



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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**NOTICE OF MINOR VIOLATION REMOVAL AND
REPLANTING IN AN ENVIRONMENTAL ZONE**

Date: 10/20/17

To: Neighborhood Association and Interested Persons

From: Laura Lehman, City Planner, 503-823-7391,
Laura.Lehman@portlandoregon.gov

Re: The City has received an application to correct a minor violation with removal of concrete blocks and other miscellaneous items and replanting within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

Permit Number: 17-197524 ZP
Project Description: Violation removal and replanting in an Environmental Conservation Zone.

Applicant: City of Portland Water Bureau – Tom Carter

Site Location: 16198 SE Powell Blvd

Legal Description: Section 12 1S 2E, Taxlot 700

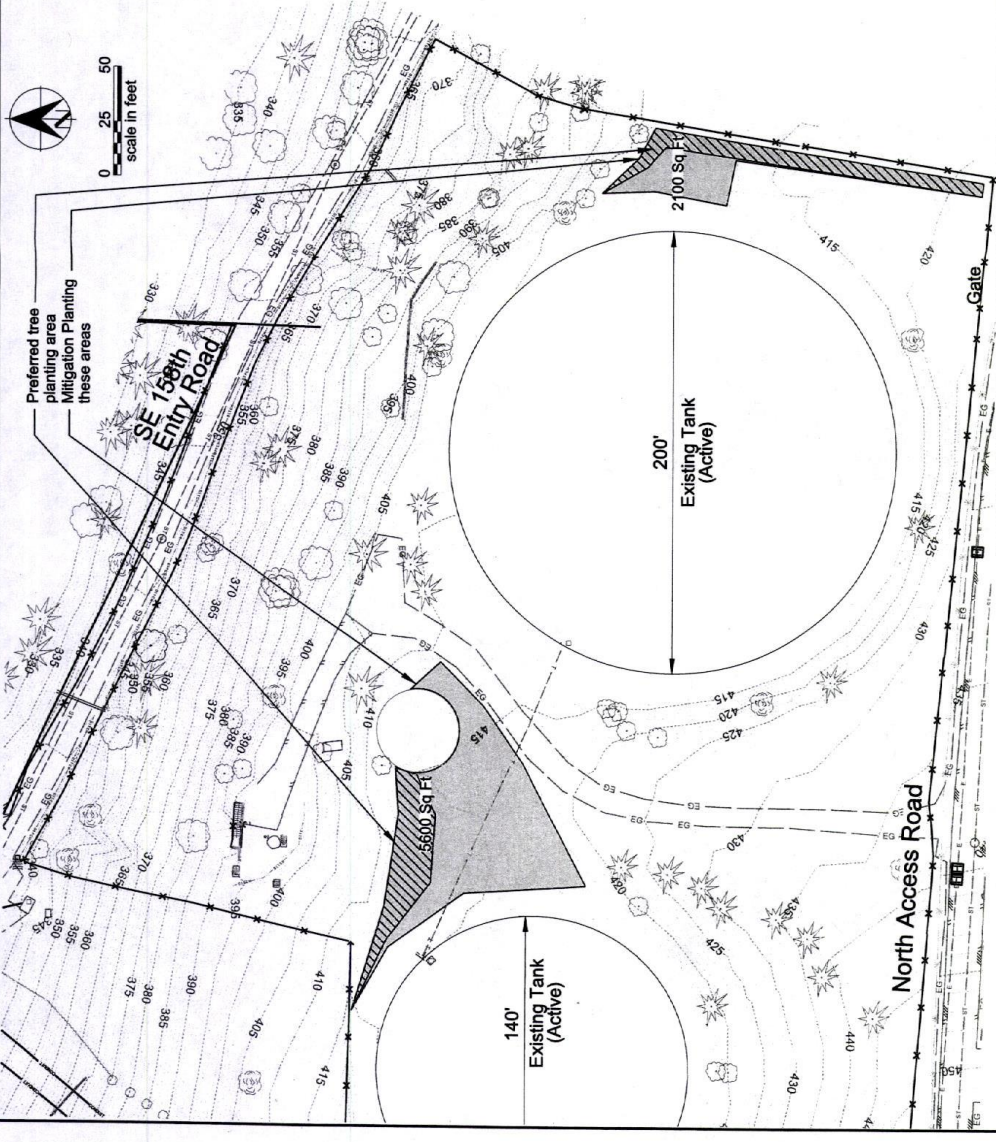
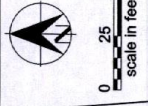
Zone: OSc **Quarter Section Map:** 3446 **Tax Account #:** R334924

The application is being reviewed for compliance with the environmental development standards in section 33.430.405.B – Option One, Remove and Repair. This option results in removal of illegal development, replanting, and repair of any damage.

The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **BDS Permitting Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can be obtained for a fee. The development standards are available online at www.portlandonline.com/zoningcode.

Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. Comments should be directed to the staff person noted above. Comments may be used to clarify or improve the accuracy of the site plan, but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

Contact Laura Lehman at the above phone number or email address with any questions. Please reference the permit number and your request.



Mitigation Plant List and Methods

Trees	Quantity	Type
<i>Acer macrophyllum</i>	20	1/2" diameter
<i>Ailurus rubra</i>	20	1/2" diameter
<i>Tsuga heterophylla</i>	130	1/2" diameter
Total	170	
Shrubs		
<i>Symphoricarpos albus</i>	80	bareroot-1 gal equivalent
<i>Rubus parviflorus</i>	60	bareroot-1 gal equivalent
<i>Hobociscus discolor</i>	25	bareroot-1 gal equivalent
Total	165	
Groundcover		
<i>Lupinus polyphyllus</i>	25	Size
<i>Eriophyllum lanatum</i>	300	4" pot
<i>Actillea millefolium</i>	100	4" pot
<i>Iris tenax</i>	25	4" pot
<i>Solidago lepida</i> var. <i>salebrosa</i>	65	4" pot
Total	515	

Site preparation: Native plants will be purchased from local ecotypes. Site preparation will be done in advance by spot-treating all non-native species in the areas adjacent to the tank with herbicide methods approved in the Parks IPM. Tilling of the soil will be avoided because of the meadow knapweed which occurs on site. This species while historically common has been managed and is very minimal on site. However tilling would increase this species by tenfold.

Woody planting: Planting areas for individual woody plants will be prepared by scalping a 18" diameter circle and then woody mulch will be installed around each plant post-planting. Trees will be installed individually and focused near the woodland north of the site and along the east side of the tank facility. Shrubs will be planted in clusters of 10 occasionally throughout the designated open areas.

Groundcover planting: Throughout the mitigation planting areas, small patches (4' x 4') will be scalped, and groundcover plants will be installed in those with high sun exposure adjacent to roads and other areas which will remain open. Potted groundcover plants will be installed during the fall or winter of 2017/2018. Plants will be installed using shovels or trowels. Maintenance during the spring and summer of 2018 could potentially include hand pulling of weeds and occasional hand watering or any other activities needed to insure survival of the plants.

Notes:

- All work is to be done using hand-held equipment.
- Motorized vehicles are not allowed to leave the graveled onsite access way.
- PWB will provide hand-watering as needed to assist plant establishment.

Project	8WATR0000555_1
Sheet No.	2 of 2
Drawn by	TS/EJZ
Reviewed by	TS/EJZ
Transmittal No.	3446/3447

Powell Butte
Powell Valley Tanks
 Mitigation Plant List and Methods
 Mitigation Planting Plan Areas

Approved: _____
 Date: _____

Designed	_____
CAD Check	_____
Checked	_____
Date	_____

