



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: December 27, 2018

To: Homestead Neighborhood Association and Interested Persons

From: Tyler Mann, City Planner, 503-823-5062,
Tyler.Mann@portlandoregon.gov

Re: The City has received an application to correct a minor violation with removal of a trail, benches, handrails 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: 18-250146-ZP

Project Description: Violation removal and replanting in an Environmental Conservation Zone.

Applicant: Mark Lakeman

Site Location: SW 12th Ave off SW Gaines within Marquam Nature Park
R247112 - PORTLAND CITY HMSTD, BLOCK 25, LOT 1-7

Legal Description: PORTLAND CITY HMSTD, BLOCK 25, LOT 8

Zone: R1c/R1p Quarter Section Map: 3428

Tax Account #: R247113, R247112

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.

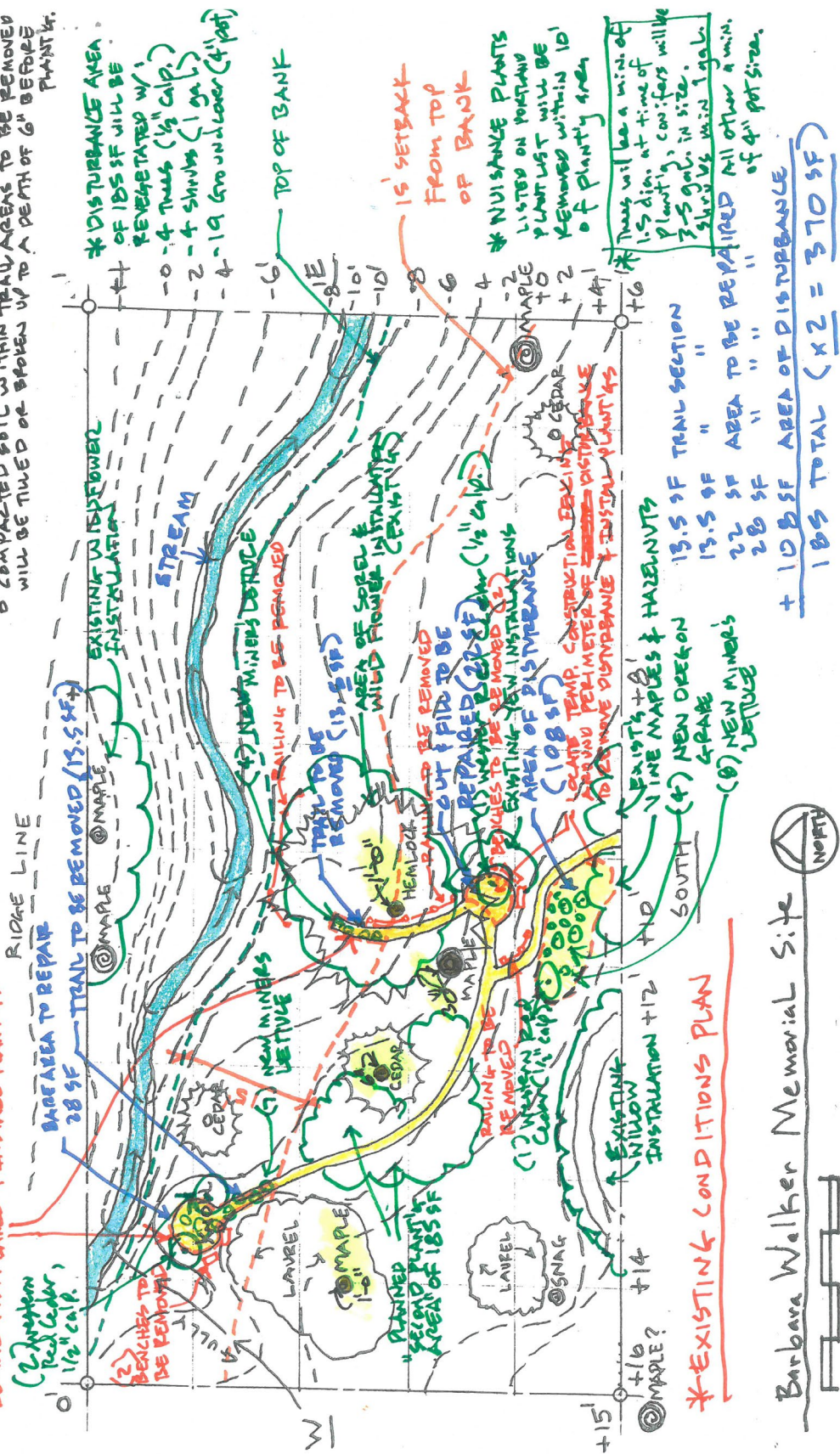
The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **BDS Permitting Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can 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 Tyler Mann at the above phone number or email address with any questions. Please reference the permit number and your request.

- NOTES:**
- ALL ITEMS & MATERIALS PLACED IN THE AREA OF THE VIBRATION WILL BE REMOVED USING HAND HELD GRIPS & NO NEW DISTURBANCE WILL BE CREATED.
 - COMPACTED SOIL WITHIN TRAIL AREAS TO BE REMOVED WILL BE TILED OR SPOKEN UP TO A DEPTH OF 6" BEFORE PLANTING.

LOCATE TEMP CONSTRUCTION FENCING AROUND PERIMETER OF DISTURBANCE, TO REMOVE DISTURBANCE & INSTALL PLANTING
 (2) Western Red Cedar, 1 1/2" calp.
 (2) BRANCHES TO BE REMOVED



*DISTURBANCE AREA OF 185 SF WILL BE REVEGETATED W/:
 - 0 - 4 TREES (1/2" CALP.)
 - 2 - 4 SHRUBS (1 ga.)
 - 4 - 19 Groundcover (4" pot)

15 SETBACK FROM TOP OF BANK

*NUISANCE PLANTS LISTED ON PORTLAND PLANT LIST WILL BE REMOVED WITHIN 10' OF PLANTING AREA

There will be a mix of 1.5 dia. at time of planting, conifers will be 3-5 ga. in size. 3 shrubs in size. All other a min. of 4" pot size.

13.5 SF TRAIL SECTION	13.5 SF
"	"
22 SF AREA TO BE REPAIRED	22 SF
"	"
"	"
185 SF TOTAL (X2 = 370 SF)	

EXISTING CONDITIONS PLAN

Barbara Walker Memorial Site

