Area (SMA) and the General Management Area (GMA) before they included it in an updated ordinance. At that time, it was discovered that the county was not using the Commission land use designation (LUD) GIS data but instead had digitized their own data possibly using printed maps provided by the Commission when the plan was created. It was also discovered that the Multnomah County data did not reflect the USFS 8(o) zoning changes. Rather than compare the county data to the Commission data, staff proceeded to create a clarified and more precise version of the LUD GIS data. The original LUD maps were drawn on Mylar maps drawn at the 7.5 minute quad scale. The 7.5 minute quad scale were not depicted at a scale appropriate for precise boundary delineation.

Commission staff relied on Commission meeting minutes taken when the designations were being discussed, parcel data, historic 7.5 minute USGS topographic maps, the original maps staff used to draw the LUD boundaries, and other sources of information to create a clarified GIS representation of the LUDs within the general management area (GMA).

The Commission staff met with the U.S. Forest Service National Scenic Area (USFS) regarding the special management area (SMA) portion of Multnomah County. USFS staff drew those boundaries and have provided assistance when specific clarification has been necessary in the past. The USFS and Commission entered into an agreement that the Commission staff would ask the USFS for assistance when there were questions about the SMA LUD boundary locations and, with that information, perform the data corrections in a GIS. The Commission staff provided reports and data to the USFS with geographically referenced questions several times between 2013 and 2016. Due

to staff changes at both USFS and the Commission, completion of this effort was delayed. However, a GIS expert on loan from the Oregon Watershed Enhancement Board, Troy Wirth, assisted the Commission and USFS in completing the project in February 2016.

Process

Commission staff and USFS reviewed 665 GIS polygons in the NSA portion of Multnomah County. Staff constructed a spatial data set that highlighted locations of the LUDs that could potentially be drafting errors. These potential errors, or issues, were investigated by staff by researching meeting minutes of the Commission when it discussed land use designations. Particularly relevant discussions were about commercial and rural center zoning. Testimony from the staff member, Jim Johnson, who drew the LUD boundaries that became the accepted product, was also very useful about intent to follow ownership except where a “physical change actually occurs”. Staff made determinations which are documented in both a spatial data set and compilation of historic agency documents. Decision to “snap” or adjust LUD boundaries to parcel lines, or to keep lines as they were originally depicted, are documented by polygon number, with the change or no change decision explained for reference.

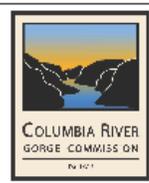
The Commission has historically deferred to the USFS to determine locations of the SMA line and the LUD boundaries within the SMA because they manage the SMA. However, because the SMA line determines where the GMA zoning ends, questions have arisen about the precision of this GMA/SMA line. This administrative process is not intended to clarify the SMA lines. Staff did not make any adjustments to the SMA/GMA boundaries because legal descriptions of these boundaries will be completed by the end of 2016 by professional surveyors, as part of the legal descriptions project for the entire NSA conducted by the USFS and the Commission staff. At that time, the Multnomah County LUD polygons will be adjusted as needed to fit the final approved legal descriptions.

Many of the minor errors in the data were due to a lack of parcel data being used to draw and digitize the original LUDs. These minor errors are commonly known as slivers and were resolved by “fitting” or “snapping” the LUDs to parcels where appropriate. (See examples attached)

There is no known information about the intended location of an LUD boundary that is on or along a right of way (ROW). In this particular instance, ROWs are considered to be only those that the Multnomah County parcel GIS data depicts and may not include all cases of ROWs. A decision was made to follow the center or edge of the ROW when depicting different designations depending on the intent of the original boundary.

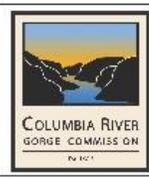
Changes to the LUD GIS made as part of this clarification process were examined by Commission planning staff and the USFS and accepted as reasonable corrections. Multnomah County has received the clarified GMA and SMA LUDs and 8(o) designated parcels in GIS format. The Commission’s regional LUD GIS data will be updated to reflect this clarification and be distributed to the other counties and USFS and made available on our website. Additional LUD adjustments for other NSA counties should be completed as part of the effort to update the Management Plan starting in mid-2016.

Three examples of the administrative adjustments are depicted in the following graphics with top map and original red LUD lines, followed by bottom map with adjustments to line up with parcels.



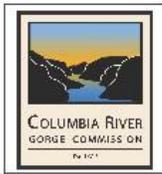
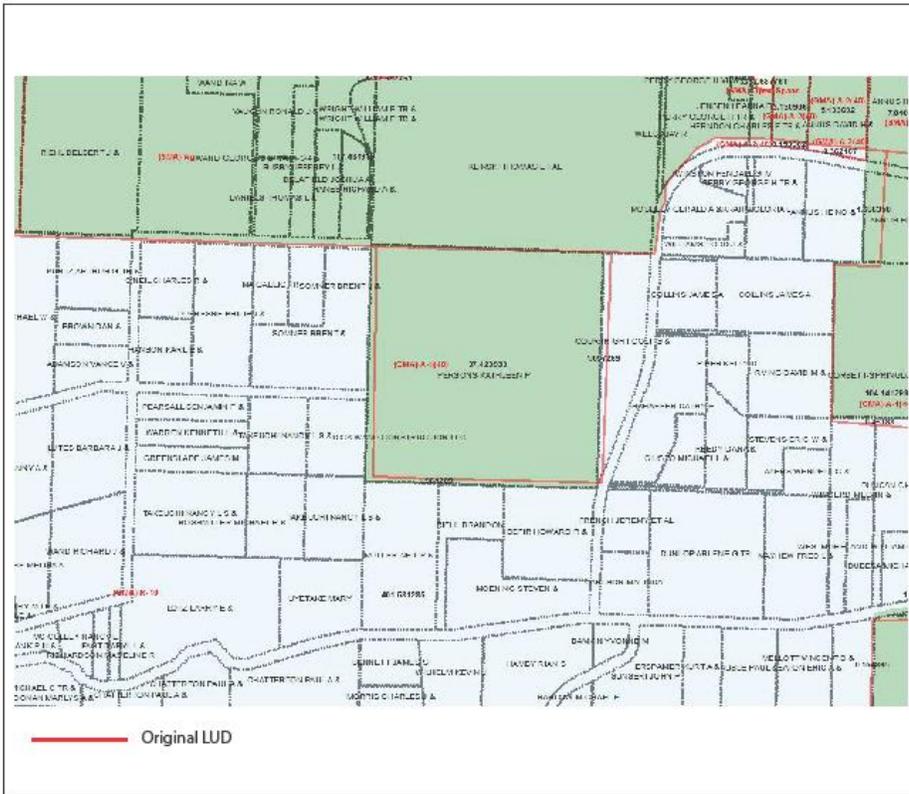
Columbia River Gorge Commission
Land Use Designation Boundary Project

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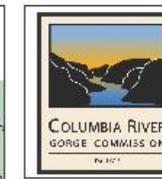
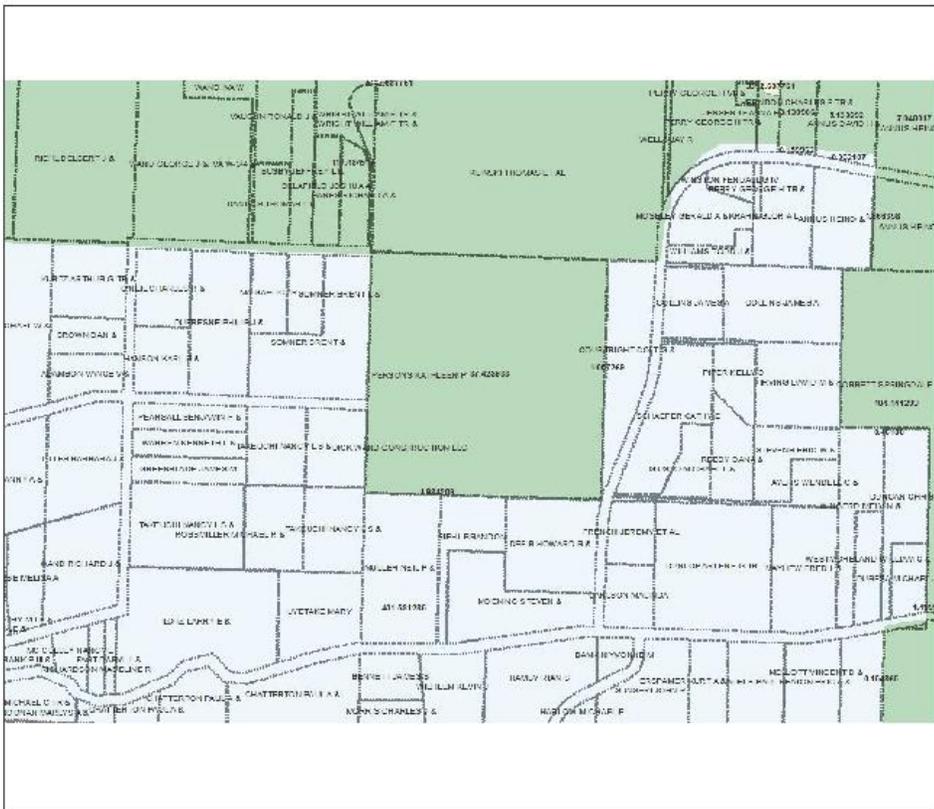
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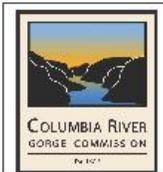
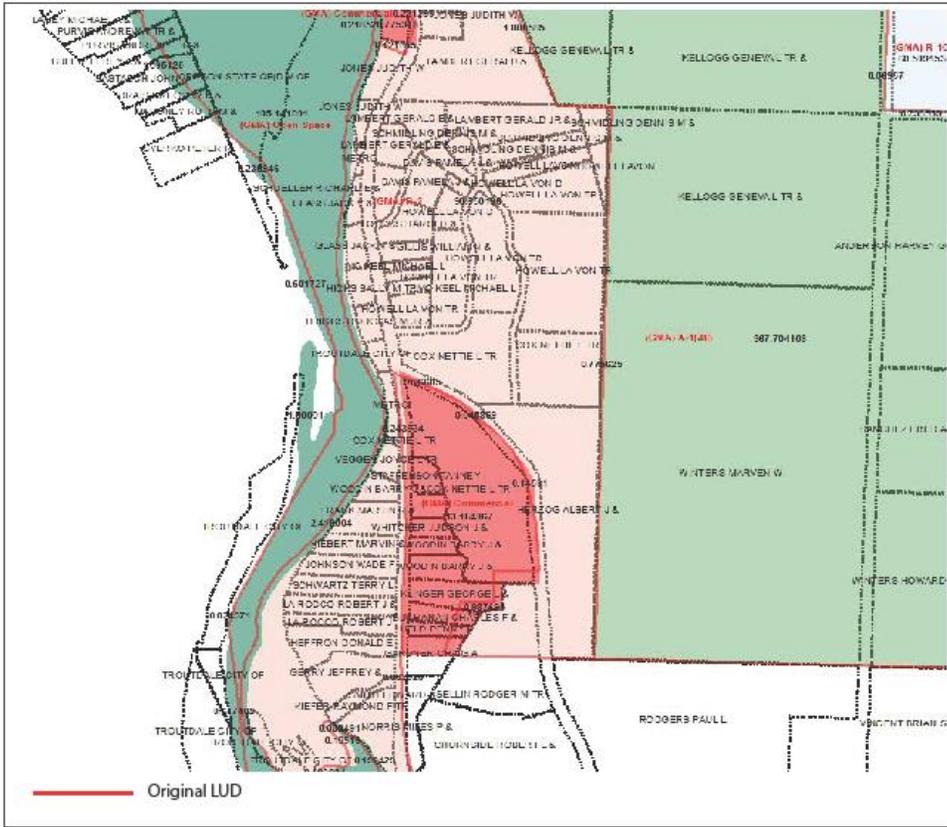
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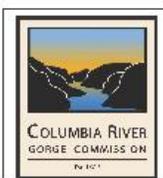
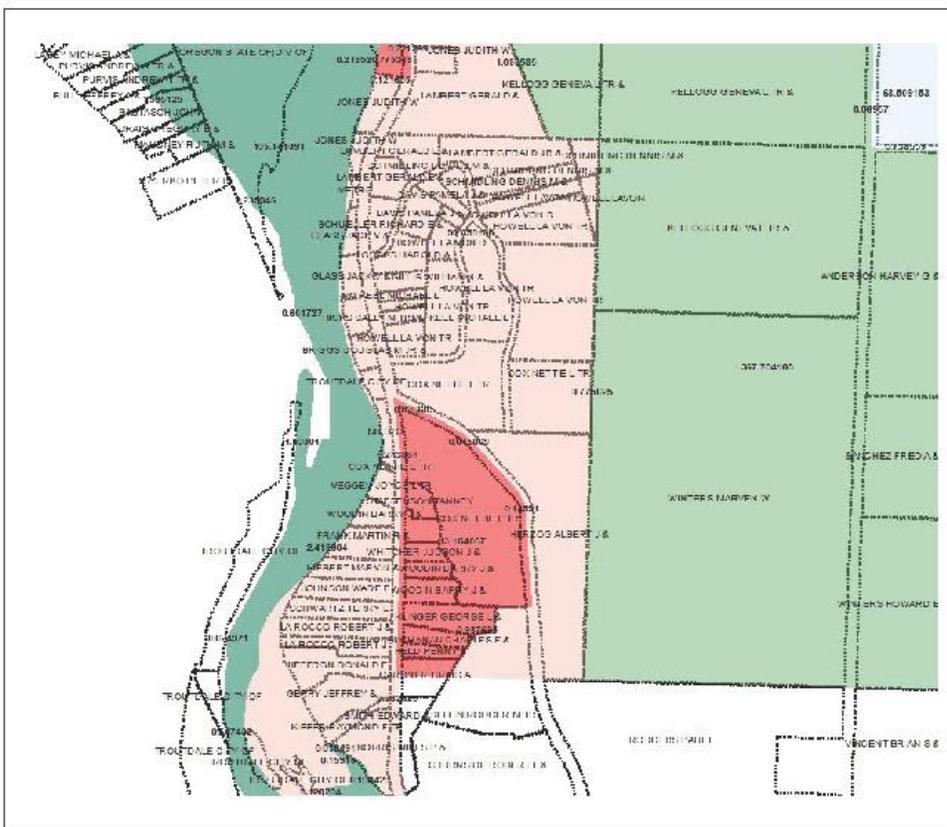
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