



PLANNING COMMISSION AGENDA

Monday, June 28, 2021

This meeting will be conducted remotely.

At 5:15 p.m., join the meeting from your computer, tablet, or smartphone, by clicking the link below:

<https://www.gotomeet.me/CommunityDevelopmentCityofAlbany/pc>

You can use your microphone or dial in using your phone.

Call: 1-571-317-3122 (long distance charges may apply)

Access code/Meeting Id: 498-239-709

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
 - June 14, 2021
4. Scheduled Business:

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

- Business from the Public:

Persons wanting to address the commission during "business from the public" must send their written comments by email to CDAA@cityofalbany.net. Please limit comments to one page and include your name and address. Emails received before 3:00 p.m. on the day of the meeting will be read aloud during "business from the public."

- Public Hearing, Type III – Quasi-Judicial Decision

Persons wanting to address the commission during public hearings have two options:

- *Mail or email your comments to cdaa@cityofalbany.net. Please include your name, address, and subject of the public hearing. Written comments will be received by City staff until 5:00 p.m. on Friday, June 25, 2021, in order to be considered by the commission.*
- *To testify virtually during a public hearing, register by emailing cdaa@cityofalbany.net before 3:00 p.m. on June 28, 2021, with your name and if you are speaking for, against, or neutral on the project. During the public testimony, the chair will call upon those who have registered to speak first, followed by any others.*

- 1) CU-02-21: Conditional Use Review to convert an existing structure into a 10-unit multi-family residential development with associated site and parking lot improvements. (Project planner – Laura LaRoque, Laura@udelleng.com)

- 2) AD-01-21: Adjustment to ADC 8.270 to place a structure 10 feet from a property line where 30 feet is required. (Project planner – (Project planner – Laura LaRoque, Laura@udelleng.com)
 - 3) SD-03-21: North Hills Estates, a Tentative Plat to develop a 28-lot Cluster Subdivision. (Project planner – Melissa Anderson, melissa.anderson@cityofalbany.net)
5. Business from the commission
 6. Next Meeting Dates:
 - Monday, July 19, 2021
 7. Adjournment

Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection. Remote access information is listed at the top of this agenda.



MINUTES

Monday, June 16, 2021

Virtual – 5:15 p.m.

Approved: DRAFT

Call to Order

5:15 p.m.

Chair Larry Tomlin called the meeting to order at 5:15 p.m.

Pledge of Allegiance

Roll Call

Commissioners Present: Larry Tomlin, Diane Hunsaker, Sonja Neperud, Ted Bunch Jr., JoAnn Miller, Dala Rouse, and Bill Ryals

Commissioners Absent: Jennifer Garner-Kizer and Carol Canham

Staff Present: Community Development Director Matthew Ruetters, Planning Supervisor Scott Whyte, Administrative Assistant I Jessica Valentino

Approval of Minutes

5:20 p.m.

Commissioner Ryals moved to approve the April 6, 2021, April 26, 2021, May 3, 2021, and May 10, 2021, with corrections made to the April 6, 2021, minutes regarding an attendance error. Commissioner Rouse seconded the motion. The motion was approved 7-0.

Business from the Public

5:20 p.m.

None.

Public Hearing – Type III – Quasi-Judicial Decision: File CU-01-21

5:21 p.m.

Conditional Use review to construct 7.01 acres of turf area and associated site and parking lot improvements.

Chair Tomlin opened the public hearing at 5:23 p.m.

Declarations by the Commission

5:23 p.m.

Commissioner Tomlin stated he drives by the site regularly but has not gone to the actual site.

Ryals recused himself from the public hearing stating a conflict of interest.

Planning Supervisor Scott Whyte read the meeting procedures from ORS 197.763.

Staff Report

5:26 p.m.

Whyte presented the staff report for CU-01-21.* Whyte introduced the written testimony received from National Frozen Foods and explained how oral testimony is anticipated.

Commissioner Rouse raised a question regarding restrooms. Discussion ensued.

Applicant Testimony

5:42 p.m.

The representatives of the applicant, Hayden Wooten and David Reece of Reece & Associates (321 1st E Albany, OR 97321), spoke about the proposed conditional use review and the criterion associated with the application.

Commissioner Hunsaker questioned the applicant about spectator seating as well as the hours that are stated for the use of the fields. Discussion ensued.

The representatives answered questions from Commissioner Rouse and Neperud regarding the hours of operation from the main YMCA building and the lifespan of the nets.

Public Testimony

5:48 p.m.

Larry Hargreaves from National Frozen Foods (745 30th Avenue SW, Albany, OR 97322) gave testimony regarding concerns about their stock of ammonia 100 feet north of the proposed soccer fields. He stated if there were ever an emergency and the plant had to open the vents, it would release ammonia into the atmosphere and onto the turf fields.

Hargreaves answered questions from Commissioner Tomlin regarding what type of alarm systems are in place for an emergency.

Whyte answered a question from Commissioner Miller about whether there was an environmental impact study done to address protocols for an emergency.

Commissioner Hunsaker questioned hours of operation for National Frozen Foods. Discussion ensued.

Gary Blacklock of Westminster Holdings LLC (2651 NW Westminster Way, Albany, OR 97321) testified neutrally regarding clarification of where the property is facing, whether the netting would be up all the time or only during certain hours, and if it was light filtering. Mr. Blacklock also wanted to go on record to make sure there is no future adverse effect to the zoning of his property, LJ Motors (2935 Pacific Boulevard SW, Albany OR 97321).

Bills Ryals testified neutrally and spoke in response to the ammonia concern. In part, he explained his understanding of DEQ regulations on exhaust release and how this is limited to one day of the year. Ryals stated an emergency would be impact anyone in the surrounding area. Ryals stated the turf fields would be a good addition to the area. Discussion ensued.

Hayden Wooten and David Reece, representatives of the applicant, provided information and clarification for the questions presented.

Whyte provided clarification and information regarding Mr. Blacklock's zoning concern and the commission's choices with this application. Discussion ensued.

Procedural Questions

6:10 p.m.

None.

Chair Tomlin closed the public hearing at 6:11 p.m.

Discussion

None.

Motion

6:13 p.m.

Commissioner Hunsaker moved approve the proposed Conditional Use Review as conditioned under planning file CU-01-21. This motion is based on the findings and conclusions in the June 7, 2021, staff report and the findings in support of the application made by the Planning Commission during deliberations on this matter. Commissioner Neperud seconded the motion, which was passed 6-0.

Public Hearing – Type IV-Q – Quasi-Judicial Decision: Files VC-01-20, VC-02-20, VC-03-20, and VC-04-20

6:15 p.m.

These applications are separate but will be presented concurrently.

VC-01-20: Right-of-way vacation of four pedestrian rights-of-way east of Sunrise Elementary School.

VC-02-20: Right-of-way vacation for a 4.54-foot strip of excess right-of-way on 13th Avenue SW within the Takena Estates subdivision.

VC-03-20: Right-of-way vacation for an unused section of Price Road right-of-way within Timber Linn Park.

VC-04-20: Right-of-way vacation of a 16-foot-wide alley between 12th Avenue SE and 13th Avenue SE, and between Hill Street SE and Madison Street SE.

Chair Tomlin opened the public hearing at 6:17 p.m.

Declarations by the Commission

6:17 p.m.

None.

Commissioner Hunsaker visited the VC-01-20 site for the four-pedestrian path on Lafayette Street and Madison Street.

No commissioners abstained from the public hearing.

Planning Supervisor Scott Whyte read the meeting procedures from ORS 197.763.

Staff Report

6:21 p.m.

Community Development Director Matthew Ruetters gave a presentation for all four applications.*

Ruetters answered questions from Commissioner Hunsaker about VC-01-20, regarding the walkway path entering Sunrise Elementary and who would be responsible for any actions that occurs on the pathways once they are vacated.

Public Testimony

6:28 p.m.

For VC-04-20 – Sheri Snook (1208 Hill Street SE, Albany, OR 97322) spoke in favor of the vacation and how she and her neighbors are maintaining the right-of-way currently.

Procedural Questions

6:30 p.m.

None.

Chair Tomlin closed the public hearing at 6:31 p.m.

Discussion

None.

Motion

6:32 p.m.

Commissioner Rouse moved the planning commission recommend that the city council approve with their respective conditions, the land use application for right-of-way vacation under planning files VC-01-20, VC-02-20, VC-03-20, and VC-04-20 as described in the June 7, 2021, staff report. This motion is based on the findings and conclusions in the staff report, and the findings in support of the application made by the planning commission during deliberations on this matter. Commissioner Ryals seconded the motion, which was passed 7-0.

Business from the Commission

6:35 p.m.

None.

Business from Staff

6:35 p.m.

Whyte spoke with the commission regarding setting up a time for the planning commission to attend a tour of the Talking Water Gardens.

Adjournment

6:38 p.m.

Hearing no further business, Chair Tomlin adjourned the meeting at 6:38p.m.

Respectfully submitted,

Reviewed by,

Jessica Valentino

Scott Whyte

Administrative Assistant I

Planning Supervisor

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@cityofalbany.net.*



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Conditional Use Review

CU-02-21

June 21, 2021

Summary

The proposal is an application for Conditional Use Review to convert an existing structure into a 10-unit multiple family residential development with associated site and parking lot improvements. Three future apartment units are also proposed. The subject property is located at 1137-1195 Sixth Avenue SE and is zoned Main Street (MS) (Attachment A). Access to the property is provided via a reciprocal access easement to Sixth Avenue SE. The proposed use is classified as “Multiple Family: Three or More Units” in Albany Development Code (ADC) 22.300. Multiple family developments are considered Residential Uses and are allowed in the MS zoning district with Conditional Use approval. The Conditional Use review criteria contained in ADC 2.250 are addressed in this report. The criteria must be satisfied to grant approval for this application.

In summary, the proposed development application satisfies applicable review criteria; therefore, the staff recommendation is APPROVAL with CONDITIONS of the Conditional Use application.

Application Information

Review Body:	Planning Commission (Type III review)
Staff Report Prepared By:	Laura LaRoque, project planner
Proposal:	Conditional Use Review to convert an existing structure into a 13-unit multiple family residential development with associated site and parking lot improvements.
Property Owner:	Bash Residential LLC 12600 SW 127th Avenue, Portland, OR 97223
Applicant:	Richard Lorimor, Oregon Business Management Group 12600 SW 72nd Avenue, Tigard, OR 97223
Architect:	Richard Barbis Architect, LLC 12987 SW Starview Drive, Tigard, OR 97224
Civil Engineer:	Jon Oakes, Poage Engineering and Surveying 990 Obie Street, Eugene, OR 97402
Planner:	Curtis Thomas, Metro Planning, Inc. 846 A Street, Springfield, OR 97477
Landscape Architect:	David Dougherty, Dougherty Landscape Architects 474 Willamette Street, Eugene, OR 97701
Address/Location:	1137-1195 Sixth Avenue SE Albany, OR, 97321

Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07AA; Tax Lot 103
Zoning:	Main Street (MS)
Total Land Area:	1.40 acres
Existing Land Use:	The current legal occupancy of the building is a F-1 factory and two apartments.
Neighborhood:	Willamette
Surrounding Zoning:	North: MS (across Union Pacific railroad) South: Residential Medium Density (RM) (across 6th Avenue) East: MS West: MS
Surrounding Uses:	North: Union Pacific railroad South: Residential single-family and a public park East: Small-scale manufacturing industrial use. West: Childcare and preschool
Prior History:	Several years ago, the building on this property was converted from a warehouse to an apartment building without required permit approvals and has operated as an apartment complex since that time. Permits to convert the structure to a seven-unit motel were previously issued (see permit no. SP-15-90, CU-30-91, and B-0789-91), but expired within the land use expiration period without building inspections being completed or a new certificate of occupancy issued. City compliance case no. C-20-7485 provides additional details.

Notice Information

A Notice of Public Hearing was mailed to property owners located within 300 feet of the subject property on June 7, 2021. The Notice of Public Hearing was posted on the subject property on June 17, 2021. The Conditional Use staff report was posted on the City's website June 21, 2021. At the time this staff report was completed, no comments had been received.

Appeals

Within five days of the planning commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice. Any person who submitted written comments during a comment period or testified at the public hearing has standing to appeal the Type III decision of the planning commission to the city council by filing a Notice of Appeal and associated filing fee within ten days from the date the City mails the Notice of Decision.

Analysis of Development Code Criteria

The Albany Development Code (ADC) includes the following review criteria for a Conditional Use Review (ADC 2.250), which must be met for these applications to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria. Staff acknowledge the applicant's written response to these criteria provided in the document prepared by Metro Planning, dated March 2021 (Exhibit B-1).

Conditional Use Review Criteria

Criterion 1

The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.

Findings of Fact

- 1.1 Proposed Use. The proposal is an application for Conditional Use Review to convert an existing structure into a 10-unit multiple family residential development with associated site and parking lot improvements. According to the applicant, an additional three units are proposed in the future. This Conditional Use application recognizes a total of 13 apartment units to be located within the existing building. The current legal occupancy of the building is a F-1 factory and two apartments. However, many years ago, under different ownership, the property was converted from a warehouse to an apartment building without required permit approvals and operated as an apartment complex since that time. The applicant and new owner are presently working with City staff to legitimize the multiple family use and obtain required permit approval for an occupancy permit.
- 1.2 Land Use Classification. The proposed use is classified as a “Multiple Family: Three or More Units” in ADC 22.300, which states “A Multiple-Family development is three or more units on one property or development site, attached or detached, including a building or collection of buildings under single or common ownership designed and used for occupancy by three or more families, all living independently of each other and having separate housekeeping facilities for each family.” ADC 22.300(2), Use Examples, states “three or more detached dwelling units on one property, triplexes, fourplexes, single-room occupancy development, a building containing three or more dwelling units in any vertical or horizontal arrangement often called an apartment building and any other similar configuration of three or more units on one property or development site.”
- 1.3 Conditional Uses. Per ADC 5.060, Table 5.060-1, a “Three or More (residential) Units” is permitted in the MS zone with Conditional Use approval. According to ADC 2.230, “Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these proposed uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use process provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose conditions to address identified concerns, or to deny the use if the concerns cannot be resolved.” The conditional use process provides an opportunity to review projects for potential impacts and impose conditions to address any identified concerns.
- 1.4 Intended Character of the Base Zones. The subject property is in the MS zoning district. ADC 5.030(7) states “the MS district is intended primarily as an employment center with supporting commercial and retail services for residents and employees in the area. Infill and redevelopment are encouraged provided there is no adverse impact to surrounding residences.”
- 1.5 Operating Characteristics of the Neighborhood. The subject property is bordered by Sixth Avenue SE to the south, Union Pacific Railroad to the north, and MS zoned property to the east and west. Land uses abutting the subject property to the east and west are a childcare and preschool institutional use (i.e., Hey Diddle Diddle Learning Center, Inc.) and small-scale manufacturing industrial use (i.e., AB Wiesinger MetalFab, Inc.). To the south of the subject property, across Sixth Avenue SE are residential single-family uses and a public park (i.e., Eleanor-Hackleman Park). To the north is the Union Pacific railroad.

The subject site has three access: 1) an existing 24-foot-wide reciprocal accessway to Sixth Avenue SE that is bisected by the west property of the subject property and east property of 553 Main Street SE; 2) a 30-foot-wide access easement (Vol. 719, Pg. 294 Linn County deed records) is also shown on the applicant’s civil site plan along the east property line; and 3) a joint use 30-foot-wide access, utility, and sewer easement is also shown on Linn County Survey No. 19407 along the north property line of the subject property and abutting properties to the east and west.
- 1.6 Operating Hours. The applicant’s findings do not include anticipated hours of operation. However, it is anticipated most of the activity on-site will occur throughout the week during the daytime hours of 6:00 a.m. and 8:00 p.m., with the majority of vehicle trips to and from the site taking place early morning

between 6:30 a.m. and 7:00 a.m. and early evening between 5:30 p.m. and 6:00 p.m.

Conclusions

- 1.1 The proposed development is allowed with Conditional Use Type III Review approval in the MS zoning district per ADC 5.060.
- 1.2 The site is surrounded by a mix of residential, industrial, and institutional uses.
- 1.3 The proposal will not have an impact on the operating characteristics of the neighborhood because the primary use of the property will be consistent with the surrounding area.
- 1.4 As proposed, the use is consistent with the intended character of the base zones and the operating characteristics of the neighborhood.
- 1.5 This criterion is met without conditions.

Criterion 2

The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal calls for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping, or other design features.

Findings of Fact

- 2.1 Definition of Compatible. “Compatible” does not mean “the same.” *Merriam Webster’s Collegiate Dictionary*, Eleventh Edition, defines “compatible” as “(1) capable of existing together in harmony.”
- 2.2 Proposed Use. The proposed use is classified as a “Multiple-Family” in ADC 22.300.
- 2.3 Existing and Anticipated Uses. The subject site is partially developed with an existing an approximately 10,000-square-foot, one-and-one-half-story building, paved access, gravel parking, and landscaping. The current legal occupancy of the building is a F-1 factory and two apartments. The proposal is to convert the existing structure into a 13-unit multiple family residential development with associated site and parking lot improvements.
- 2.4 Building Size, Scale, and Style. ADC 5.090, Table 5.090-1, shows the maximum building height in the MS zoning district is 50 feet. There is no maximum building size for residential uses, such as apartment complexes. The applicant’s elevation drawings (Attachment B.2) indicate the existing building is less than 50 feet tall.
- 2.5 Intensity and Lot Coverage of the Proposed Development. Based on County Survey No. 20079, the site is 45,948 square feet. The minimum lot size for three or more one-bedroom units and three or more, two or more-bedroom units is 1,600 square feet per unit and 1,800 square feet per unit, respectively. The applicant’s narrative identifies 10 total existing units: 8 one-bedroom units, 1 two-bedroom, and 1 three-bedroom unit. The applicant also describes three additional unit to be developed in the future: two one-bedroom units and one two-bedroom unit. Applying the ratio of 1,800 square feet per unit as described in Table 5.090-1 of ADC, the property size of 45,948 square feet is able to accommodate three additional units.

The maximum lot coverage in the MS zoning district is 90 percent. According to the applicant’s site plan, the existing amount of impervious surface area is approximately 9,928 square feet, which includes a 7,982-square-foot building footprint and 2,000-square-foot driveway/walkway pavement. The proposed parking lot improvement and trash enclosure increase the impervious surface area by 6,168 square feet. Therefore, the impervious surface area equates to 35 percent of the total lot area.
- 2.6 Building and Parking Lot Setbacks. ADC 5.090, Table 5.090-1 shows buildings in the MS zoning district must be set back at least five feet from front property lines. There is no interior yard setback for uses other than single-family and duplex dwellings when abutting properties are not developed with residential uses or within a residential zoning district. There is also no interior yard setback required from property lines abutting railroad right-of-way. The frontage along Sixth Avenue SE qualifies as a front setback. The applicant’s site plan demonstrates the existing building abuts the front property line along Sixth Avenue SE. The zero front setback is preexisting, nonconforming, and no changes,

additions, or alterations are proposed to the south (i.e., front) building facade. Therefore, the front setback will remain preexisting, nonconforming.

- 2.7 Vehicle Parking – Required Number of Spaces. ADC 9.020, Table 9.020-1, states minimum parking space requirements for multi-family units is based on unit type. One space is required per studio and one bedroom unit, one and a half spaces are required for each two-bedroom unit, and two spaces are required for each three-bedroom unit plus one visitor space every four units. Staff refer to the applicant's narrative response to parking standards of Table 9.020-1 (page eight of the Metro Planning Inc. document of March 2021, Exhibit B.1). The applicant proposes eight studio apartments, one two-bedroom unit, and one three-bedroom unit. Therefore, the parking requirement is 14 vehicle parking spaces of which 5 can be compact in size. The applicant proposed 17 parking spaces, which exceeds the standard. When the applicant adds three additional units in the future (TBD), the number of required parking spaces increases to 19. Staff observe the ability to apply ADC 9.030(2), which allows a one parking space reduction for each tree eight inches in diameter and larger that is preserved within the developable area, for up to a maximum of 10 percent of the total parking spaces required. The applicant proposes to retain six trees over eight inches in diameter. Therefore, a 10 percent parking reduction of 1.9 spaces may be applied to bring the total required parking spaces to 17.
- 2.8 Lighting. The applicant did not provide information pertaining to lighting. ADC 9.120(14) requires on-site lighting to be arranged to reflect the light away from any adjacent or abutting properties. A condition of approval will ensure if new lighting is installed, it will be directed down and contained on site to meet code requirements.
- 2.9 Landscaping, Non-Residential. ADC 9.140(2) says all required front and interior setback yards, exclusive of access ways and other permitted intrusions, must be landscaped before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setback yards in all commercial and industrial districts is as follows:
- 1) *One tree at least six feet tall for every 30 feet of street frontage.*
 - 2) *Five five-gallon or eight one-gallon shrubs, trees, or accent plants.*
 - 3) *The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.*
- The MS district has a front setback requirement of five feet and the site has approximately 155.5 lineal feet of frontage along Sixth Avenue SE minus accessways. Thus, the total required setback area is 777.5 square feet. Therefore, per ADC 9.140(2) the following landscape improvements are required in the front setback: five trees at least six feet tall; four five-gallon shrubs or six one-gallon shrubs; and the remaining area treated with attractive landscaping.
- The MS zoning district has no interior setback requirement of five feet. The applicant's landscaping plan does not comply with the front yard landscaping standards. A condition of approval will require submittal of a landscape plan that meets the standards for front setback landscaping.
- 2.10 Parking Lot Landscaping. Landscaping in parking lots is required to provide shade, reduce stormwater runoff, and direct traffic. ADC 9.150 requires parking lots be improved in accordance with the following standards:
- 1) *Planter Bays. Parking area shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least five feet wide, excluding the curb. Gaps in the curb may be allowed or connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Neither planter bays nor their content may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.*
 - 2) *Entryway Landscaping. Both sides of a parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provision as planter bays, except that no sight-obscuring trees or shrubs are permitted.*
 - 3) *Parking Space Buffers. Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading area or by a five-foot strip of landscaping materials.*

- 4) *Alternative Plan.* An alternate plan may be submitted that provides landscaping of at least five percent of the total parking area exclusive of required landscaping yard area and that separates parking areas of more than 100 spaces into clusters divide by landscaping strips. Each planter area shall contain one tree at least 10 feet tall and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Landscaping may not impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.

The applicant's proposal includes a parking lot improvement and landscaping and irrigation plan. However, the applicant's landscaping plan does not fully comply with the front yard landscaping standards. A condition of approval will require submittal of a landscape plan that meets the standards for ADC 9.150.

- 2.11 Buffering and Screening. ADC Section 9.210 requires buffering and screening to reduce the impacts on adjacent uses, which are of a different type; buffering and screening is required in accordance with a matrix contained within the section (Table 9.210-1). The Buffer and Screening Matrix includes a use category for multiple family uses, which requires a 10-foot buffer when abutting a commercial, professional, mixed-use, and institutional use or zoning district. The subject property abuts MS zoned property to the east and west, which is a mixed-use zone. However, the interior property lines of the site are encumbered with private access easements, which would be impeded by the buffering provisions. Staff finds this standard to be not applicable as the reciprocal preexisting private access makes compliance impractical.
- 2.12 Irrigation. ADC 9.160 requires all required landscape areas be provided with a piped underground irrigation system unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation. Irrigation plans were not submitted with this application. Submittal of final irrigation plan for review and approval by the Community Development Department is required as a condition of approval to ensure the standards of ADC 9.160 are met.
- 2.13 Fences. No fences are proposed with this project.
- 2.14 Outside Storage. No outside storage is proposed with this project.
- 2.15 Signs. No signage is proposed with this project.
- 2.16 Screening of Refuse Area. ADC 4.300 requires refuse areas to be screened with a wall, fence, or hedge at least six feet tall and prohibits refuse containers within a buffer area or within 15 feet of a dwelling window. The applicant's site plan indicates the location of a proposed refuse container but no design detail. A condition of approval will require the submittal of design detail for review and approval prior to the issuance of a building permit and the installation of refuse area in accordance with approved plans and ADC 4.300 prior to the issuance of an occupancy permit.

Conclusions

- 2.1 The proposal shows the proposed development will meet the minimum development standards of lot coverage, building height, and setbacks except for the front setback which is preexisting nonconforming.
- 2.2 Any adverse impacts associated with the use of the property can be mitigated through such means as shielded lighting and landscaping.
- 2.3 Lighting specifications were not provided.
- 2.4 The applicant shall submit a revised landscaping plan that demonstrates compliance with either ADC 9.140(2) or 9.140(3) and irrigation standard of ADC 9.160.
- 2.5 Based on the observations above, the proposed development will be compatible with existing or anticipated uses in terms of size, intensity, setbacks, lighting, screening, and landscaping when the following conditions are met.

Conditions

- Condition 1 Exterior Lighting.** All exterior lighting fixtures, including pole mounted lights, shall be of a

shielded, full cut-off design.

Condition 2 Final Landscape and Irrigation Plan. Before the City will issue a building permit for the proposed development, a final landscape and irrigation plan shall be submitted for review and approval by the Community Development Department. The plan must meet the landscaping standards of either ADC 9.140(2) or 9.140(3) and irrigation standards of ADC 9.160.

Condition 3 Refuse Enclosure. Before the City will issue a building permit for the proposed development, the applicant shall provide a detail of the proposed refuse enclosure in accordance ADC 4.300.

Condition 4 Site Improvements. Before the City will issue a final occupancy permit for the proposed development, all proposed and required site improvements (e.g., landscaping, screening, lighting, refuse enclosure, etc.), shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.

Criterion 3

The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian safety.

Findings of Fact

- 3.1 The proposed development will convert a building previously used as an industrial factory to a 10-unit apartment complex with three additional units in the future. The site is located on the north side of the road at 1137-1195 Sixth Avenue SE.
- 3.2 Sixth Avenue SE is classified as a local street and is not yet fully constructed to City standards. The site lacks sidewalk along its frontage. Curb and gutter only exist along the east, 115 feet of the site's 200 feet of frontage.
- 3.3 ADC 12.060 requires all new development include the improvement of all adjoining streets to City standards.
- 3.4 ADC 12.100 requires the installation of public sidewalk along the street frontage of all new development.
- 3.5 The applicant did not submit a trip generation estimate for the project.
- 3.6 Based on ITE trip generation rates for manufacturing uses, staff estimates the previous factory use on the site generated 31 average daily trips, of which 5 were projected to occur during the peak PM traffic hour. Based on ITE trip generation rates for multifamily low-rise housing, the proposed use on the site was estimated to generate 95 average daily trips, of which 13 are projected to occur during the peak PM traffic hour.
- 3.7 Albany's threshold for submittal of traffic information with a development application is 50 new peak PM trips. A Traffic Impact Analysis (TIA) is needed for development's that generate 100 or more peak PM trips.
- 3.8 A shared driveway at the west boundary of the site is proposed for site access. There is an existing non-improved driveway at that location centered on the common property line.
- 3.9 The applicant's site plan proposes construction of sidewalk improvements along the site's frontage on Sixth Avenue SE but does not indicate completion of a curb and gutter along that same length.
- 3.10 Albany's Transportation System Plan does not identify any level of service or safety problems along the frontage of the site.

Conclusions

- 3.1 ADC 12.060 and 12.100 require the street frontage of all new development be improved to City standards. The public street adjoining this development is not fully constructed to City standards. Sidewalk does not exist along the site's frontage on Sixth Avenue SE, and the west 85 feet lack curb and gutter. Installation of sidewalk and completion of sidewalk along the site's frontage on Sixth Avenue SE is needed to comply with ADC 12.060 and 12.100.
- 3.2 When compared to the last approved use on the site, this development is expected to add 64 additional average weekday trips to the public street system. Of those, eight are projected to occur during the peak PM traffic hour.
- 3.3 The proposed site plan includes a shared driveway to Sixth Avenue SE centered on the common property line with the adjoining parcel to the west. An unimproved driveway currently exists at that location. Installation of a driveway to City standards is needed at that location to comply with ADC 12.100.
- 3.4 Albany's TSP does not identify any capacity or safety issues along the frontage of the site, and the number of new trips generated by the development fall below the City's threshold for submittal of traffic information or a TIA.
- 3.5 This criterion is met when the following conditions are satisfied.

Conditions

- Condition 5 Public Sidewalk.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall construct public sidewalk to City standards along the site's frontage on Sixth Avenue SE. In accordance with City standards, the sidewalk shall be setback from the curb by a landscape strip.
- Condition 6 Curb and Gutter.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall construct a curb and gutter to City standards across the site's frontage on Sixth Avenue SE. This shall apply to the western-most portion of the street frontage where there is no curb and gutter. The design of the curb and gutter shall be approved by the City Engineer and shall include installation of new asphalt between the existing edge of pavement and the new curb and gutter.
- Condition 7 Access.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall construct a shared driveway approach to City standards at the location shown on the approved site plan.

Criterion 4

Public services for water, sanitary and storm sewer, water management, and for fire and police protection, are capable of servicing the proposed use.

Findings of Fact

Sanitary Sewer

- 4.1 City utility maps show an 8-inch public sanitary sewer main at the southeast corner of the site. The existing structure on the site is currently connected to the public sewer system.
- 4.2 The proposal is to increase the number of dwelling units in the structure. There will be sanitary sewer system development charges due for each of the new dwelling units. These charges are due at the time of building permit issuance.

Water

- 4.3 City utility maps show a 12-inch public water main in Sixth Avenue SE. The existing development on the site is currently connected to the public water system.
- 4.4 If a larger water service/meter is required to serve the proposed development the applicant must obtain the proper permits from the City's Public Works Department and pay all necessary fees and charges for the new service/meter.

Storm Drainage

- 4.5 Sixth Avenue SE is improved with a curb and gutter along only a portion of the subject property's frontage. No public storm drainage facilities exist along the frontage of the property. The nearest public drainage facilities are across Sixth Avenue SE at Sherman Street.
- 4.6 The applicant is proposing to extend a public storm drainage main from the existing system on Sherman Street to the north side of Sixth Avenue SE to provide a discharge point for the site's stormwater runoff. A Site Improvement permit from the City's Public Works Department is required before beginning work on this public facility.
- 4.7 The applicant is proposing to extend a public storm drainage main from the existing system on Sherman Street to the north side of Sixth Avenue SE to provide a discharge point for the site's stormwater runoff. A Site Improvement permit from the City's Public Works Department is required before beginning work on this public facility.
- 4.8 It is the property owner's responsibility to ensure any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 4.9 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official.
- 4.10 ADC 12.580 states all new development within the City must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide service to upstream properties.
- 4.11 ADC 12.550 states that any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.
- 4.12 ADC 12.560 states where it is anticipated by the City Engineer that the additional run-off resulting from the development will overload an existing drainage facility, the review body will not approve the development until provisions have been made for improvement of the potential problem.
- 4.13 AMC 12.45.030 – 12.45.040 requires a post-construction stormwater quality permit be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where 8,100 square feet or more of impervious surface is created and/or replaced, cumulatively. (Ord. 5841 § 3, 2014).
- 4.14 The applicant has submitted a storm drainage report that includes on-site stormwater detention and stormwater quality facilities. While the report appears to be generally acceptable, final design and construction details will be reviewed as part of the required stormwater quality permit.

Conclusions

- 4.1 Public sanitary sewer and water are available to serve the proposed development.
- 4.2 Sanitary sewer system development charges will be due for each new dwelling unit at the time of building permit issuance.
- 4.3 Water system development charges will be due if a new or larger water service/meter is needed to serve the proposed development.
- 4.4 The applicant must extend a public storm drainage main across Sixth Avenue SE from Sherman Street to provide for a discharge point for all on-site stormwater runoff. This work must be done under a Site Improvement permit issued by the Public Works Department.
- 4.5 Stormwater detention and stormwater quality facilities are required for the proposed development. The applicant must obtain a stormwater quality permit from the Public Works Department for review of final design details for these facilities.

Conditions

Condition 8 Stormwater Quality Permit. Before the City will issue a final occupancy permit for the proposed development, the applicant must obtain a stormwater quality permit from the Public Works Department and construct on-site stormwater detention and stormwater quality facilities as specified in the City's Engineering Standards.

Condition 9 Site Improvement Permit. Before the City will issue a final occupancy permit for the proposed development, the applicant must obtain a Site Improvement permit from the Public Works Department and construct public storm drainage facilities generally as shown on the applicant's submittal.

Criterion 5

The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, and hours of operation; (b) Privacy and safety issues.

Findings of Fact

- 5.1 The property is abutted by MS-zoned property to the east and west. It is bordered by the Union Pacific Railroad right-of-way to the north and Sixth Avenue to the south. South of Sixth Avenue is Residential Medium Density zoned property developed with single-family residential development and a public park.
- 5.2 Noise. Potential noise includes vehicle trips to and from the site and noise generated from residential utilizing the outdoor recreational areas. Outdoor recreational activities are proposed to occur throughout the daytime hours (estimated 6:00 a.m. to 8:00 p.m.). As discussed in Criterion Three, the proposed use generates less traffic trips than the previous use. Noise generated within the building would not be audible outside the building. The sounds of the outdoor recreational activities may extend beyond the property lines, but the intensity (loudness) rapidly diminishes with distance. People on abutting property may hear residents while outside, but it is unlikely these sounds would be heard from within their buildings.
- 5.3 Glare. Lighting details were not provided. ADC 9.120(14) requires on-site lighting to be arranged to reflect the light away from any adjacent or abutting properties. Condition One stated above will ensure lighting does not trespass onto surrounding property.
- 5.4 Odors. The outdoor recreation and associated activities are not expected to generate odors, and no new odor-generating facilities or activities are proposed.
- 5.5 Litter. A new refuse enclosure is proposed and required in conjunction with the Conditional Use request.

- 5.6 Hours of Operation. Standard hours of operation were not provided by the applicant. It is anticipated the on-site manager's office will operate Monday – Friday, between the hours of 7:00 a.m. and 6:00 p.m.
- 5.7 Privacy/Safety. The subject property does not abut residentially zoned land and is separated from surrounding properties by the railroad and road rights-of-way and existing vegetation. Outdoor recreational area will be monitored by office staff. The proposed use and associated amenities do not present any safety issues that would require additional measures beyond those that will be addressed through the building permit review process.
- 5.8 Fencing. No fencing is proposed or required in association with this development.

Conclusion

- 5.1 The impacts due to glare, litter, noise, odors, hours of operation, and safety are not expected to be significant compared to the previous use and surrounding operations.
- 5.2 The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands.
- 5.3 This criterion is met without conditions.

Criterion 6

Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Findings of Fact

- 6.1 Article 6 Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 6.2 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0214H, dated December 8, 2016, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.
- 6.3 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property. There is not a local wetland inventory for this location. The property has been developed for many years.
- 6.4 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 6.5 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.

Conclusions

- 6.1 There are no special purpose districts associated with the subject property; therefore, this criterion is not applicable.

Overall Conclusion

As proposed and conditioned, the application for Conditional Use Review satisfies all applicable review criteria as outlined in this report.

Conditions of Approval

- Condition 1 Exterior Lighting.** All exterior lighting fixtures, including pole mounted lights, shall be of a shielded, full cut-off design.
- Condition 2 Final Landscape and Irrigation Plan.** Before the City will issue a building permit for the proposed development, a final landscape and irrigation plan shall be submitted for review and approval by the Community Development Department. The plan must meet the landscaping

standards of either ADC 9.140(2) or 9.140(3) and irrigation standards of ADC 9.160.

- Condition 3 Refuse Enclosure.** Before the City will issue a building permit for the proposed development, the applicant shall provide a detail of the proposed refuse enclosure in accordance ADC 4.300.
- Condition 4 Site Improvements.** Before the City will issue a final occupancy permit for the proposed development, all proposed and required site improvements (e.g., landscaping, screening, lighting, refuse enclosure, etc.), shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 5 Public Sidewalk.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall construct public sidewalk to City standards along the site's frontage on Sixth Avenue SE. In accordance with City standards the sidewalk shall be setback from the curb by a landscape strip.
- Condition 6 Curb and Gutter.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall construct a curb and gutter to City standards across the site's frontage on Sixth Avenue SE. This shall apply to the western-most portion of the street frontage where there is no curb and gutter. The design of the curb and gutter shall be approved by the City Engineer and shall include installation of new asphalt between the existing edge of pavement and the new curb and gutter.
- Condition 7 Access.** Before the City will issue a final occupancy permit for the proposed development, the applicant shall construct a shared driveway approach to City standards at the location shown on the approved site plan.
- Condition 8 Stormwater Quality Permit.** Before the City will issue a final occupancy permit for the proposed development, the applicant must obtain a stormwater quality permit from the Public Works Department and construct on-site stormwater detention and stormwater quality facilities as specified in the City's Engineering Standards.
- Condition 9 Site Improvement Permit.** Before the City will issue a final occupancy permit for the proposed development, the applicant must obtain a Site Improvement permit from the Public Works Department and construct public storm drainage facilities generally as shown on the applicant's submittal.

Options for the Planning Commission

The planning commission has three options with respect to the proposed conditional use:

- Option 1: Approve the request as proposed and conditioned; or
- Option 2: Approve the request with amendments; or
- Option 3: Deny the request.

Staff Recommendation

Based on the analysis provided in this report, staff recommends the planning commission pursue Option 1 and approve the Conditional Use. If the planning commission follows this recommendation, the following motion is suggested:

I move to approve the proposed Conditional Use Review, as conditioned under planning file CU-02-21. This motion is based on the findings and conclusions in the June 21, 2021, staff report, and the findings in support of the application made by the planning commission during deliberations on this matter.



Attachments

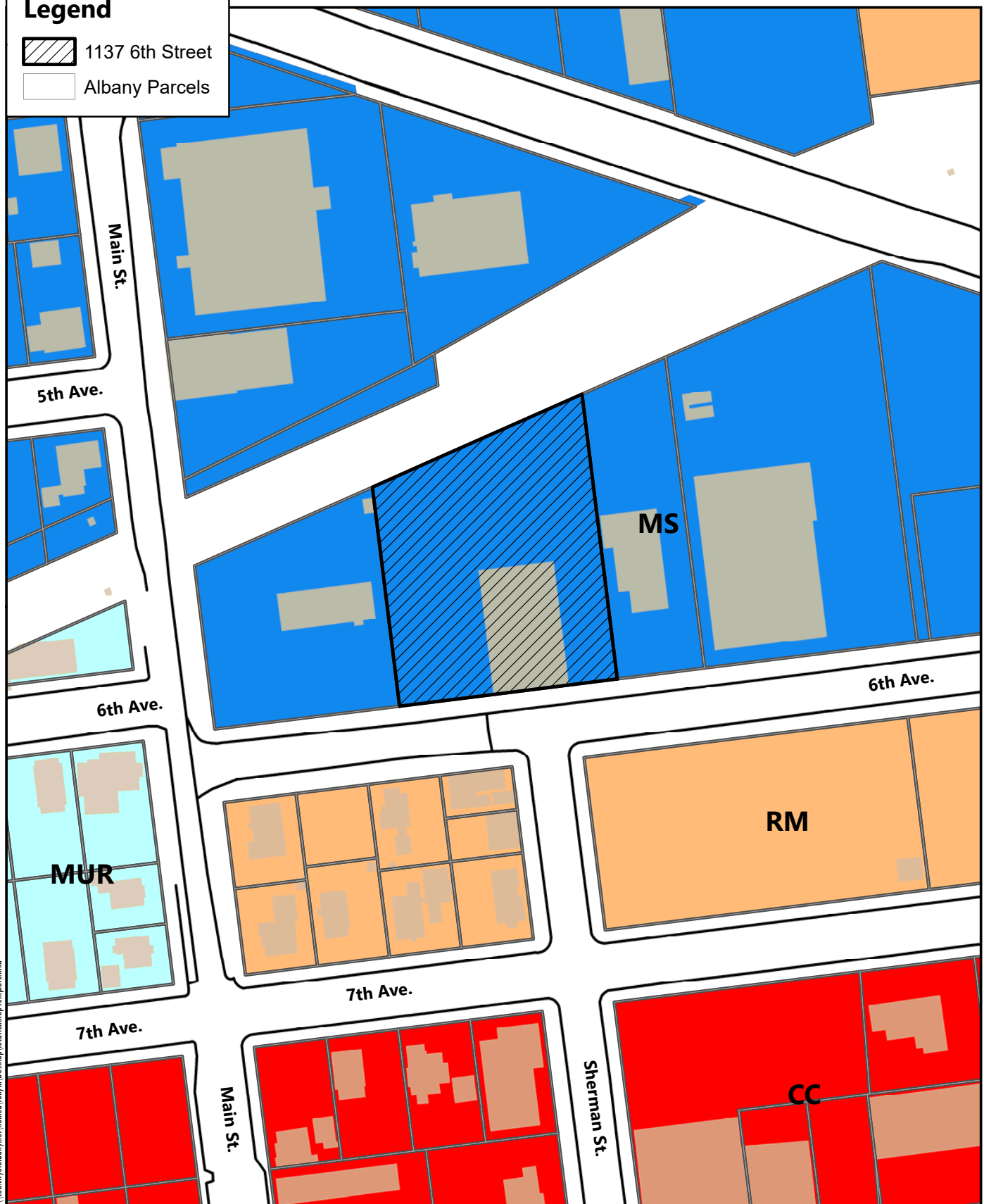
- A. Location Map
- B. Applicant's Submittal
 - 1. Findings of Fact
 - 2. Building Elevations
 - 3. Cover Sheet, Sheet C1
 - 4. Existing Conditions, Sheet C1.0
 - 5. Civil Site Plan, Sheet C2.0
 - 6. Grading Plan, Sheet C3.0
 - 7. Storm Water Plan, Sheet C4.0
 - 8. Architectural Site Plan, Sheet SP1.1
 - 9. Bicycle Parking Detail, Sheet SP1.2
 - 10. Landscaping and Irrigation Plan, Sheet LA-1
 - 11. First and Second Floor Plan, Sheet A1.1
 - 12. Exterior Elevations, Sheet A1.2
 - 13. Building Sections, Sheet A1.3

Acronyms

ADC	Albany Development Code
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
MS	Main Street
RM	Residential Medium Density Zoning District
TSP	Transportation Systems Plan

Legend

-  1137 6th Street
-  Albany Parcels



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1137 6th Avenue

Location / Zoning Map



N
 0 62.5 125
 Feet
 Date: 4/2/2021 Map Source: City of Albany

Project Description

The applicant wishes to apply for a Type III conditional use for a 1.05-acre property in the Main Street Zoning. The Assessor's map No. 11S – 03W – 07AA Tax Lot 103. The property was previously a factory and has since been converted to an apartment building. There are 10 units on the property and three future units.

Article 5

Use Categories (See Article 22 for use category descriptions.)	Spec. Cond.	MUC	WF	HD	DMU	CB	LE	PB	MS	ES	MUR
RESIDENTIAL											
Residential Care or Treatment Facility	14	S	CU	S	S	S	S	N	S	S	S
Assisted Living Facility		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Single Family and Two Family Units	15	Y-17	S-16	N/Y-16	S-16	S-16	N-16	N	N-16	CU-16	Y
Three or More Units	17	S-17	S-17	N	S-17	S-17	S	N	CU	CU	S
Units Above or Attached to a Business		S-17	S	S-17	S	S	S	S	S	S	S
Home Business (See 3.090-3.180 to determine if CU.)		Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU	Y/CU
Residential Accessory Buildings	18	Y/S	Y/S	Y/S	Y/S	Y/S	CUII	N	Y/CUII	Y/CUII	Y/S

Response: According to Article 5, Table 5.060-1 Schedule of Permitted Uses, a Three or More Units residential structure is allowed under the Main Street Zoning as a conditional use, Type III procedure.

**TABLE 5.090-1
MIXED-USE VILLAGE CENTER DEVELOPMENT STANDARDS**

STANDARD	MUC	WF	HD	DMU	CB	LE	PB	MS	ES	MUR
Minimum Lot Size (sq.ft.) (3)										
Single-family (20)	None	None	None	None	None	N/A	N/A	N/A	5,000	None
Attached single-family, Per lot	None	1,600	N/A	None	None	N/A	N/A	None	None	None
Two-family	None	3,600	N/A	None	None	N/A	N/A	7,000	7,000	3,600
3 or more 1-bedroom	None	1,600/u	N/A	None	None	None	1,600/u	1,600/u	3,300/u	1,600/u
3 or more 2+bedroom	None	1,800/u	N/A	None	None	None	1,600/u	1,800/u	3,300/u	1,800/u
All other uses	6,000	5,000	1,000	1,000	1,000	2,000	15,000	6,000	5,000	10,000

Response: According to Article 5, Table 5.090-1 Mixed-use Village Center Development Standards, a 3 or more 1-bedroom must be a minimum lot size of 1,600/u and a 3 or more 2+bedroom must be 1,800/u. The site plan has nine (10) 1-bedroom apartments and three (3) 2+bedroom apartments. The minimum lot size must be $(1,600 \times 10) + (1,800 \times 3) = 21,400$. The lot size is about 45,700 square feet and therefore meets this requirement.

**TABLE 5.100-1
ACCESSORY STRUCTURE STANDARDS**

STRUCTURE	SETBACK STANDARD
All Accessory Structures	See Table 5.090-1 for minimum front setbacks.
Detached, walls less than or equal to 8 ft. tall	Interior setback = 3 feet
Detached, walls greater than 8 ft. tall	Interior setback = 5 feet
Attached structure	Interior setback = 5 feet
Garage with vehicular access from an alley	Alley setback = 20 feet, less the width of the alley right-of-way, but at least 3 feet. Other interior setbacks, see Table 5.090-1
Structures, including fences, intended for housing animals	Interior setback = 10 feet
Fences more than 6 ft. high	District setback standard; building permit required.
Outdoor swimming pools with depths greater than or equal to 24 inches	Interior setback = 10 feet
Decks less than 30 in. off grade, no rails, covers	No setback from property line
Decks greater than or equal to 30 in. off grade	Interior setback = 5 feet

[Ord. 5445, 4/12/00; Ord. 5673, 6/27/07; Ord. 5894, 10/14/17; Ord. 5947, 1/01/21]

Response: See the site plans to show that the building meets all setback requirements. The building is at least five feet from all property lines.

5.360 General.

(1) Outside Storage and Display in the LE, MS, ES and MUC districts. [Ord. 5894, 10/14/17]

(a) Outside storage or display of materials, junk, parts, or merchandise is not permitted within required front setbacks or required buffer areas, except for automobile sales, where allowed.

(b) Open storage is permitted in yards not listed in (a) above, provided that it is enclosed with a sight-obscuring fence, wall, hedge, or berm, which must be constructed of non-combustible material. This enclosure must be located on the property at the required setback line as if the berm, fence, wall, or hedge was a building. [Ord. 5556, 2/21/2003; Ord. 5894, 10/14/17]

i. Materials and equipment stored as permitted in this subsection may be no more than 14 feet above the elevation of the storage area.

ii. Open storage over 6 feet tall must be screened by landscaping. [Ord. 5555, 2/7/03; Ord. 5894, 10/14/17]

Response: As a condition of approval all outdoor storage will meet the requirements under 5.360(1). At this point, outdoor storage is not proposed as a part of this application.

...

5.370 Screening of Refuse Containers. The following standards apply to all development, except for one and two-family dwellings. Any refuse container or disposal area that would otherwise be visible from a public street, customer or resident parking area, any public facility, or any residential area, must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least 6 feet tall. Refuse disposal areas may not be located in required setback areas or buffer yards and must be

contained within the screened area. No refuse container shall be placed within 15 feet of a dwelling window.

Response: As a condition of approval, all refuse containers, trash bins, will be hidden from view from the public street. See the site plan.

Article 8

Page 11, open space requirements

8.200 Purpose. These sections are intended to set standards for quality designs in new multiple-family developments. Good design results when buildings are visually compatible with one another and adjacent neighborhoods and contribute to a residential neighborhood that is attractive, active, and safe.

...

TABLE 8.220-1. Recreation and Open Space Requirements by Zoning District

Open Space	CB, HD, DMU, LE, WF and MUR Zoning Districts	All Other Zoning Districts
Common Open Space		
• Developments with fewer than 10 units	Not required	Not required
• Developments with 10 or more units as part of a multiple-family development or 10 or more units above or attached to a business	250 square feet (useable floor area) in size subject to ADC 8.220(1)	15% of the total development site area, and subject to the standards in ADC 8.220(2)
Children's Play Areas		
• Developments with fewer than 10 units that each have 2 or more bedrooms	Not required	Not required
• Developments with 10 or more units that each have 2 or more bedrooms	Not required	Required and subject to the standards in ADC 8.220(2)(a)(ix)
Private Open Space	Not required	Required for at least 80% of units and subject to the standards in ADC 8.220(3)

[Ord. 5947, 1/01/21]

...

(2) Common Open Space in All Other Zoning Districts. When required by Table 8.220-1, in all zoning districts except the CB, HD, DMU, WF, LE, and MUR Zoning Districts, the following standards apply. (a) Required common open space areas shall have no horizontal dimension less than 20 feet and shall be entirely improved with one or more of the following amenities:

i. Inground permanent swimming pools with a minimum area of 400 square feet, or inground spas or hot tubs. Patios and decks within 50 feet of the swimming pool, spa, or hot tub may be included. These amenities may not account for more than 60 percent of the required common open spaces.

ii. Regulation sized and equipped sports courts for tennis, handball, volleyball, and/or basketball. These amenities may not account for more than 50 percent of the required common open space.

iii. Gardens for use by residents to grow food. Gardens must have irrigation available for use by the residents. This amenity may not account for more than 50 percent of the required common open space.

iv. Lawn, ornamental gardens, and landscaped areas including trees and shrubs. Areas may include picnic tables, benches, and drinking fountains. This amenity may not account for more than 70 percent of the required common open space. If this amenity accounts for more than 50 percent of the required common open space, at least one bench or picnic table must be provided. Pathways, decks, or other hard surface areas or covered areas may be included but may not exceed 30 percent of the landscaped area. v. Rooftop terrace accessible to residents. Terrace must include barbeques, tables, and seating that are available for use by residents.

vi. Areas within Significant Natural Resource overlay districts, per ADC 6.260, or stands of mature trees greater than or equal to six inches diameter at breast height that form a contiguous tree canopy (including areas within 10 feet of the drip line). These amenities may not account for more than 50 percent of the required common open space. Areas used for cluster development density transfers are not eligible for meeting common open space requirements.

vii. Indoor community room. This amenity may not account for more than 50 percent of the required common open space requirements. viii. Approved vegetated post-construction stormwater quality facilities. This amenity may not account for more than 20 percent of the required common open space. ix. Children's Play Areas. Each children's play area must include a play structure at least 100 square feet in area, and at least three (3) of the following: a swing structure with at least two (2) swings, a slide, a permanent sand box, permanent wading pool, or other children's play equipment approved for use in a public playground. Required play equipment may or may not be attached to the primary play structure. Equipment must be manufactured to American Society for Testing and Materials (ASTM) F1487-11 standards or other comparable standards applicable to public playground equipment. Open space within 50 feet of the play structure may be included. Each children's play area must be fenced along any perimeter that is within 10 feet of a street, alley, property line, or parking area.

Response: As a condition of approval, the common space will be designed to meet the requirements laid out in 8.200(2)(i-vii). The common space requirement is reduced by 25% because the property is across the street from Eleanor Hackleman Park.

(b) Limitations to Common Open Space Areas.

i. Streets and parking areas, including areas required to satisfy parking lot landscape standards, shall not be applied toward the minimum usable open space requirement.

ii. Required setback areas may be applied toward the minimum usable open space requirement, except that sport courts, swimming pools and spas, and children's play areas shall not be allowed in any required setbacks.

iii. No more than 20 percent of the common open space requirement shall be on land with slopes greater than 20 percent.

Response: The applicant acknowledges and understands the limitations the common open space areas.

(c) Common Open Space Area Credit. i. A credit, not to exceed 25 percent of the required common open space area, shall be granted if there is direct access by a pedestrian path, not exceeding ¼ mile, from the proposed multiple-family development to an improved public park and recreation area or public-school playground.

Response: Since the development is across the street from Eleanor Hackleman Park, the applicant is requesting a 25% credit for the common open space requirement.

ii. A credit toward the minimum common open space area required by Table 8.220-1 shall be granted to development projects providing high value outdoor recreation amenities. Provision of high value amenities is determined by the dollar amount spent on the amenities as a proportion of the overall project cost (including all construction costs except land cost). The credit is calculated as follows: if one percent (1%) of the overall project development cost is spent on outdoor recreation facilities, the minimum amount of required common open space shall be reduced by 10 percent. Further reductions in the minimum required common open space area shall be proportional to spending. For example, if 1.5 percent of a project's cost is spent on outdoor recreation facilities, the minimum required common open space area shall be reduced by 15 percent. The total reduction shall not exceed 20 percent of the minimum required open space area. It is the responsibility of the applicant to document the overall project cost and the cost of the recreation amenities by providing cost estimates at the time of land use application.

Response: The applicant is not requesting a reduction under this criterion.

(3) Private Open Space. When required by Table 8.220-1, private open space shall be provided that meets the standards of this section. Development in the CB, HD, DMU, WF, LE, and MUR Zoning Districts and assisted-living and nursing home developments in all zoning districts are exempt from these requirements. (a) For dwelling units providing required private open space, each dwelling unit located at finished grade, or within five feet of finished grade, shall have at least 80 square feet of private open space. All other dwelling units providing required private open space shall each have at least 72 square feet of private open space. (b) No dimension of the required private open space shall be less than six feet. (c) All required private open space shall be directly accessible from the dwelling unit through a doorway. (d) Except for front porches, required private open space shall be physically and/or visually separated from common open space. (e) Except for front porches, required private open space for at-grade dwellings shall be screened from view from public streets. (f) Private open space that is provided at-grade may be within interior courtyards created within a single building or cluster of buildings. (g) Private open space that is above grade may be provided individually, as with a balcony, or collectively by combining into a larger area that serves multiple units.

Response: Because the building already exists, the applicant is requiring flexibility with this criterion. As much private open space will be provided as possible. The applicant requests that the perspective of the review will be based on bringing the site into greater conformity as a whole rather than focusing on each specific standard.

(4) Open Space Designated on Site Plan. Areas provided to satisfy the minimum open space requirements shall be so designated on the development site plan and shall be reserved as common or private space, as applicable.

Response: See the site plan to see the designated area.

TABLE 8.240-1: Summary of Street Orientation and Enhanced Landscaping Options

	Street Orientation Option	Enhanced Landscaping Option
Frontage	Buildings must occupy at least 40% or 50% of site frontage, depending on site width in accordance with ADC 8.240(3)(a)(i)-(ii).	No additional requirements in Section 8.240.
Minimum Setback	No additional requirements in Section 8.240.	15 feet in addition to base zone setback in accordance with ADC 8.240(3)(b)(i).
Maximum Setback	Buildings must be setback no more than 25 feet in accordance with ADC 8.240(3)(a)(i).	No additional requirements in Section 8.240.
Entries	Entries of units within 25 feet of collector or local public street must face street and must be recessed or have covered porches in accordance with ADC 8.240(3)(a)(iii)-(iv).	No additional requirements in Section 8.240.
Parking Location	No parking allowed between building and street in accordance with ADC 8.240(3)(a)(v).	Parking allowed between building and street for up to 25% of building frontage in accordance with ADC 8.240(3)(b)(ii).
Landscaping	No additional requirements in Section 8.240.	Enhanced landscaping required within setback in accordance with Table 8.240-2.

[Ord. 5947, 1/01/21]

Response: See the site plans attached. The building covers approximately 38% of the frontage. We are asking for a modification to meet that requirement. The building meets the setback requirements.

8.280 Pedestrian Connections.

...

(2) Each multiple-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, common open space areas, children's play areas, and public rights-of-way. In order to ensure that connections are clear, easily identifiable, and safe, all pedestrian connections shall meet the following standards:

(a) Except as required for crosswalks, per ADC Section 8.280(4), where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.

(b) Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide. [Ord. 5947, 1/01/21]

Response: See the site plan and engineering drawing. A pedestrian path will be built according to these standards.

(3) All pedestrian ways shall comply with the requirements of the Americans with Disabilities Act.

Response: This applicant understands and accepts the terms under this criterion.

(4) In order to provide safe crossings of streets, driveways, and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions. [Ord. 5947, 1/01/21]

Response: The sidewalk in front of the driveway/parking area will be marked with contrasting materials.

(5) Pedestrian connections shall be provided between the multiple-family development and all adjacent parks, schools, retail areas, bus stops, and other pedestrian ways. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk. [Ord. 5445, 4/12/00; Ord. 5947, 1/01/21]

Response: See the site plan. The sidewalk is connected to the adjacent property.

...

8.300 Parking Location.

...

(3) Required parking must be located within 100 feet of the building entrance for a minimum of 50 percent of units in a development.

Response: See the site plan. All parking spaces are within 100 ft of the building.

...

8.480 Applicability. These standards apply to residential development in mixed-use and residential zones within the Village Center Comprehensive Plan designation. They are in addition to the residential design standards for Single-Family Homes and Multiple-Family Homes in this article.

...

Standards.

(1) A minimum of 75 percent of a building's exterior shall be surfaced with wood, brick, stucco, stone, masonry, or lap siding.

(2) Rooflines shall incorporate at least one of the following elements: parapets, cornices, gables, dormers, varied roof heights, or top-level balconies.

(3) All exterior HVAC equipment shall be screened from street-level view.

(4) Creation of alleys is not required as a development standard but is encouraged in order to provide a friendly street frontage and to set driveways and garages in the rear.

Response: The building's façade is over 75% brick, and the HVAC system is hidden from view. If this application is approved, it can be made a condition of approval to further develop the roofline.

Article 9

9.020 Space Requirements. Off-street parking and loading must be provided for all development in the amounts indicated in Table 9.020-1 subject to any applicable reductions permitted in this Article. All required parking must be developed in accordance with the standards in this Article.

...

Table 9.020-1 Parking Requirements

RESIDENTIAL	
Assisted Living, Residential Care facilities, Nursing or Convalescent homes	1 per 3 beds at capacity
Single-Family Units	2 spaces
Duplex and Two Units on One Lot	4 total spaces
Multi-Family: Studio and 1-bedroom units	1 space per unit, plus 1 visitor space every 4 units
Multi-Family: 2-bedroom units	1.5 spaces per unit, plus 1 visitor space every 4 units
Multi-Family: 3 or more bedroom units	2 spaces per unit, plus 1 visitor space every 4 units

Response:

- (8) One-bedroom apartments – 10 stalls
- (1) two-bedroom apartments – 1.75 stalls
- (1) three-bedroom apartment – 2.25 stalls.
- (2) Future Studio/one bedroom apartment – 2.5 stalls
- (1) Future two-bedroom apartment – 1.75 stalls

There are 19 required parking stalls with a 10% Parking Space Reduction = required 17 stalls.

Maximum 10% reduction based on 6 trees over 8 inches in diameter.

...

9.060 Maintenance. Parking lots must be maintained by the property owner or tenant in a condition free of litter and dust, and deteriorated conditions must be improved to comply with the standards of Section 9.120.

Response: As a condition of approval, the property owner will commit to maintenance of the parking lot.

...

9.090 Parking Plan. A parking plan, drawn to scale, must accompany land use applications. Depending on the nature and magnitude of the development, it may be possible to show the needed parking

information on the site plan (see Section 9.120). The plan must show the following elements, which are necessary to indicate that the requirements of this Code are being met. [Ord. 5947, 1/01/21]

- (1) Delineation of individual parking spaces, including handicapped parking spaces.*
- (2) Loading areas and docks.*
- (3) Circulation area necessary to serve spaces.*
- (4) Location of bicycle and motorcycle parking areas.*
- (5) Access to streets, alleys, and properties to be served.*
- (6) Curb cuts.*
- (7) Type of landscaping, fencing or other screening materials.*
- (8) Abutting land uses.*
- (9) Grading, drainage, post-construction stormwater quality facilities, surfacing, and subgrading details. [Ord. 5842, 1/01/15]*
- (10) Location of lighting fixtures.*
- (11) Delineation of all structures and obstacles to circulation on the site.*
- (12) Specifications of signs and bumper guards.*
- (13) Location of planter bays when required.*
- (14) Proposed number of employees and amount of floor area applicable to the parking requirements for the proposed use.*

Response: See the site plans attached.

9.120 Parking Area Improvement Standards. All public or private parking areas, loading areas and outdoor vehicle sales areas must be improved based on the following standards:

(1) General. All parking spaces must be improved in accordance with these standards and available for use at the time of project completion.

Response: The applicant accepts this criterion.

(2) Other Requirements. All parking areas shall conform to the setback, clear vision, landscaping, and buffering/screening provisions of this Code.

Response: The applicant accepts this criterion.

(3) Surfacing. All required parking, including travel aisles and access, shall have a durable, dust-free surface of asphalt, cement concrete, or other materials approved by the Director. Parking lot surfacing shall not encroach upon the public right-of-way except when it abuts a concrete public sidewalk or has been otherwise approved by the Director of Public Works. Pervious pavements, such as pervious asphalt or pervious concrete, may be allowed by the Director of Public Works.

Response: The parking lot surface will be improved to meet this criterion.

(4) Drainage. All parking lots must provide a drainage system to dispose of the runoff generated by the impervious surface. Post-construction stormwater quality facilities are required per Title 12 of the Albany Municipal Code when applicable. Provisions shall be made for the on-site collection of drainage water to eliminate sheet flow of such water onto sidewalks, public rights-of-way, and abutting private property. All drainage systems must be approved by the Director of Public Works. [Ord. 5842, 1/01/15]

Response: See the engineering plan to the on-site drainage system.

(5) Perimeter Curb. Perimeter curbing is required for protection of landscaped areas and pedestrian walkways, and to prevent runoff onto adjacent properties. All parking areas except those required in conjunction with a single- or two-family dwelling or approved overflow parking areas shall provide a curb at least 6 inches high along the perimeter of all parking areas. Exceptions may be allowed for connections to approved vegetated post-construction stormwater quality facilities. [Ord. 5832, 4/9/14; Ord. 5842, 1/01/15]

Response: All perimeter curbs will meet this criterion. See the site plans.

(6) Wheel Bumper. All parking stalls fronting a sidewalk, alleyway, street or property line, except for those required in conjunction with a single- or two-family dwelling, shall provide a secured wheel bumper at least six inches high and at least six feet long, set back from the front of the stall at least 2-1/2 feet, but no more than three feet. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required.

Response: All wheel bumpers will meet this criterion. See the site plans.

(7) Turnaround. Except for single-family and duplex dwellings, groups of more than two parking spaces must be located and served by an aisle or turnaround so that their use will require no backing movements or other maneuvering in a street right-of-way other than an alley.

Response: All the turnarounds will meet this criterion. See the site plans.

(8) Striping. Lots containing more than two parking spaces must have all required spaces permanently and clearly striped. Stripes must be at least four inches wide. When motorcycle parking, compact, or handicapped parking spaces are provided, they shall be designated within the stall.

Response: All the parking spacing will have striping that meets this criterion. See the site plans.

(9) Connecting to Adjacent Parking Areas. Where an existing or proposed parking area is adjacent to a developed or undeveloped site within the same zoning district, any modifications to the parking areas must be designed to connect to the existing or future adjacent parking area. This requirement may be waived by the Director when it is deemed impractical or inappropriate due to the nature of the adjoining uses. [Ord. 5832, 4/9/14]

Response: The parking lot will be designed to connect other adjacent parking lot. There is a shared access easement for the two properties.

(10) Parking Lot Landscaping. Parking lots shall be landscaped according to the standards in Section 9.150.

Response: The applicant accepts the terms under this criterion.

(11) Compact Car Parking. No more than 40 percent of parking spaces provided may be designated for compact cars. Compact spaces must be signed and/or the space painted with the words "Compact Car Only."

Response: There will not be any compact car parking.

(12) Parking Accessible to the Disabled. All parking areas must provide accessible parking spaces in conformance with the Oregon Structural Specialty Code.

Response: See the site plan. There will be one parking spot for people with disabilities.

(13) Bicycle Parking. Bicycle parking space requirements are as follows:

(a) For multiple-family dwellings (three or more units) and units above or attached to a business – one space per four units.

(b) For industrial development – one space for every 10 automobile spaces required.

(c) For commercial or office development - one space for every 10 automobile spaces required with a minimum of two spaces. [Ord. 5832, 4/9/14; Ord. 5886, 1/6/17]

(d) Exemptions -- the Director may allow exemptions to or reductions in required bicycle spaces in connection with temporary uses or uses that are not likely to need bicycle parking.

Response: There will be four covered parking spaces on the property. See the architectural plans.

Bicycle parking spaces shall meet the following standards:

(e) Required spaces should be visible and not hidden and must be located as near as possible to building entrances used by automobile occupants. Within the HD, CB, CMU, and WF zoning districts, bicycle parking may be located on a public sidewalk with approval from the City Engineer. [Ord. 5894, 10/14/17]

(f) Each required bicycle parking space must have a parking rack securely fastened to the ground. Parking racks must support each bicycle at a minimum of two points, including at least one point on the frame, and must allow the frame and at least one wheel to be locked with a U-type lock.

(g) Bicycle parking areas must provide at least three feet of clearance around all three sides of a fully loaded bicycle rack and have an overhead clearance of at least seven feet.

(h) At least one-half of required bicycle parking spaces must be sheltered. Spaces must be protected from precipitation by a roof overhang or a separate roof at least seven feet tall. Bicycle parking spaces within roofed buildings and bike lockers are considered sheltered spaces. [Ord. 5673, 6/27/07]

Response: All the bicycle parking will be covered. See the architectural plans.

(14) Lighting. Any lights provided to illuminate any public or private parking area or vehicle sales area must be arranged to reflect the light away from any abutting or adjacent properties.

Response: As a condition of approval, any additional lights provided will be arranged to reflect the light away from abutting properties.

(15) Pedestrian Access. Walkways and accessways shall be provided in all new off-street parking lots and additions to connect sidewalks adjacent to new development to the entrances of new buildings. All new public walkways and handicapped accessible parking spaces must meet the minimum requirements of the Oregon Structural Specialty Code. [Ord. 5720, 08/12/09]

Response: See the engineering drawing. There will be a public accessway across the front of the property. Walkways will connect the parking lot to all the entrances of the building.

(16) When employee parking is designated in new developments, parking for carpools and vanpools shall be provided and located near the employee entrances to buildings.

Response: Not applicable.

...

9.140 General Requirements. Landscaping requirements by type of use are listed below:

(1) Landscaping Required – Residential. All front setbacks (exclusive of accessways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with ADC 9.190 before an occupancy permit will be issued or final building permit approved. In all residential districts except Rural Residential (RR), the minimum landscaping acceptable for every 50 lineal feet of street frontage (or portion thereof, deducting the width of the driveway) is: [Ord. 5886, 1/6/17]

(a) One tree at least six feet tall.

(b) Four one-gallon shrubs or accent plants.

(c) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs).

Response: The applicant understands and accepts all the landscaping required. See the site plans attached.

...

9.150 Parking Lot Landscaping. The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Incorporation of approved vegetated post-construction stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards:

(1) Planter Bays. Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least five feet wide, excluding the curb. Gaps in the curb may be allowed for connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Neither planter bays nor

their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces. [Ord. 5720, 8/12/09; Ord. 5842, 1/01/15]

(2) Entryway Landscaping. Both sides of a parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays, except that no sight-obscuring trees or shrubs are permitted.

(3) Parking Space Buffers. Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.

(4) Alternate Plan. An alternate plan may be submitted that provides landscaping of at least five percent of the total parking area exclusive of required landscaped yard areas and that separates parking areas of more than 100 spaces into clusters divided by landscape strips. Each planter area shall contain one tree at least 10 feet tall and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Landscaping may not impede access on required public sidewalks or paths, or handicapped-accessible parking spaces. [Ord. 5720, 08/12/09]

(5) Landscape Protection. Required landscaped areas adjacent to graveled areas must be protected, either by railroad ties secured by rebar driven 18 inches into the ground, by large boulders, or by another acceptable means of protection.

Response: See the site plans attached that show the parking lot landscaping. All the criteria will be met according. However, given that the building has already been built, the applicant might have to request that the specific regulations be given some perspective since the purpose of the review is to bring the site into greater conformity as a whole.

9.135 Purpose. These regulations are intended to enhance aesthetic value in new developments and the community as a whole; minimize erosion; slow the rate of surface water runoff and improve water quality; cool buildings and parking lots in summer months with shade; enhance ecological functions; and provide access to nature

...

(1) Landscaping Required – Residential. All front setbacks (exclusive of accessways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with ADC 9.190 before an occupancy permit will be issued or final building permit approved. In all residential districts except Rural Residential (RR), the minimum landscaping acceptable for every 50 lineal feet of street frontage (or portion thereof, deducting the width of the driveway) is:

(a) One tree at least six feet tall.

(b) Four one-gallon shrubs or accent plants.

(c) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs).

Response: See the site plan from the landscape architect.

9.150 Parking Lot Landscaping. The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Incorporation of approved vegetated post-construction

stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards:

(1) Planter Bays. Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least five feet wide, excluding the curb. Gaps in the curb may be allowed for connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Neither planter bays nor their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces. [Ord. 5720, 8/12/09; Ord. 5842, 1/01/15]

(2) Entryway Landscaping. Both sides of a parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays, except that no sight-obscuring trees or shrubs are permitted.

(3) Parking Space Buffers. Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.

(4) Alternate Plan. An alternate plan may be submitted that provides landscaping of at least five percent of the total parking area exclusive of required landscaped yard areas and that separates parking areas of more than 100 spaces into clusters divided by landscape strips. Each planter area shall contain one tree at least 10 feet tall and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Landscaping may not impede access on required public sidewalks or paths, or handicapped-accessible parking spaces. [Ord. 5720, 08/12/09]

(5) Landscape Protection. Required landscaped areas adjacent to graveled areas must be protected, either by railroad ties secured by rebar driven 18 inches into the ground, by large boulders, or by another acceptable means of protection.

Response: See the site plans attached.

9.160 Irrigation of Required Landscaping. All required landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman submits written verification that the proposed plants do not require irrigation. Irrigation systems installed in the public right-of-way require an encroachment permit. [Ord. 5768, 12/7/11]

Response: As a condition of approval, an irrigation system will be installed based on Ord. 5768.

9.170 Identification of Existing Trees. In all proposed developments, existing trees over 25 inches in circumference (8 inches in diameter) as measured 4.5 feet above mean ground level from the base of the trunk shall be noted on all development plans, with notations indicating whether they are to be removed or utilized in the development. To obtain the circumference of a tree with multiple trunks, add the individual trunk circumferences, which are greater than six inches in circumference. Clusters of trees in open space and floodplain areas may be noted in approximate locations.

Response: There are not any trees greater than 25 inches in circumference.

9.180 Landscape Plans. With the exceptions noted below, all development applications involving buildings and parking areas must include landscape plans. The following uses are required to meet the landscaping requirements of this code but are not required to submit landscape plans:

(1) Single-family dwellings, duplexes, and triplexes.

(2) Accessory buildings.

(3) Changes internal to an existing structure.

(4) Building additions involving less than 500 square feet.

Response: This is a change to an existing structure.

9.182 Street Trees Prohibited on Right-of-Ways. Because of their potential negative impact on the public infrastructure, it is unlawful to plant any of the following trees in or on any street right-of-way or parking strip in the City: box elder, tree of heaven, golden chain, holly, silver maple, bamboo, poplar, willow, conifer, cottonwood, fruit trees (other than ornamental fruit trees), nut trees (other than ornamental nut trees), and ailanthus.

Response: None of the mentioned trees will be planted in the street right-of-way or parking strip.

9.184 Trees Requiring Approval. It is unlawful to plant willow, cottonwood, or poplar trees anywhere in the City unless the Director of Public Works approves the site as one where the tree roots will not be likely to interfere with public sewers.

Response: None of the mentioned trees will be planted on the property.

9.186 Height Requirements in Rights-of-Way. Trees or shrubs growing in the right-of-way or on private property adjacent to a street right-of-way must be trimmed to maintain a minimum canopy height of eight feet above sidewalks or 14 feet above streets or alleys. No trees, shrubs, or plants more than 18 inches tall shall be planted in the public right-of-way abutting roads having no established curb and gutter.

Response: The applicant understands and accepts the criterion.

9.188 Trimming, Removal. The city manager or duly authorized representative may cause any vegetation in or upon any parking strip, street right-of-way or other public place in the City to be trimmed, pruned, or removed.

Response: The applicant understands and accepts the criterion.

9.189 Planting in Roadways Having No Gutter, Curb. No trees, shrubs, or plantings more than 18 inches tall shall be planted in the public right-of-way abutting roadways having no established curb and gutter.

Response: The applicant understands and accepts the criterion.

9.190 Completion Guarantees. Final occupancy of a development that required land use approval may be allowed prior to the complete installation of all required landscaping and irrigation only under the following circumstances: [Ord. 5886, 1/6/17]

(1) A security is provided to the City equal to 110 percent of the cost of the labor and materials (plants, ground covers, and any required irrigation) that have not been installed, as verified in writing by a landscape contractor. Security may consist of a performance bond payable to the City, cash, certified check, time certificate of deposit, or lending agency certification that funds are being held until completion or such other assurances as may be approved by the Director and City Attorney. Where a financial assurance is provided for landscaped areas with post-construction stormwater facilities under subsection (4) below, no additional security under this subsection is required for that part of the landscaping. [Ord. 5842, 1/01/15]

(2) The required landscaping and irrigation shall be installed within six months of the date the final occupancy permit is issued. If an occupancy permit is not required, the landscaping and irrigation shall be installed within six months of the date of the land use approval. [Ord. 5886, 1/6/17]

(3) To verify that the landscaping, and irrigation, if required, has been installed per the approved plan, an inspection shall be made prior to any security being returned. [Ord. 5446, 5/10/2000]

(4) Required post-construction stormwater quality facilities incorporated into the required landscaped areas have been completed (or financially assured) consistent with Title 12 of the Albany Municipal Code and applicable post-construction stormwater quality permits.

Response: Due to the circumstances of the development, brought on by the previous property owner, there are already occupants in on the property. Because the applicant is wishing to bring this site to conformity to the surround uses, the applicant is asking for flexibility for the final occupancy criteria under Ord. 5886.

9.200 Maintenance of Landscaped Areas. It shall be the continuing obligation of the property owner to maintain required landscaped areas in an attractive manner free of weeds and noxious vegetation. In addition, the minimum amount of required living landscape materials shall be maintained. Private post-construction stormwater quality facilities located in landscaped areas and required under Title 12 of the Albany Municipal Code shall be maintained consistent with the terms of any operation and maintenance agreements between the property owner and the City consistent with the requirements of Albany Municipal Code Title 12.

Response: As a condition of approval, the applicant will set up a maintenance agreement for the property.

TABLE 9.210-1. Buffer and screening matrix.

BUFFER MATRIX	PROPOSED USE								
	Detached dwelling	Attached dwelling 1-story	Attached dwelling 2+ stories and multi-family	Manufactured home park or subdivision	Commercial/professional, mixed-use, and institutional	Industrial Park use	Light Industrial use	Heavy Industrial use	Parking lot with at least 5 spaces
Dwellings in RR, RS-10, RS-6.5, RS-5, HM, RM, MUR and RMA districts	0'	0'	10' (3)	0'	10' S (3)	30' S	30' S	40' S	10' S
Manufactured home park or subdivision in any district	0'	0'	0'	0'	10'S	30'S	30'S	40'S	10'S
Any arterial street (2)	10'	10'	10' (4)	10' S (1)	10' (4)	10'	10'	10'	10'
Commercial, professional, mixed-use, and institutional	10'	10'	10' (4)	10' S	0'	20'	0'	20' S	0'
Industrial Park District	20'	20'	20'	20'S	0'	0'	0'	5'	0'
Light Industrial District	30' S	30' S	30' S	30' S	0'	20'	0'	0'	0'
Heavy Industrial District	40' S	40' S	40' S	40' S	20'	20'	0'	0'	0'
Any parking lot with at least 5 spaces	10' S	5' S	5' S	5' S	0'	0'	0'	0'	0'

“S” indicates screening required. (1) See Section 10.270(3)(c) for buffering and screening along arterials and collectors. (2) The buffer/screening standard does not apply along arterial streets where it conflicts with other provisions of this code. (3) Within the HD, CB, DMU, and WF zoning districts, the required screening and/or buffer does not apply abutting the MUR district. (4) Does not apply in the HD, CB, DMU, and WF zoning districts.

[Ord. 5445, 4/12/00; Ord. 5886, 1/6/17; Ord. 5894, 10/14/17; Ord. 5947, 1/01/21]

9.208 Purpose. *These regulations provide screening and buffering between uses in order to reduce the potential objectionable impacts of higher intensity uses on adjacent lower intensity uses. These impacts include, but are not limited to, light pollution and glare, noise, visual impacts, and loss of privacy.*

Article 12

12.000 Overview. *This article provides public improvement standards to address the City’s concerns relative to public health, safety, and welfare as it relates to the management of public transportation systems and utilities. These standards are used with the procedural and design requirements contained in other articles of the Albany Development Code.*

...

12.100 Access to Public Streets. *With the exceptions noted in Section 1.105, the location and improvement of an access point onto a public street shall be included in the review of a development proposal. In addition, the following specific requirements shall apply to all access points, curb cuts, and driveways: [Ord. 5947, 1/01/21]*

(1) Approaches and driveways to City streets and alleys must be paved and constructed in accordance with the Standard Construction Specifications. Driveways serving more than one property shall be paved the full length of the shared portion. [Ord. 5720, 08/12/2009]

Response: *The driveway services more than one property and therefore needs to meet the Standard Construction Specifications. As a condition of approval, these standards will be met.*

(2) Driveways for single- and two-family dwellings must have a minimum width of 10 feet and a maximum width of 24 feet (not to exceed the width of the driveway curb cut) and minimum separation of 5 feet.

Up to four multiple-family units that front on a public street may have separate driveways. The driveways shall meet the same standards as for single- and two-family dwellings.

Driveways for all other uses must have widths of 12-16 feet for one-lane (one-way) driveways, 24-32 feet for two-lane driveways, and 36 feet for three-lane driveways. Three-lane driveways must have designated lanes and turning movements. Industrial driveways shall have a width of 24-48 feet. There must be a minimum separation of 22 feet between all driveways except for single- and two-family dwellings, and multi-family dwellings of four units or less. The width of a driveway will be determined by measuring at the curb line and will exclude the transitions which must conform to standards fixed by the City Engineer. [Ord. 5947, 1/01/21]

(3) All driveways must be located as far as practical from a street intersection, and in no instance shall the distance from an intersection be less than the following, as measured from the nearest curb return radius:

Arterial Street 40 feet

Collector Street 20 feet

Local Street 10 feet

At intersections with bulb-outs or post-construction stormwater quality curb extensions incorporated into the curb return the measurement will be made from the nearest curb return radius. When different classes of streets intersect, the distance required is between an access point and the intersection of the street type that requires the greater distance. [Ord. 5842, 1/01/15]

(4) The location, width, and number of accesses to a public street may be limited for developments that are subject to land use review. [Ord. 5947, 1/01/21]

(5) Access points to a public street shall be the minimum necessary to provide reasonable access while not inhibiting the safe circulation and carrying capacity of the street. [Ord. 5720. 8/12/2009]

(6) Properties with frontage on more than one street may be restricted to access on the street(s) of a lower classification through site plan, land division, or other review procedures.

(7) A common access point at a property line is encouraged and may be required in order to reduce the number of access points to streets. Construction of common access points must be preceded by recording of joint access and maintenance easements.

(8) With the exception of single-family residential development, approach grades must not exceed 10 percent slope within 20 feet of a public street. Driveways for single-family residential development shall comply with applicable fire and building codes.

...

(11) When access is allowed on an arterial street, efforts shall be made to locate it adjacent to the interior property line where it could be shared by the adjacent property. [Ord. 5338, 1/28/1998; Ord. 5445, 4/12/2000]

Response: See the site plans attached to review the access to the public street. Also see the shared access easement as a part of this application. The site shares a driveway with the adjacent property owner, which mitigates the effects of traffic on the public road. All slope requirements will be met.

...

12.290 Requirement. All development for which land use applications are required must include sidewalks adjacent to public streets. This requirement also applies to new single-family houses and duplexes if they are located on arterial or collector streets or on curbed local streets, if there is an existing sidewalk within 500 feet on the same side of the street.

...

12.300 Design, Width, and Location. All sidewalks must be constructed, replaced or repaired in accordance with the Standard Construction Specifications. The required width and location of sidewalks is as follows:

(1) The required width for a sidewalk on an arterial or collector street is 7 feet. This may be reduced to 6 feet if the sidewalk is separated from the curb by a landscaped planter strip at least 5 feet wide. When there is inadequate right-of-way for additional width and no additional right-of-way can be obtained as a condition of development approval, the sidewalk width may be reduced to 5 feet. In all cases, any right-of-way remaining outside the sidewalk is to be landscaped and maintained by the adjoining property owner.

(2) Sidewalks along residential and other local streets must be at least 5 feet wide. A planter strip at least 6 feet wide shall separate the sidewalk from the street. Curbside sidewalk is allowed on cul-de-sac bulbs. Street trees shall be selected from the list of approved street trees established by the City. The planter strip shall be of permeable materials. Locating approved street-side post-construction stormwater quality facilities in the planter strip is encouraged. [Ord. 5842, 1/01/15; Ord. 5947, 1/01/21]

(3) In the Historic Downtown and Central Business districts, as defined on the zoning map, sidewalks must be at least 10 feet wide and be installed adjacent to the curb.

(4) Regardless of other provisions contained in this article, any sidewalk project that is less than 200 feet in length and connects on either end to an existing sidewalk may be designed to match the existing pattern with the approval of the City Engineer.

(5) When obstructions exist or are proposed (including, but not limited to, mailboxes, utility poles, trees, planters, fire hydrants, signs, benches, bus stops, post-construction stormwater quality facilities, etc.), provisions must be made to maintain a minimum of 4 feet of unobstructed sidewalk width on local streets, 5 feet on collector and arterial streets, and 6 feet in the Historic Downtown (HD) and Central Business (CB) districts. [Ord. 5842, 1/01/15]

(6) Clustered mailboxes shall be on an accessible path and shall include a 72" minimum accessible turning space. Adjacent sidewalks may be incorporated in the measurement of the turning space. Where constructed in the public right-of-way, construction shall be in accordance with the Standard Construction Specifications. [Ord. 5780, 5/09/12]

(7) Maintenance of sidewalks and planter strips shall be the continuing obligation of the adjacent property owner except for approved post-construction stormwater quality facilities located in planter strips or when a double frontage single- or two-family lot backs onto an arterial. Other than approved postconstruction stormwater quality facilities, planter strips shall be landscaped and maintained in like manner to the front yard setback requirements of Article 9. [Ord. 5842, 1/01/15; Ord. 5947, 1/01/21]

(8) Sidewalks shall be designed to parallel streets in line and grade and shall avoid unnecessary meandering from the curb line and elevation changes except as necessary to avoid significant trees or traverse topographic barriers.

(9) Public paths not adjacent to a public street shall be a minimum of 10 feet wide.

Response: The sidewalks in front of this development will connect to the adjacent property and follow the design standards per 12.300(4). See the engineering plans as a part of this application.

12.310 Conformance to Street Grades. All sidewalks constructed adjacent to a street must be placed upon the street grade as established at the time of sidewalk construction. If a space is left between the property line and the sidewalk and/or between the sidewalk and the curb, the space shall be filled and surfaced with earth or other approved material level with the sidewalk. Exceptions to level grade between the sidewalk and curb are allowed with approved street-side post-construction stormwater quality facilities.

Response: The sidewalks in front of this development will connect to the adjacent property and follow the design standards per 12.300(4). See the engineering plans as a part of this application.

12.320 Timing of Sidewalk Construction. In some instances, sidewalk construction may be deferred until the proposed improvement on the property is completed. Deferral of sidewalk construction requires the approval of the City Engineer. No occupancy permit shall be issued by the Building Official for a development until the provisions of this Article are satisfied.

The City Engineer may authorize a future improvement assurance (as described in Section 12.600) when, in their opinion, the construction of the sidewalk is impractical for one or more of the following reasons: [Ord. 5947, 1/01/21]

(1) Sidewalk grades have not been and cannot be established for the property in question within a reasonable length of time;

(2) Forthcoming installation of public utilities or street paving would be likely to cause severe damage to the new sidewalk;

(3) Street right-of-way is insufficient to accommodate a sidewalk on one or both sides of the street; or

(4) Topography or elevation of the sidewalk base area makes construction of a sidewalk impractical or economically infeasible.

Response: If required, the applicant will delay sidewalk construction. The applicant will ensure that the stormwater connection will comply with the development of the sidewalk.

12.321 General Requirements. When a new public street is created in conjunction with development or when required by the design standards in Article 8, street trees are required in accordance with the standards provided in the Standard Construction Specifications and the Urban Forestry Management Plan.

Response: As a condition of approval, the applicant will show street trees, as necessary, to comply with this criterion.

...

12.410 When Public Water is Available. All new development, including a single-family residence, must extend and connect to the public water system when service is available within 150 feet of the property. Fire hydrants, mains, and related appurtenances shall be installed as required by the City Fire Marshal.

Response: The applicant will extend the public water system and include SDC charges. See the memo from the Fire Marshal and engineering plans that incorporate the change to the water system.

...

12.470 When Public Sewer is Available. All new development must extend and connect to the public sewer system when service is available within 300 feet of the property.

Response: See the engineering plans attached as a part of this application.

...

12.530 General Provisions. The review body will approve a development request only when adequate provisions for storm and flood water run-off have been made as determined by the City Engineer. The storm water drainage system must be separate from and independent of any sanitary sewer system. When possible, inlets should be provided so surface water is not carried across any intersection or allowed to flood any street. Surface water drainage patterns and proposed storm drainage must be shown on every development proposal plan. All proposed storm drainage management plans and systems must be approved by the City Engineer as part of the tentative plat or Site Plan Review process.

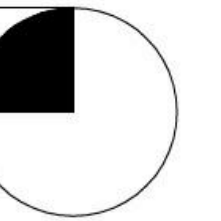
Response: See the engineering plans attached as a part of this application.

...

12.570 Storm Drainage Management Practices. Development must employ storm drainage management practices approved by the City Engineer that minimize the amount and rate of surface water run-off into receiving streams or drainage facilities or onto adjoining properties. As required by Title 12 of the Albany Municipal Code, the development must also employ post-construction storm water quality management practices approved by the City Engineer that regulate the quality of the stormwater leaving the site. Drainage management practices must include, but are not limited to, one or more of the following practices:

- (1) Temporary and permanent ponding or detention of water;***
- (2) Post-construction stormwater quality facilities;***
- (3) Minimization of impervious surfaces;***
- (4) Emphasis on natural drainageways;***
- (5) Prevention of uncontrolled water flow from the development;***
- (6) Stabilization of natural drainageways as necessary below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion;***
- (7) Collection of runoff from impervious surfaces and transportation to a natural drainage facility with sufficient capacity to accept the discharge; and***
- (8) Other practices and facilities designed to transport storm water and improve water quality.***

Response: As a condition of approval, further development will minimize the amount and rate of stormwater based on the drainage management practices.



RICHARD BARBIS ARCHITECT, LLC

13270 SW KINGSTON PLACE, PORTLAND, OREGON 97223
PHONE (503) 970-0910

OBMG Albany Development Project
1137 - 1195 6th Avenue, SE, Albany, OR



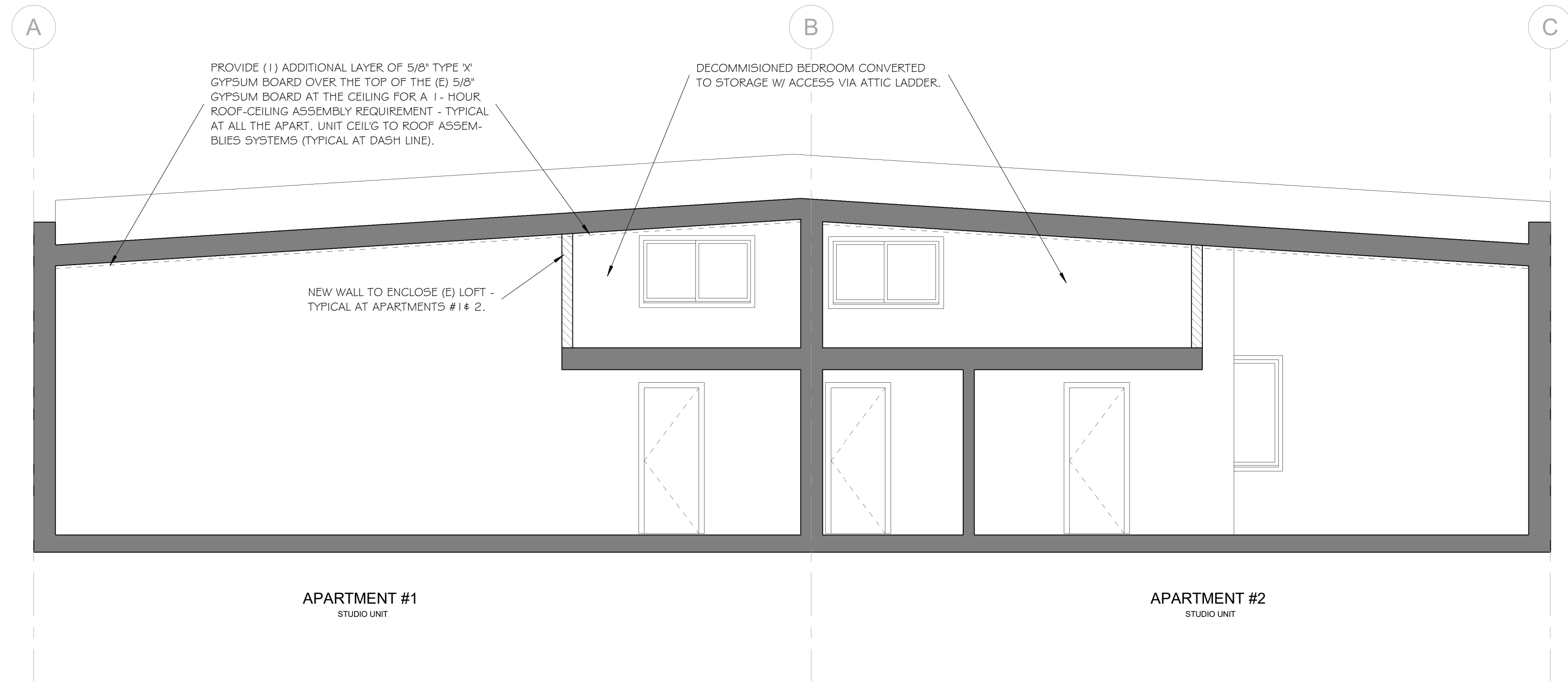
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REVISIONS DATE: DELTA #:

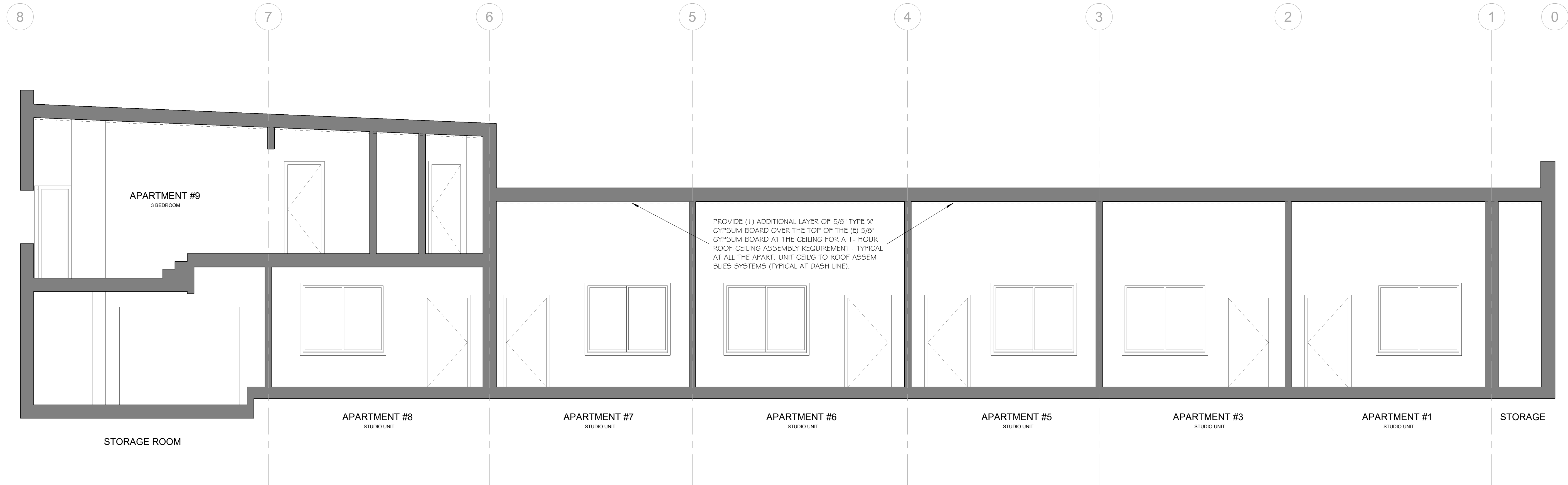
REVISIONS DATE:	DELTA #:

RB

A1.3



North Section 1
1/4" = 1'-0"



West Section 2
1/4" = 1'-0"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes

OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2022

REVISIONS		
REV.	DATE	NOTE
03-15-2021		ISSUE DATE

CIVIL SITE REVIEW PLANS
FOR
OBMG ALBANY DEVELOPMENT
ASSESSOR'S MAP NO. 11-503-W07-AA TAX LOT NO. 103
1137 SE 6TH AVE. ALBANY, OR.

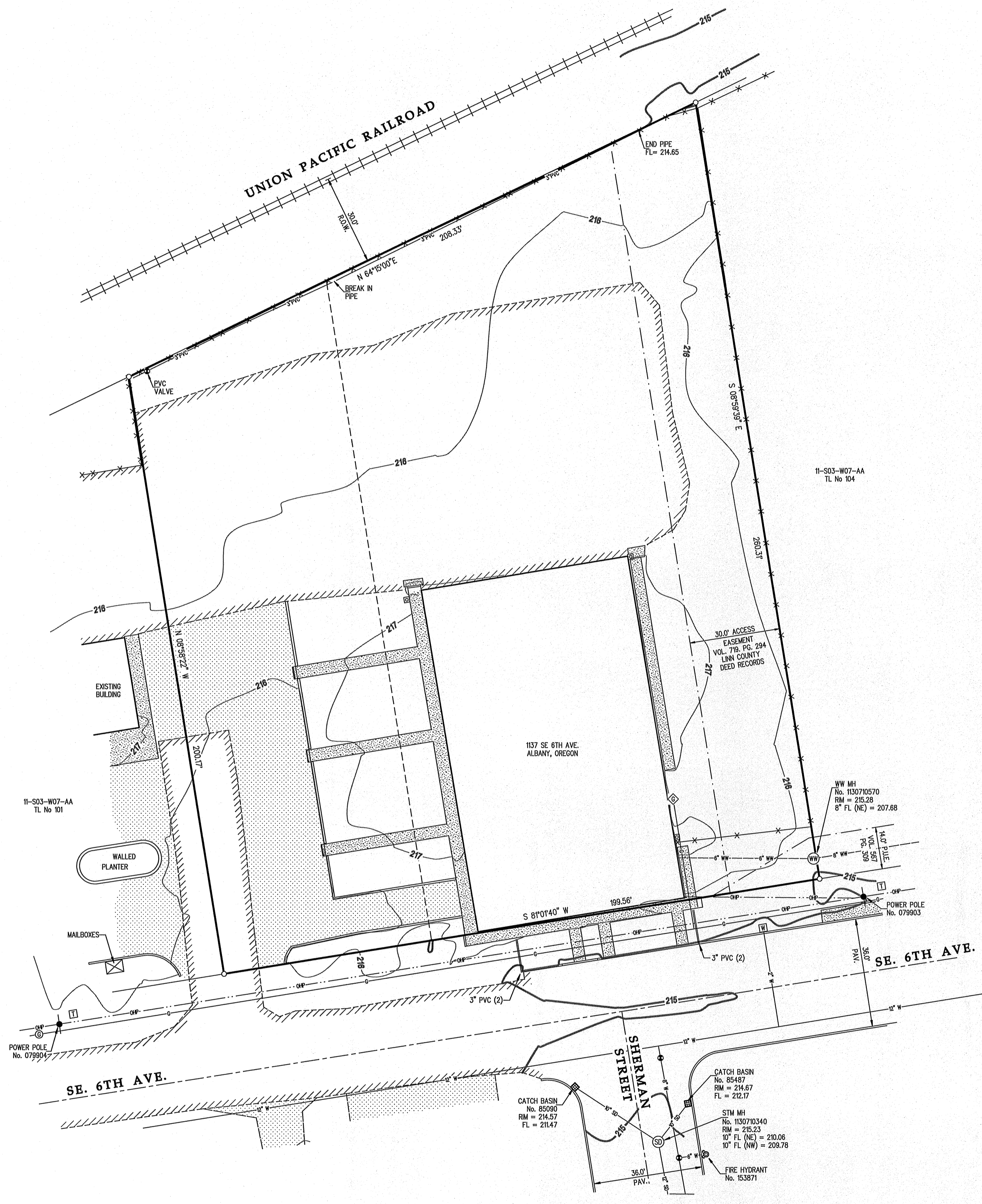
PROJECT NO.	4858
DRAWN BY:	KSG/JAO
CHECKED BY:	DBH
CADD DRAWING:	4858-EX COND.GXD

POAGE ENGINEERING & SURVEYING INC.

P.O. BOX 2527
EUGENE, OREGON 97402
(541) 485-4505

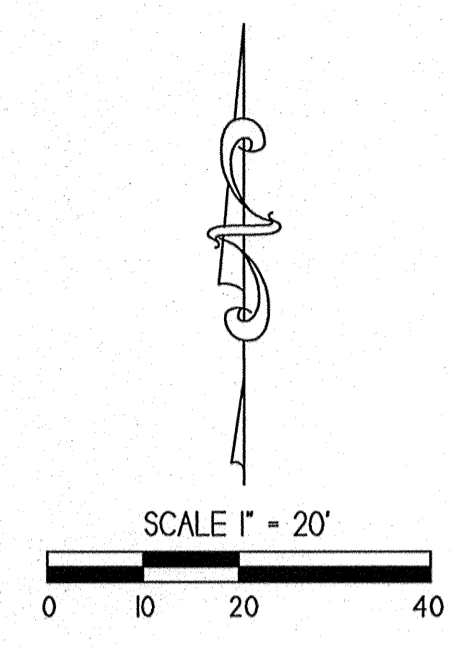
SHEET TITLE
EXISTING
CONDITIONS
PLAN

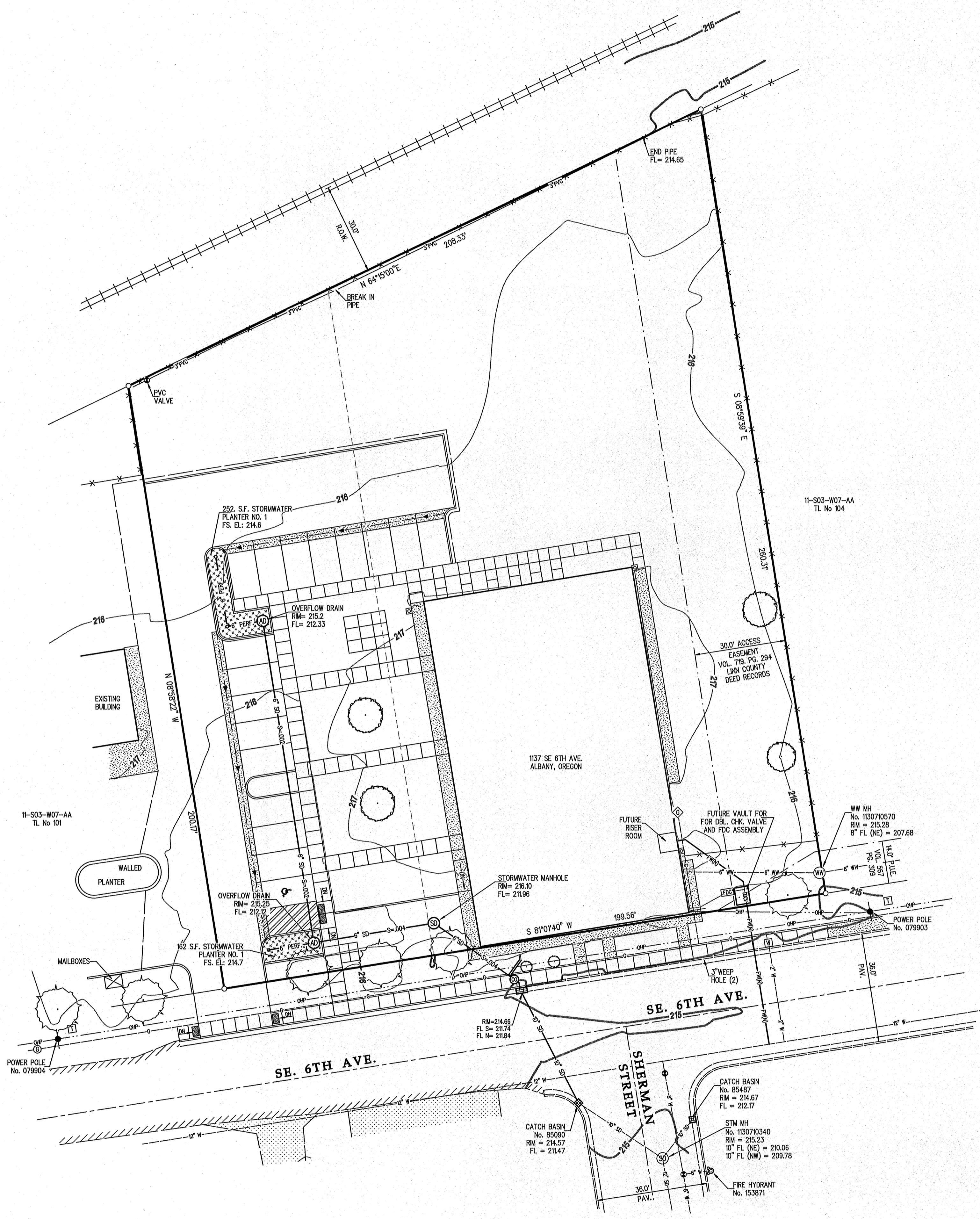
SHEET NO.
C-1.0



LEGEND

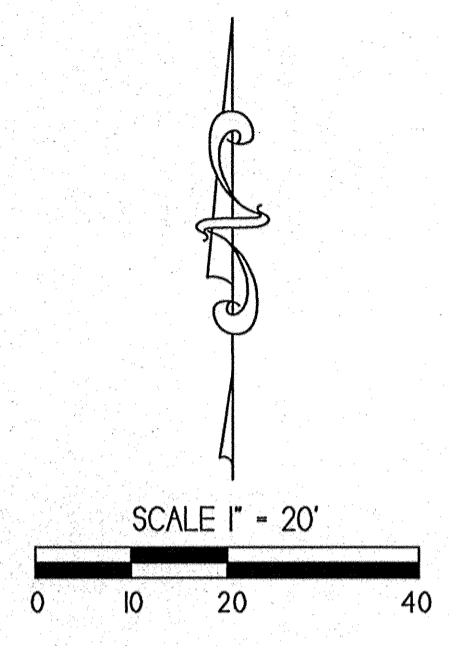
- PROPERTY CORNER
- PROPERTY BOUNDARY
- GROUND CONTOUR
- WATER VALVE
- WATER METER
- CATCH BASIN
- ◇ GAS METER
- ⊙ GAS VALVE
- POWER POLE
- ⊙ STORMWATER MANHOLE
- ⊙ WASTEWATER MANHOLE
- HOSE BIB
- STM— STORMWATER PIPE
- WW— WASTEWATER PIPE
- W— WATER PIPE
- NG— NATURAL GAS PIPE
- OP— OVERHEAD POWER
- × × CHAIN LINK FENCE
- EDGE OF ASPHALT
- EXISTING CURB AND GUTTER
- EXISTING CURB
- ▨ GRAVEL SURFACE
- ▨ CONCRETE SURFACE





LEGEND

- PROPERTY CORNER
- PROPERTY BOUNDARY
- 651— GROUND CONTOUR
- EXISTING WATER VALVE
- ⊞ EXISTING WATER METER
- ▣ PROPOSED CATCH BASIN
- ⊞ EXISTING CATCH BASIN
- ⊞ GAS METER
- ⊞ GAS VALVE
- POWER POLE
- SPIGOT
- ⊞ EXISTING WASTEWATER MANHOLE
- ⊞ EXISTING STORMWATER MANHOLE
- ⊞ FUTURE STORMWATER MANHOLE
- ⊞ FUTURE ATRIUM GRATE AREA DRAIN
- ⊞ FUTURE CLEAN-OUT
- SD — EXISTING STORMWATER PIPE
- SD — FUTURE STORMWATER PIPE
- WW — EXISTING WASTEWATER PIPE
- W — EXISTING WATER PIPE
- FWN — FUTURE FIRE WATER PIPE
- ○ — EXISTING NATURAL GAS PIPE
- ○ — EXISTING OVERHEAD POWER
- X — CHAIN LINK FENCE
- /// EDGE OF EXISTING ASPHALT
- — — EXISTING CURB AND GUTTER
- — — EXISTING CURB AND GUTTER
- — — FUTURE CURB AND GUTTER
- ▣ PROPOSED CONCRETE SIDEWALK
- ▣ EXISTING CONCRETE SIDEWALK
- ▣ PROPOSED STORMWATER TREATMENT PLANTER



REVISIONS		
REV.	DATE	NOTE
03-22-2021		ISSUE DATE

CIVIL SITE REVIEW PLANS
 FOR
OBMG ALBANY DEVELOPMENT
 ASSESSOR'S MAP NO. 11-503-W07-AA TAX LOT No. 103
 1137 SE 6TH AVE. ALBANY, OR.

PROJECT NO.	4858
DRAWN BY:	KSG/JAO
CHECKED BY:	DBM
CADD DRAWING:	4858-SITEREVIEW.GXD

POAGE ENGINEERING & SURVEYING INC.
 P.O. BOX 2527
 EUGENE, OREGON 97402
 (541) 485-4505

SHEET TITLE
CIVIL SITE PLAN

SHEET NO.
C-2.0



REVISIONS		
REV.	DATE	NOTE
03-22-2021		ISSUE DATE

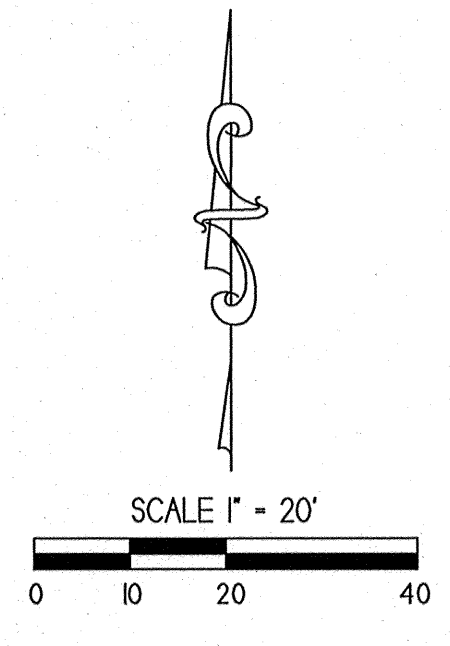
CIVIL SITE REVIEW PLANS
 FOR
OBMG ALBANY DEVELOPMENT
 ASSESSOR'S MAP NO. 11-S03-W07-AA TAX LOT NO. 103
 1137 SE 6TH AVE. ALBANY, OR.

PROJECT NO. 4858
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 CHECKED BY: DBM
 CADD DRAWING: 4858-SITEREVUE.GXD

POAGE ENGINEERING & SURVEYING INC.
 P.O. BOX 2527
 EUGENE, OREGON 97402
 (541) 485-4505

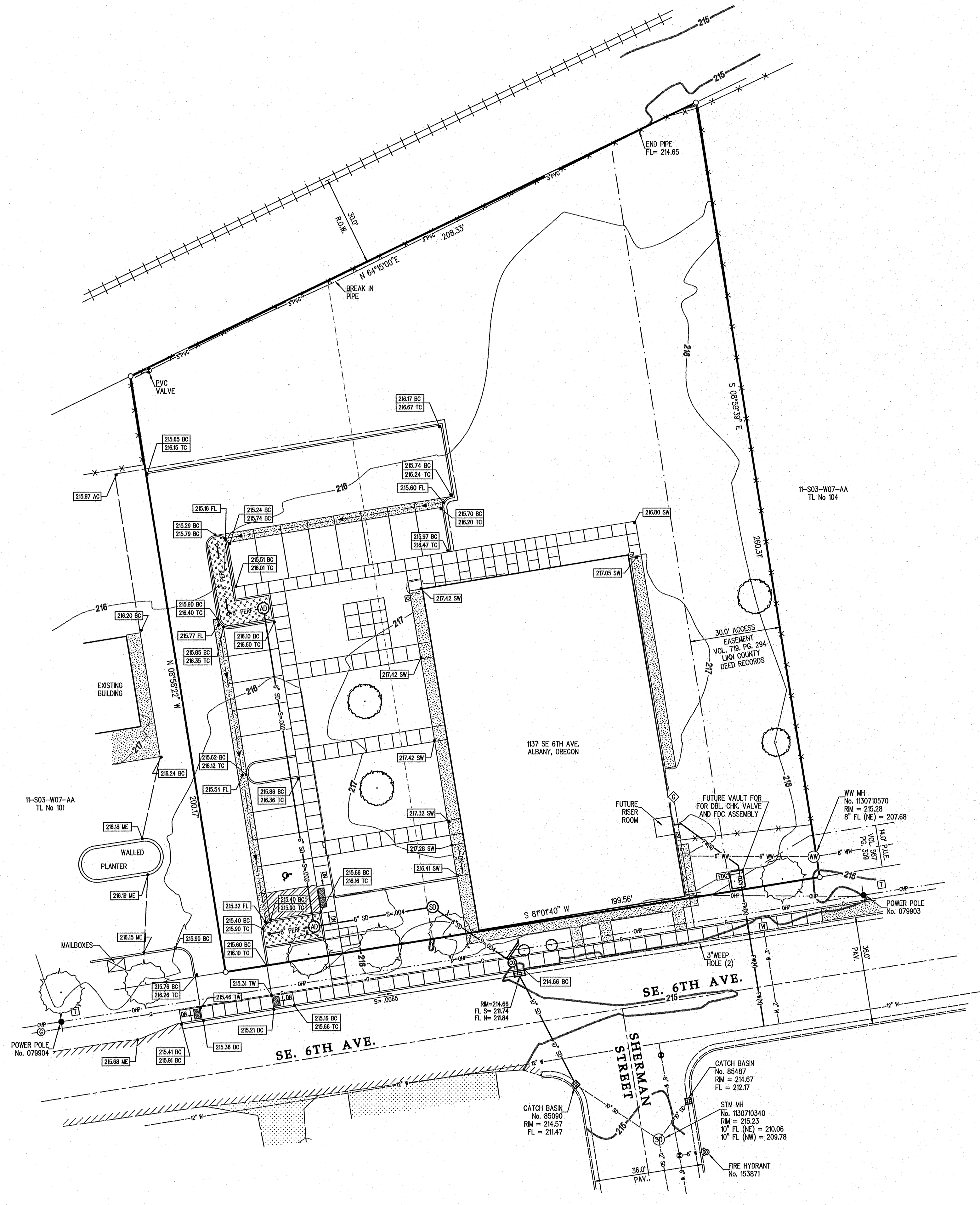
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GRADING PLAN

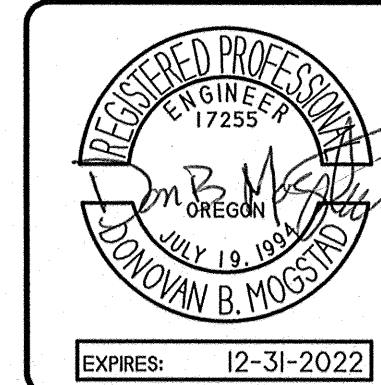
SHEET NO.
C-3.0



LEGEND

- PROPERTY CORNER
- PROPERTY BOUNDARY
- 0.5' GROUND CONTOUR
- ◐ EXISTING WATER VALVE
- ◑ EXISTING WATER METER
- ▣ PROPOSED CATCH BASIN
- ◻ EXISTING CATCH BASIN
- ◊ GAS METER
- ⊙ GAS VALVE
- POWER POLE
- ⊠ SPIGOT
- ⊙ EXISTING WASTEWATER MANHOLE
- ⊙ EXISTING STORMWATER MANHOLE
- ⊙ FUTURE STORMWATER MANHOLE
- ⊙ FUTURE ATRIUM COVER AREA DRAIN
- ⊙ FUTURE CLEAN-OUT
- SD— EXISTING STORMWATER PIPE
- SD— FUTURE STORMWATER PIPE
- WW— EXISTING WASTEWATER PIPE
- W— EXISTING WATER PIPE
- FW— FUTURE FIRE WATER PIPE
- G— EXISTING NATURAL GAS PIPE
- OP— EXISTING OVERHEAD POWER
- X— CHAIN LINK FENCE
- /// EDGE OF EXISTING ASPHALT
- — — EXISTING CURB AND GUTTER
- — — FUTURE CURB AND GUTTER
- ▤ PROPOSED CONCRETE SIDEWALK
- ▥ EXISTING CONCRETE SIDEWALK
- ▧ EXISTING CONCRETE SIDEWALK
- 27.42 BC FUTURE BOTTOM CURB GRADE
- 27.42 TC FUTURE TOP CURB GRADE
- 27.42 TC FUTURE GRADE TOP CURB
- 27.42 AC FUTURE FINISH ASPHALT GRADE
- 27.42 SW FUTURE FINISH SIDEWALK GRADE
- 27.42 ME MATCH EXISTING GRADE





REVISIONS		
REV.	DATE	NOTE
03-22-2021		ISSUE DATE

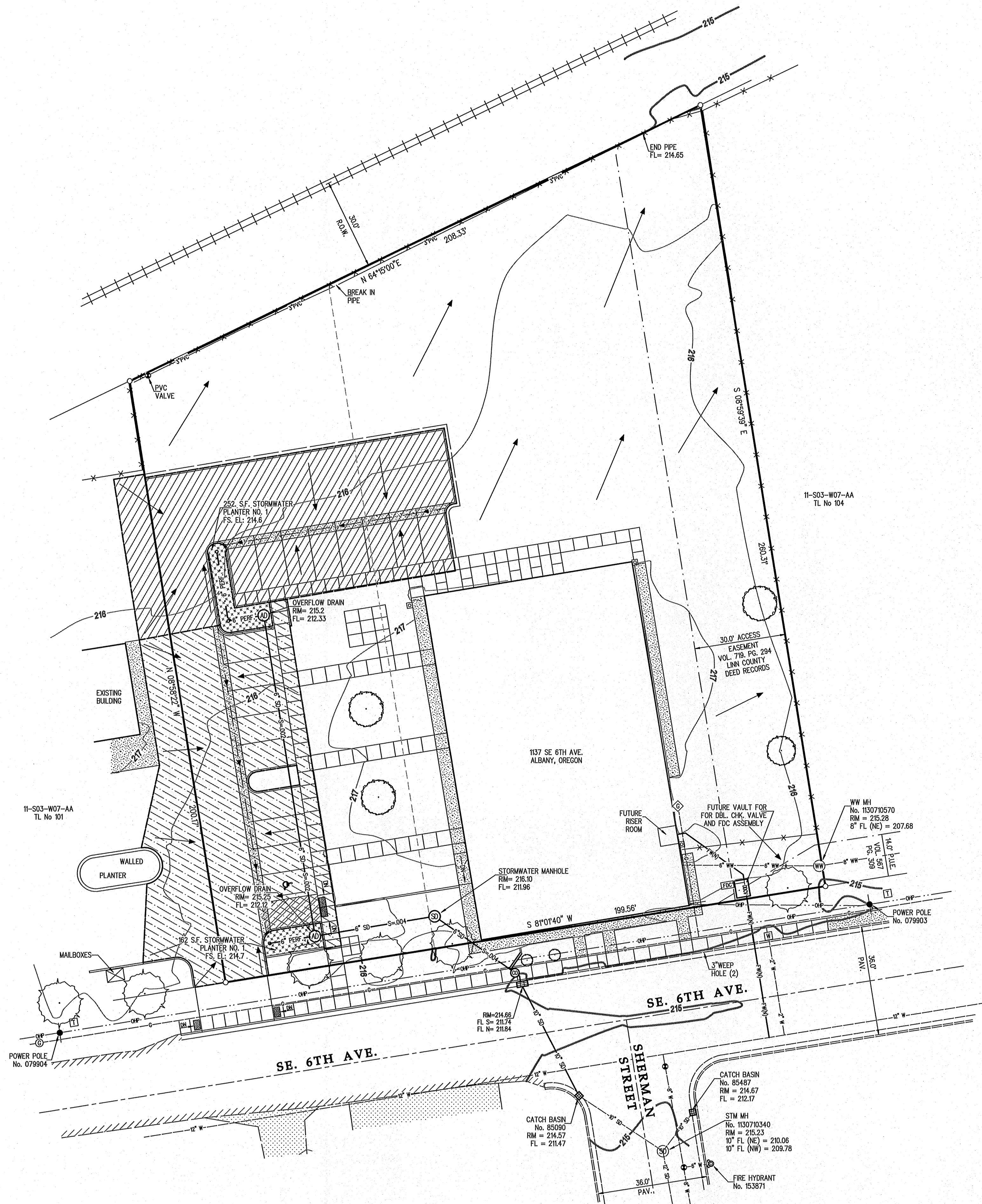
CIVIL SITE REVIEW PLANS
FOR
OBMG ALBANY DEVELOPMENT
ASSESSOR'S MAP NO. 11-503-W07-AA TAX LOT NO. 103
1137 SE 6TH AVE. ALBANY, OR.

PROJECT NO.	4858
DRAWN BY:	KSG/JAO
CHECKED BY:	DBM
CADD DRAWING:	4858-SITEREVIEW.GXD

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P.O. BOX 2527
EUGENE, OREGON 97402
(541) 485-4805

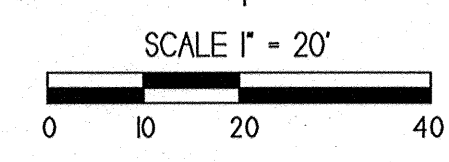
SHEET TITLE
STORMWATER MANAGEMENT PLAN

SHEET NO.
C-4.0



LEGEND

- PROPERTY CORNER
- PROPERTY BOUNDARY
- 851 GROUND CONTOUR
- EXISTING WATER VALVE
- ⊠ EXISTING WATER METER
- ▣ PROPOSED CATCH BASIN
- ▤ EXISTING CATCH BASIN
- ◇ GAS METER
- ⊙ GAS VALVE
- POWER POLE
- ⊠ HOSE BIB
- ⊙ EXISTING WASTEWATER MANHOLE
- ⊙ EXISTING STORMWATER MANHOLE
- ⊙ FUTURE STORMWATER MANHOLE
- ⊙ FUTURE ATRIUM COVER AREA DRAIN
- ⊙ FUTURE CLEAN-OUT
- SD EXISTING STORMWATER PIPE
- SD FUTURE STORMWATER PIPE
- WW EXISTING WASTEWATER PIPE
- W EXISTING WATER PIPE
- FWW FUTURE FIRE WATER PIPE
- C EXISTING NATURAL GAS PIPE
- OP EXISTING OVERHEAD POWER
- × × CHAIN LINK FENCE
- /// EDGE OF EXISTING ASPHALT
- ▤ EXISTING CURB AND GUTTER
- ▥ FUTURE CURB AND GUTTER
- ▧ PROPOSED CONCRETE SIDEWALK
- ▨ EXISTING CONCRETE SIDEWALK
- ▩ EXISTING CONCRETE SIDEWALK
- SURFACE DRAINAGE PATTERN

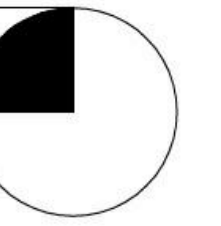


STORMWATER OVERVIEW

ACCOMPANYING THIS PLAN IS A STORMWATER STUDY THAT DEMONSTRATES THAT THE PROPOSED IMPROVEMENTS WILL ACTUALLY REDUCE THE TOTAL IMPERVIOUS SURFACE AND ASSOCIATED STORMWATER FLOWS COMPARED TO THE PRE-DEVELOPMENT CONDITION. BECAUSE THE POST-DEVELOPMENT FLOWS ARE LESS THAN THE PRE-DEVELOPMENT FLOWS, THE STORMWATER COLLECTION SYSTEM DOES NOT INCLUDE A DETENTION COMPONENT. THE IMPERVIOUS AREA WITHIN THE SITE HAS BEEN DIVIDED INTO TWO SUB BASINS. STORMWATER RUNOFF GENERATED IN EACH SUB-BASIN WILL BE COLLECTED IN A VALLEY GUTTER AND DIRECTED TO A STORMWATER TREATMENT PLANTER, WHERE IT WILL UNDER GO POLLUTION REDUCTION BY PERCOLATION THROUGH A SOIL MEDIUM BEFORE BEING COLLECTED IN AN UNDERLYING PERFORATED DRAIN PIPE AND DIRECTED TO THE PUBLIC STORM SEWER SYSTEM. PER THE TABLE BELOW, THE TREATMENT PLANTERS HAVE BEEN SIZED UTILIZING THE SIZING FACTOR SHOWN IN TABLE 3.03A OF DIVISION E OF THE CITY OF ALBANY STORMWATER MANAGEMENT ENGINEERING STANDARDS.

Stormwater Treatment Facilities

FACILITY	BASIN AREA	SIZING FACTOR	REQ'D TREATMENT AREA	DESIGN FACILITY AREA	SURFACE ELEVATION
PLANTER No. 1	5,099 sq. ft.	0.018	92 sq. ft.	252 sq. ft.	214.6
PLANTER No. 2	5,854 sq. ft.	0.018	105 sq. ft.	182 sq. ft.	214.7



RICHARD BARBIS
ARCHITECT, LLC

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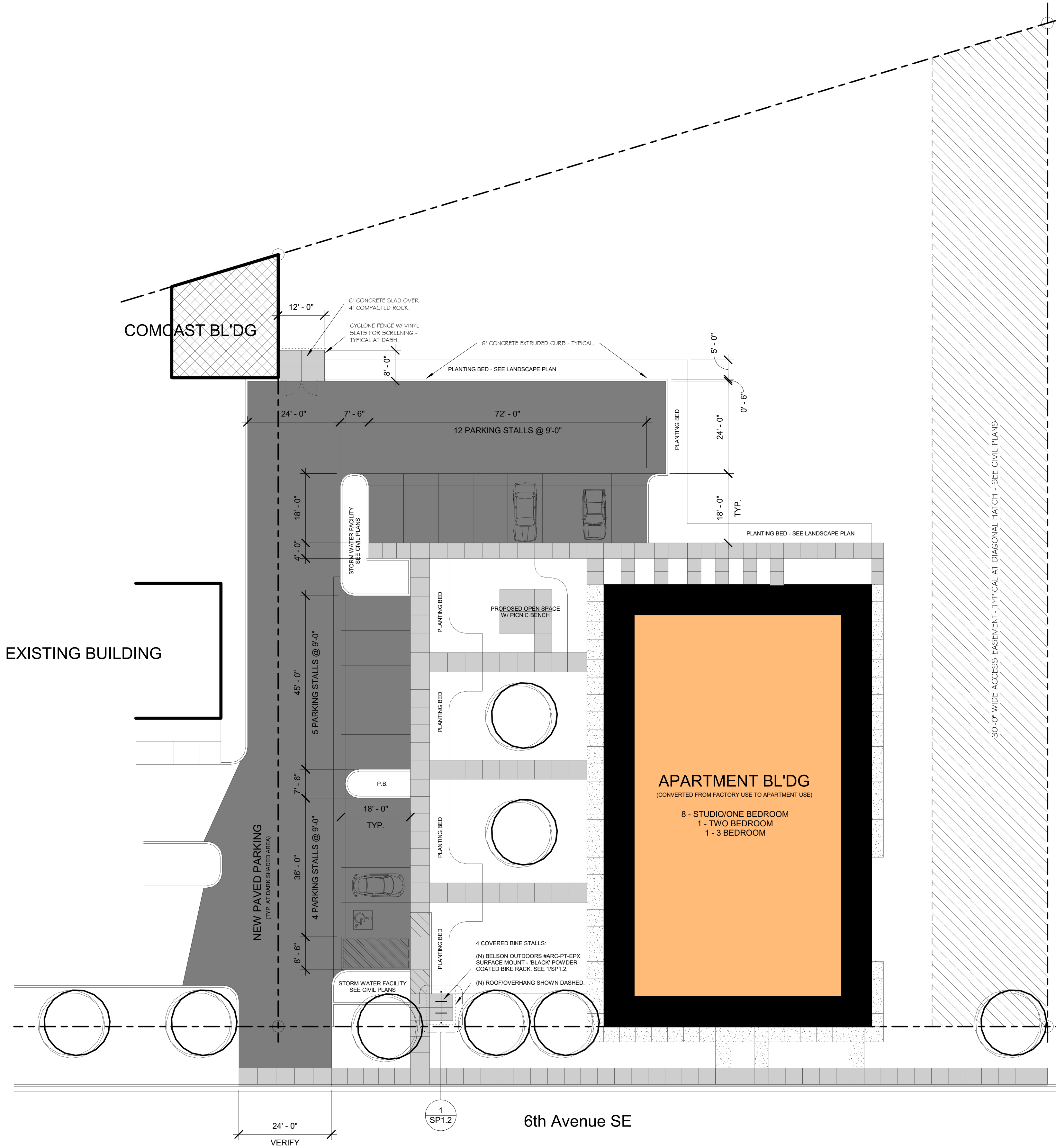


03.19.2021

REVISIONS DATE: DELTA #:

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SP1.1



PROJECT INFORMATION SUMMARY:

PROPERTY DESCRIPTION:
TAX LOT: UNM TAX ASSESSORS MAP NO. 115-03W-07AA TAX LOT 103
SITE AREA: 1.40 ACRES

PROPERTY ZONING:
PROPERTY ZONING: M5 (MAIN STREET)

BUILDING CODE SUMMARY (APARTMENT) PER 2019 OSSC:
EXISTING BUILDING SQ. FOOTAGE: 1ST FLOOR: 7,982 SQ. FT.; 2ND FLOOR: 2,476 SQ. FT.
CURRENT OCCUPANCY TYPE: F-1 (FACTORY)
PROPOSED OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: TYPE SB - SPRINKLERED PER APPA 1.3
ALLOWABLE AREA PER OSSC CHAPTER 5, TABLE SOG.2: 21,000 SQ. FT.

CITY OF ALBANY MUNICIPAL CODE:
MUNICIPAL CODE 9.020; TABLE 9-1 PARKING REQUIREMENTS

PARKING REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL USE:

- STUDIO/ONE BEDROOM UNITS: 1 SPACE PER UNIT, + (1) VISITOR SPACE PER (4) UNITS
- TWO BEDROOM UNITS: 1.5 SPACES PER UNIT, + (1) VISITOR SPACE PER (4) UNITS
- THREE BEDROOM UNITS: 2 PARKING SPACES PER UNIT, + (1) VISITOR SPACE PER (4) UNITS

TOTAL NUMBER OF SPACES REQUIRED FOR PROPOSED APARTMENT:

(8) (E) STUDIO/ONE BEDROOM APARTMENTS:	10 REQUIRED STALLS
(1) (E) TWO BEDROOM APARTMENT:	1.75 REQUIRED STALLS
(1) (E) THREE BEDROOM APARTMENT:	2.25 REQUIRED STALLS
(2) (FUTURE) STUDIO/ONE BEDROOM APARTMENT:	2.5 REQUIRED STALLS
(1) (FUTURE) TWO BEDROOM APARTMENT:	1.75 REQUIRED STALLS
TOTAL:	19 REQUIRED STALLS

*10% PARKING SPACE REDUCTION ((10% X 19) = 1.9)
SUMMARY: 17 REQUIRED STALLS W/ 10% REDUCTION

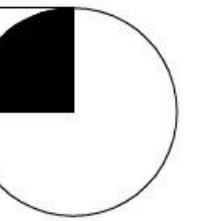
*MINIMUM PARKING SPACE REDUCTION PER CITY CODE SECTION 9.030:
- MAXIMUM 10% REDUCTION BASED ON (E) (E) TREES OVER 8 INCHES IN DIAMETER.

17 TOTAL REQUIRED STALLS = 17 PROPOSED PARKING STALLS = OK

SITE PLAN LEGEND:

- EXISTING CONCRETE WALK TO REMAIN
- NEW 4" - 6" CONCRETE WALK/SLAB
- NEW ASPHALT PAVING - SEE CIVIL PLANS

Site Plan 1
1/16" = 1'-0"



RICHARD BARBIS
ARCHITECT, LLC

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PHONE (503) 970-0910

OBMG Albany Development Project
1137 - 1195 6th Ave., SE, Albany, OR

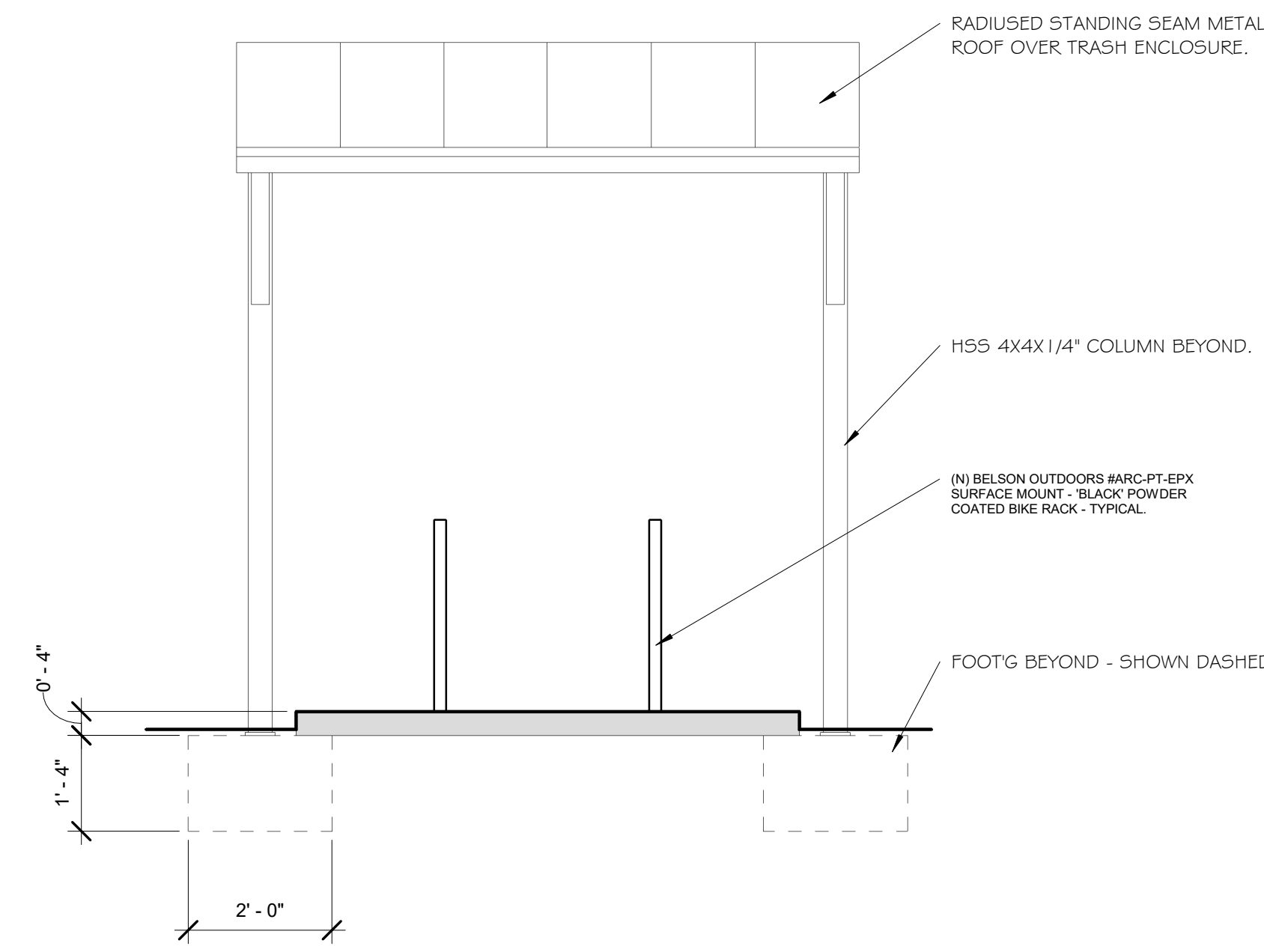


03.19.2021

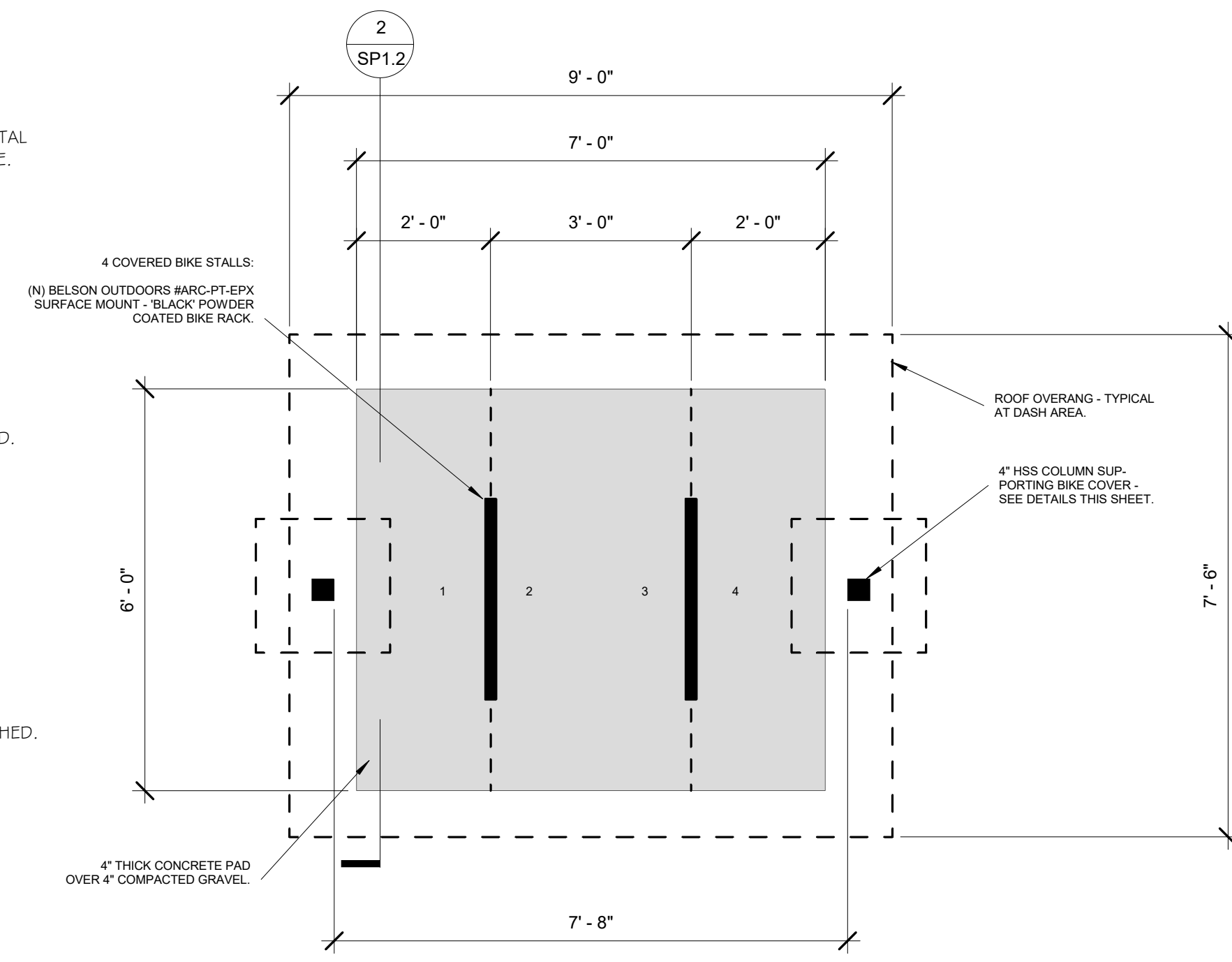
REVISIONS DATE:	DELTA #

RB

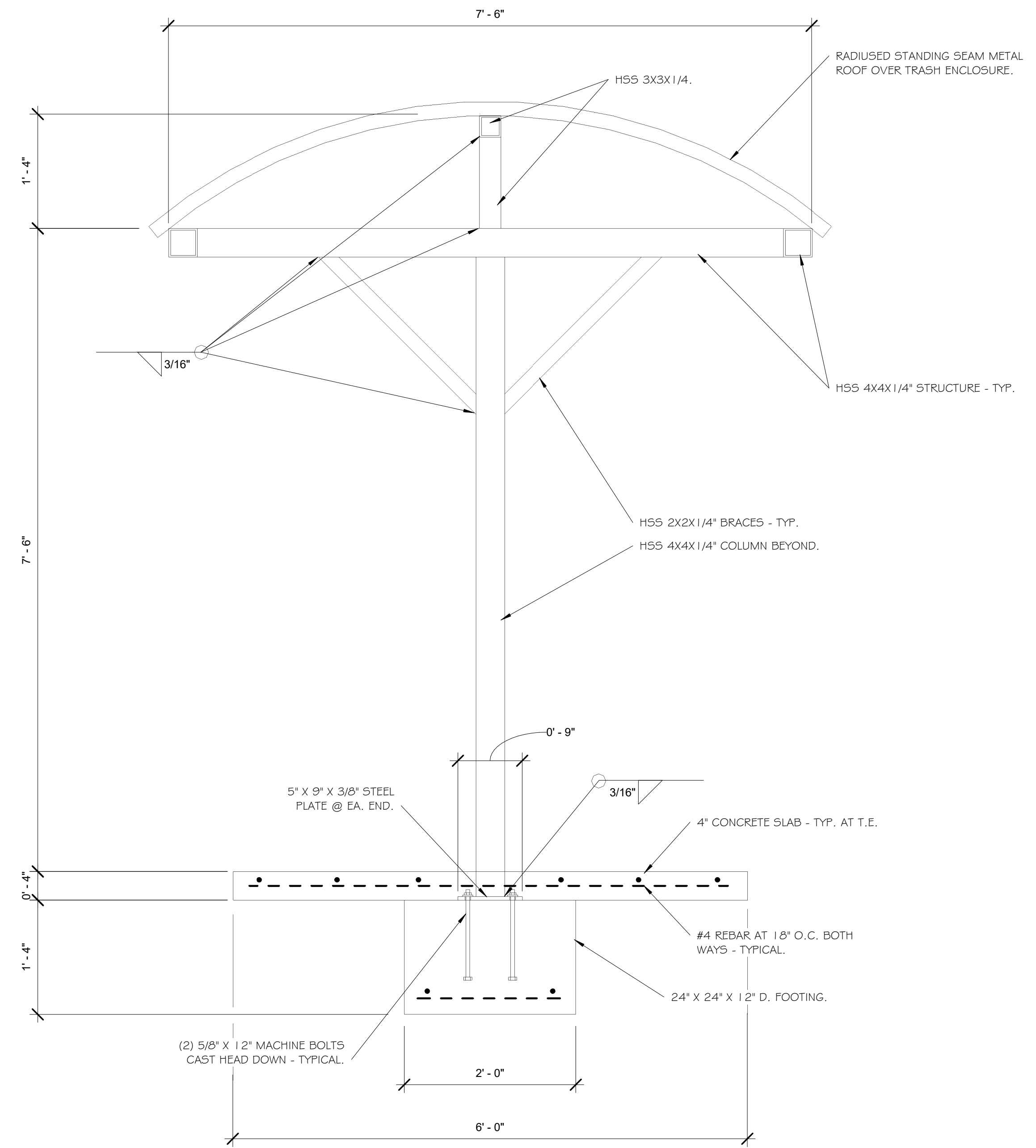
SP1.2



Bike Cover Front Elevation 3
1/2" = 1'-0"



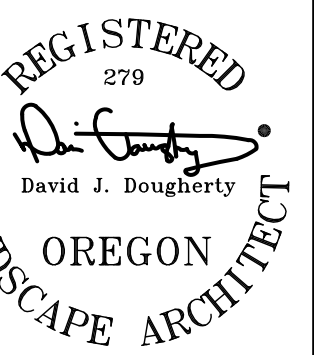
Bicycle Rack/Cover 1
1/2" = 1'-0"



Bicycle Cover Section 2
1" = 1'-0"



474 Willamette Street
Suite 305
Eugene, Oregon 97401
P 541.683.5803
F 541.683.8183
www.DLAdesign.com



OBMG Albany Development Project
1137 - 1195 6th Ave., SE, Albany, OR

Date: 3/19/2021
Drawn By: LS
Checked By: DJD
Submission: Conditional Use

Revisions

LA-1
DLA INC. COPYRIGHT 2020

PLANTING LEGEND

	EXISTING DECIDUOUS TREES		NEW IRRIGATED LAWN
	EXISTING CONIFEROUS TREES		EXISTING LAWN
	DECIDUOUS TREES		PLANT BED
	CONIFEROUS TREES		STORMWATER FACILITIES
			3/4" ROUND ROCK

BUFFER REQUIREMENTS

BUFFER PLANTING TO MEET THE REQUIREMENTS OUTLINED IN SECTION 9.240 OF THE DEVELOPMENT CODE

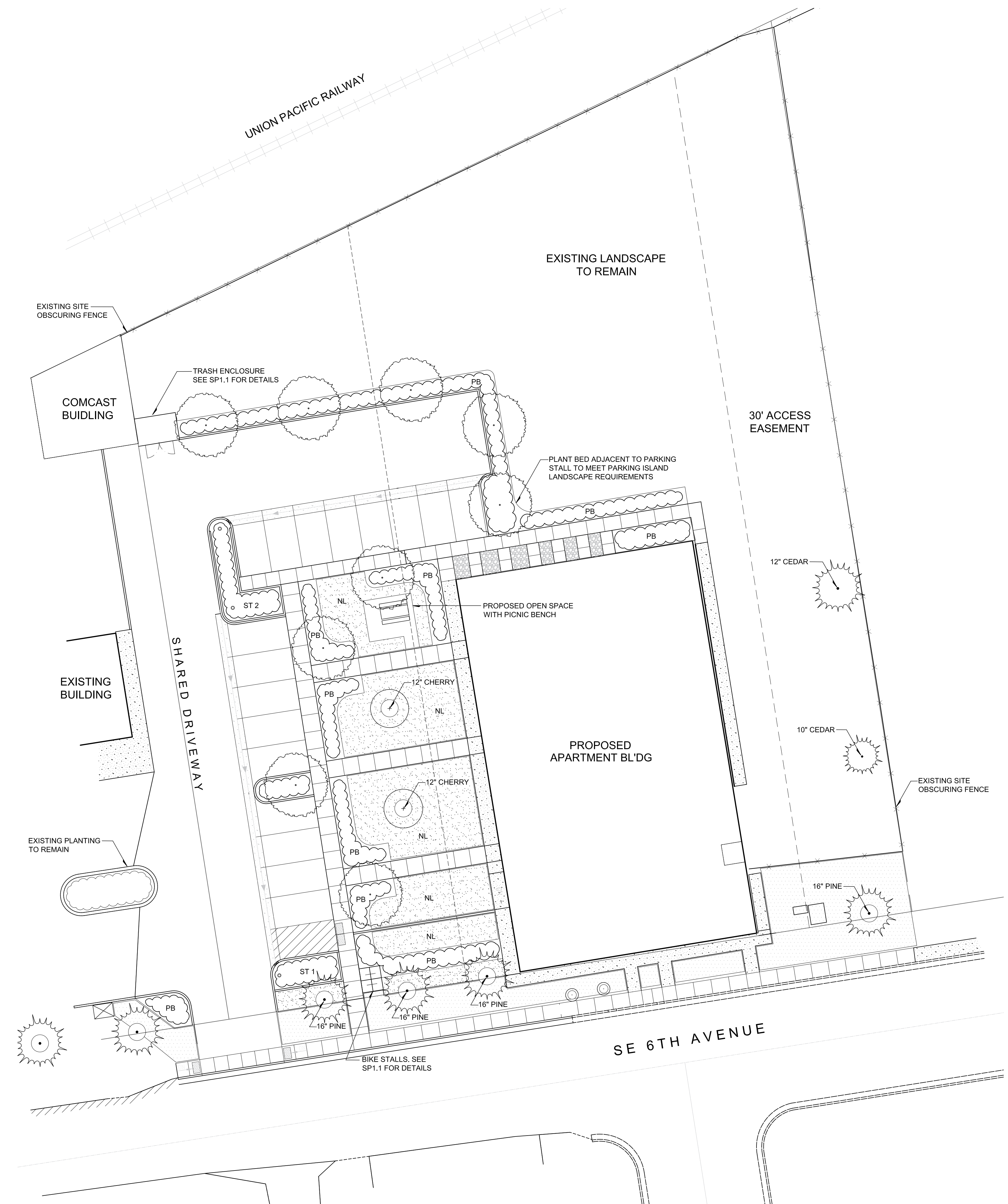
- AT LEAST ONE ROW OF TREES. THESE TREES WILL BE NOT LESS THAN TEN FEET HIGH AT THE TIME OF PLANTING FOR DECIDUOUS TREES AND SPACED NOT MORE THAN 30 FEET APART AND FIVE FEET HIGH AT THE TIME OF PLANTING FOR EVERGREEN TREES AND SPACED NOT MORE THAN 15 FEET APART. THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR WHEN IT CAN BE DEMONSTRATED THAT SUCH TREES WOULD CONFLICT WITH OTHER PURPOSES OF THIS CODE (E.G. SOLAR ACCESS).
- AT LEAST FIVE FIVE-GALLON SHRUBS OR TEN ONE-GALLON SHRUBS FOR EACH 1,000 SQUARE FEET OF REQUIRED BUFFER AREA.
- THE REMAINING AREA TREATED WITH ATTRACTIVE GROUND COVER (E.G., LAWN, BARK, ROCK, IVY, EVERGREEN SHRUBS).

STORMWATER PLANT NOTES

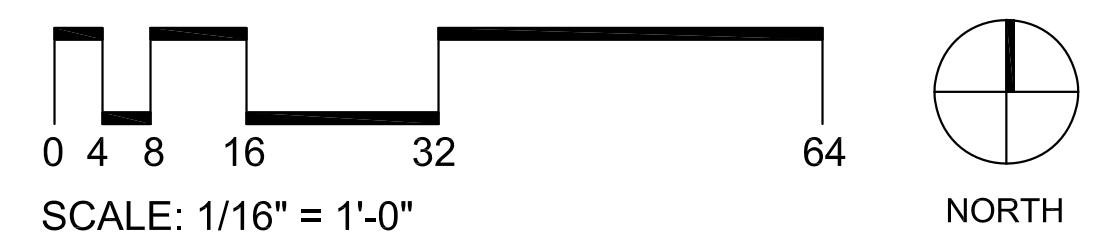
- TREES ARE NOT REQUIRED (ALLOWED) IN LINED FACILITIES
- ALL PLANT SELECTIONS FOR STORMWATER PLANTERS ARE CHOSEN FROM THE APPENDIX E.10.03 TABLE 1 OF ALBANY STORMWATER MANAGEMENT ENGINEERING STANDARDS AND ARE APPROVED FOR USE IN MOISTURE ZONE (A)

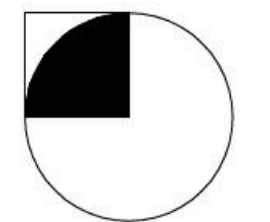
IRRIGATION SYSTEM DESCRIPTION

- IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR.
- AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.
- SYSTEM TO PROVIDE HEAD TO HEAD COVERAGE.
- SYSTEM IS TO PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS.
- SYSTEM TO PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
- HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.
- MAIN LINE IS TO HAVE MANUAL DRAIN VALVES.



Landscape & Irrigation Plan





RICHARD BARBIS ARCHITECT, LLC

13270 SW KINGSTON PLACE, PORTLAND, OREGON 97223
PHONE: (503) 970-0910

OBMG Albany Development Project
1137 - 1195 6th Avenue, SE, Albany, OR

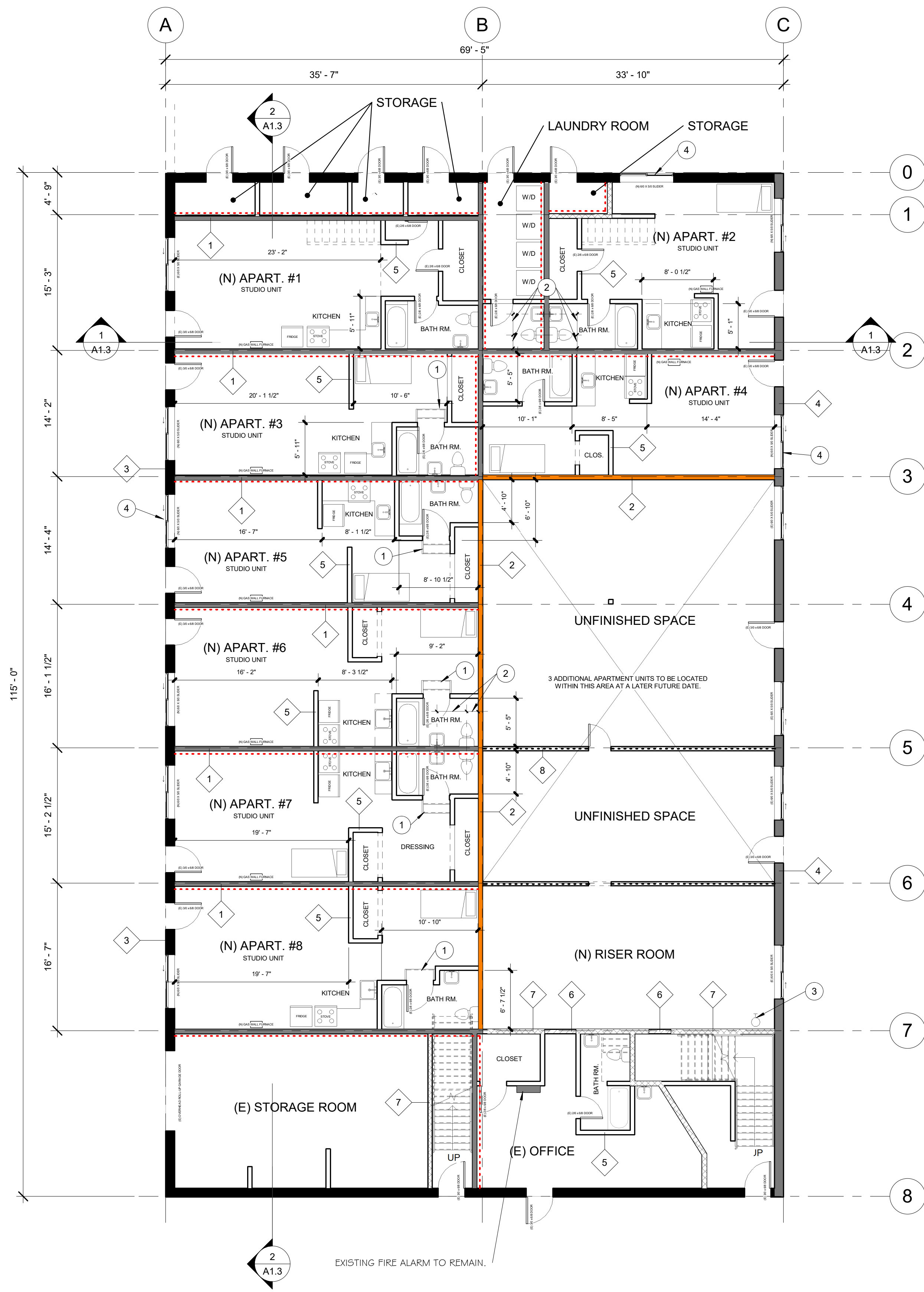


06.21.2021

REVISIONS DATE: DELTA #:

RB

A1.1



FLOOR PLAN KEYNOTE SCHEDULE

KEYNOTE #	DESCRIPTION
1	CONTRACTOR TO VERIFY STEP RISER HEIGHT IS BETWEEN 4" MINIMUM & 7" MAXIMUM WITH A MINIMUM 1 1/2" TREAD. CONTRACTOR TO MODIFY EXISTING STEPS IF (E) RISER/READ DID NOT COMPLY WITH OSGC SECTION 1011.5.
2	CONTRACTOR TO CONFIRM IN PROPOSED APARTMENT UNITS #1 - 8 THAT REQUIRED FIXTURE CLEARANCES ARE PER OSGC 1209.4. RELOCATE FIXTURES AS REQUIRED TO MEET REQUIRED CODE SECTION IF ANY FIXTURE CLEARANCES ARE NON-COMFORMING.
3	(N) FIRE SPRINKLER RISER LOCATION.
4	NEW WINDOWS TO HAVE SAME FUNCTION AS (E) WINDOWS - CONTRACTOR TO VERIFY. SPECIFICATION REQUIREMENTS: U FACTOR = .29; SOLAR HEAT GAIN COEFFICIENT = .22 - TYPICAL.

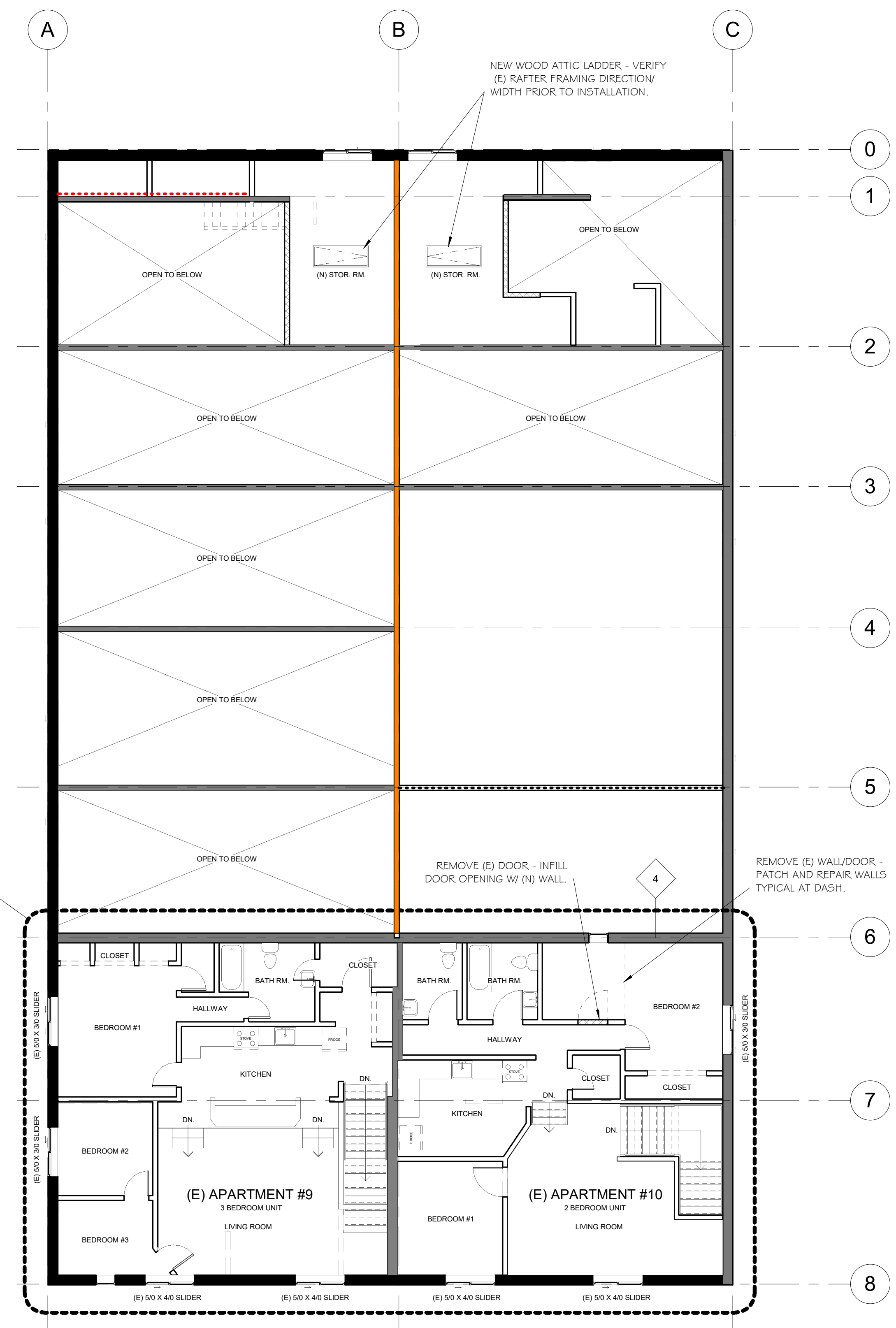
FIRST FLOOR PLAN
1/8" = 1'-0" 1

NOTE:
LOFTS AT APARTMENT #1 & #2 SHALL BE REMOVED AS PER NOTES ON THE PLANS AND CONVERTED TO ATTIC STORAGE.

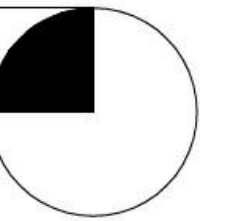
NOTE:
ALL DIMENSIONS CALLED OUT ARE APPROXIMATE AND SHOULD BE VERIFIED FOR EXACT NUMBER.

NOTE:
IT IS UNDERSTOOD THAT APARTMENTS #9 & #10 WERE APPROVED OCCUPANCIES UNDER A SEPARATE PAST BUILDING PERMIT PROCESS.

- WALL LEGEND:**
- 1 EXISTING 2 X 6 STUD WALL WITH (E) 5/8" GYPSUM BOARD BOTH SIDES - UNLESS OTHERWISE NOTED, (N) 5/8" GYPSUM BD. OVER RESILIENT CHANNELS OVER EXISTING 5/8" GYPSUM BOARD - TYP. AT RED DASH. INSULATION: (E) R-19 INSULATION. INSULATION: (N) R-21 INSULATION. WALL RATING: 1-HOUR RATING (WALL ASSEMBLY: GA FILE NO. WP 3241). STC RATING: 50-54
 - 2 TENANT SIDE: (E) 5/8" GYPSUM BOARD OVER (E) 2X6 STUDS AT 24" O.C. (TO UNDERSIDE OF EXISTING BEAM). UNFINISHED SIDE: (N) 5/8" TYPE 'X' GYPSUM BOARD OVER RESILIENT CHANNELS OVER (E) 2X6 STUDS. INSULATION: (N) R-21 INSULATION. WALL RATING: 1-HOUR RATING (WALL ASSEMBLY: GA FILE NO. WP 3241). STC RATING: 50-54
 - 3 (E) 2X6 STUD WALL @ 16" O.C. UNDER (E) CONC. BEAM INTERIOR @ PROPOSED APARTMENT UNITS #1 - 8. (N) 5/8" GYPSUM BD. OVER (E) STUDS @ 16" O.C. - SEE DET. 341.4. INSULATION: (N) R-21 INSULATION TO UNDERSIDE OF ROOF. WALL RATING: NO REQUIRED RATING.
 - 4 (E) 6" - 8" CONCRETE WALL W/ (E) 2X6 STUD WALL @ 24" O.C. AT TENANT SIDE. INSULATION: R-21 INSULATION. WALL RATING: NO REQUIRED RATING.
 - 5 EXISTING 2 X 4 PARTITION STUD WALL WITH 5/8" GYPSUM BOARD BOTH SIDES - TYPICAL. WALL RATING: NO REQUIRED RATING.
 - 6 NEW 2 X 4 STUD WALL INFILL (STUD WIDTH TO MATCH ADJACENT (E) STUD WALL WIDTH) AT 16" O.C. TENANT SIDE: NEW 5/8" TYPE 'X' GYPSUM BOARD OVER (E) 2X6 WOOD STUDS AT 16" O.C. UNOCCUPIED SIDE: NEW 5/8" GYPSUM BOARD OVER RESILIENT CHANNELS OVER (E) W.D. STUDS. INSULATION: R-21 INSULATION. WALL RATING: 1-HOUR RATING (WALL ASSEMBLY: GA FILE NO. WP 3241). STC RATING: 50-54
 - 7 TENANT SIDE: NEW 5/8" TYPE 'X' GYPSUM BOARD OVER (E) 2X6 WOOD STUDS AT 16" O.C. UNOCCUPIED SIDE: NEW 5/8" GYPSUM BOARD OVER RESILIENT CHANNELS OVER (E) W.D. STUDS. INSULATION: R-21 INSULATION. WALL RATING: 1-HOUR RATING (WALL ASSEMBLY: GA FILE NO. WP 3241). STC RATING: 50-54
 - 8 (E) 2X6 STUD WALL @ 24" O.C.



SECOND FLOOR PLAN
1/8" = 1'-0" 2



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03.19.2021

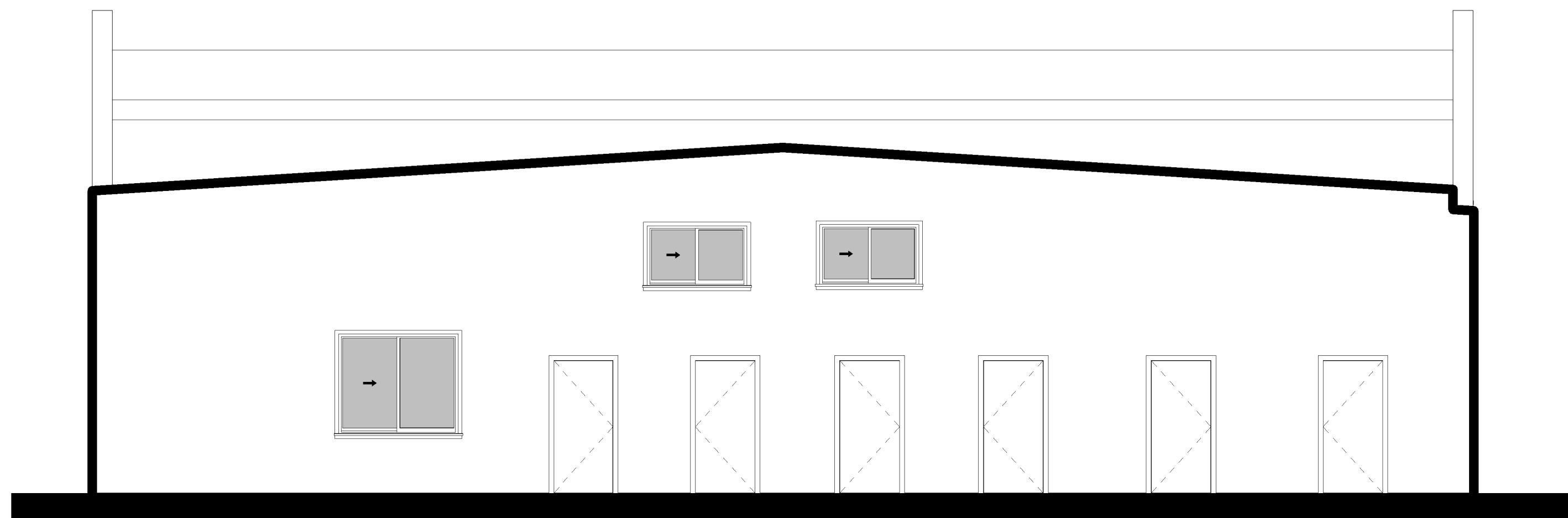
REVISIONS DATE:	DELTA #:

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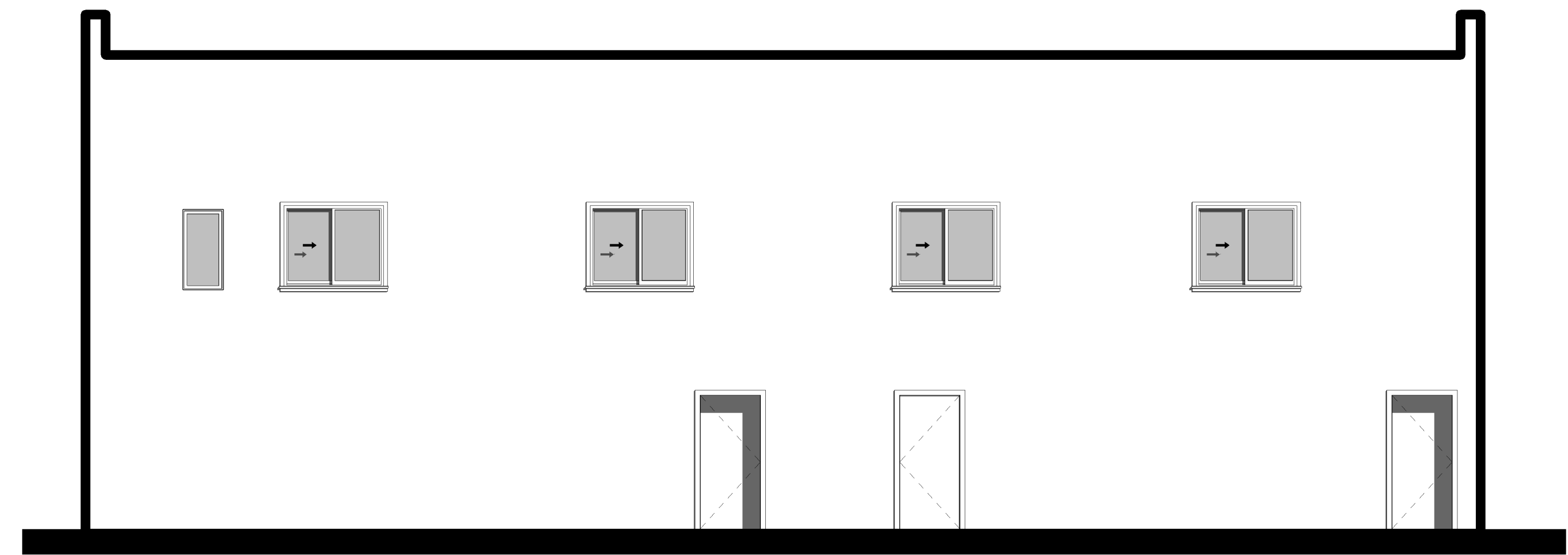
A1.2



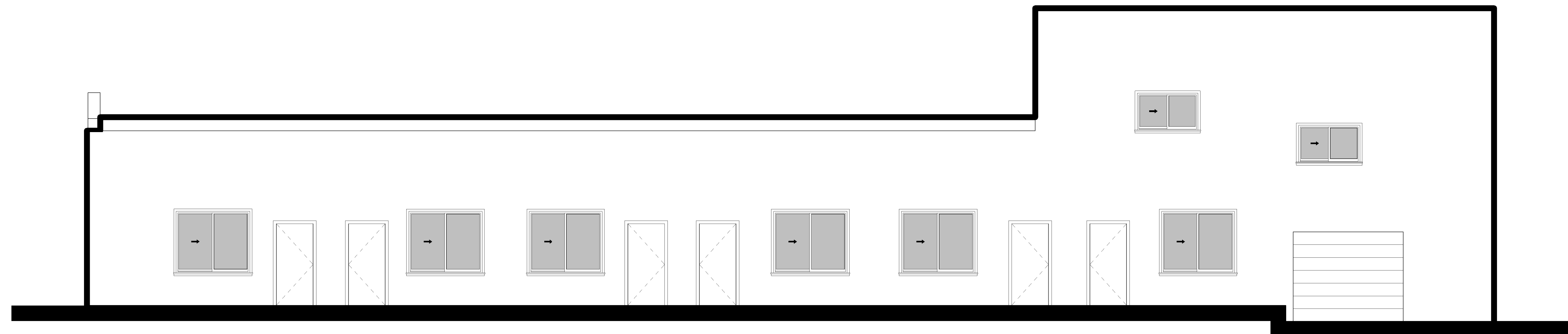
Existing East Exterior Elevation 2
3/16" = 1'-0"



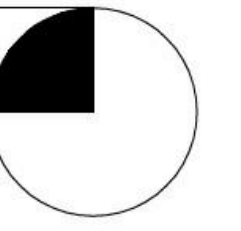
Existing North Exterior Elevation 1
3/16" = 1'-0"



Existing South Exterior Elevation 3
3/16" = 1'-0"



Existing West Exterior Elevation 4
3/16" = 1'-0"



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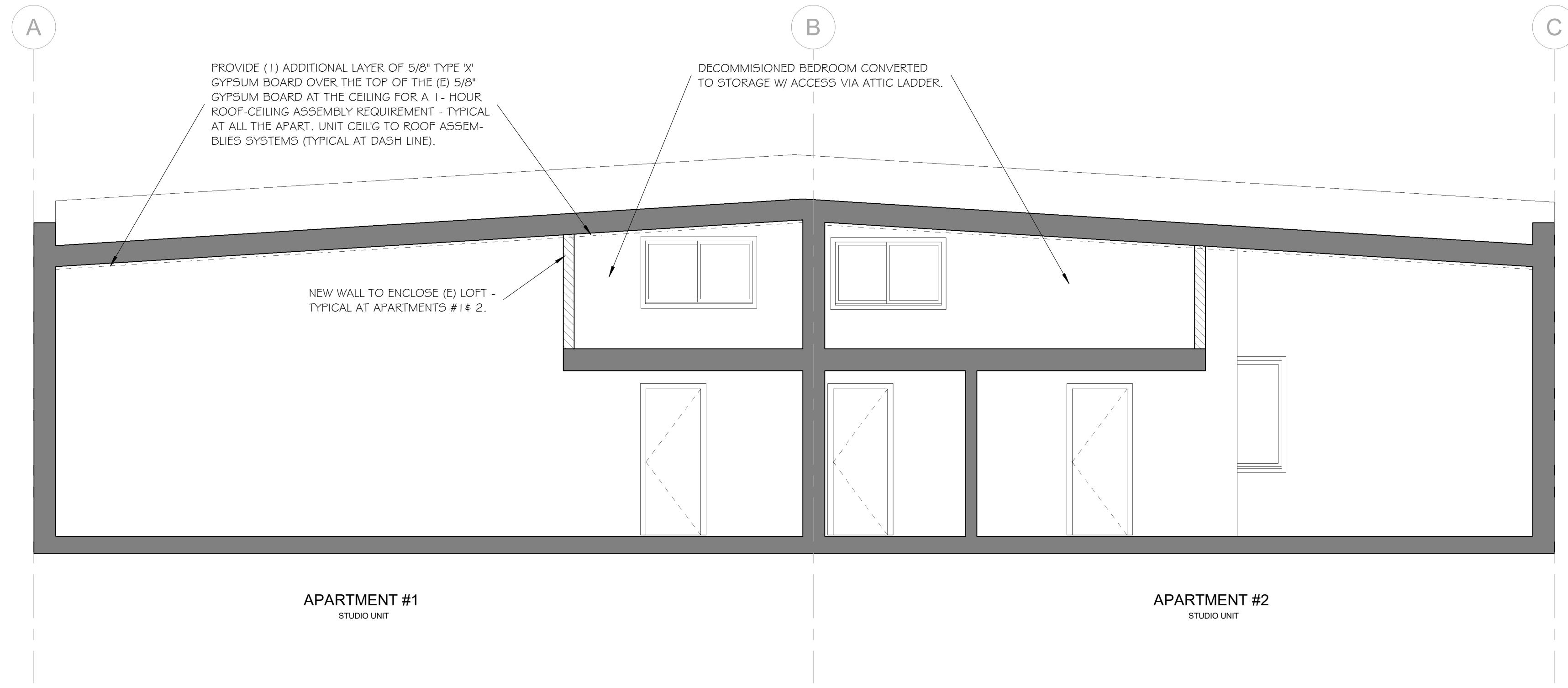


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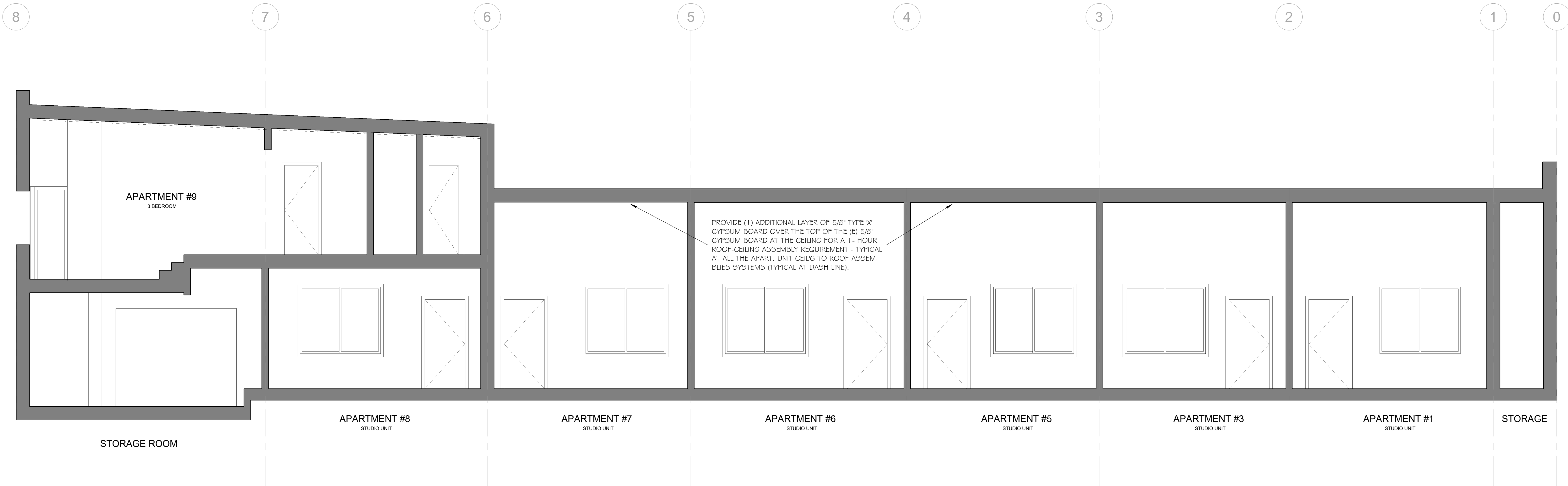
REVISIONS DATE:	DELTA #:

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A1.3



North Section 1
1/4" = 1'-0"



West Section 2
1/4" = 1'-0"



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report Adjustment

AD-01-21

June 21, 2021

Summary

The proposal is an application for Adjustment to Albany Development Code (ADC) 8.270, subsection three Transition to Lower Density Uses, which states the following:

“Multiple-family buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.

- a) *The abutting lot is in a residential single-family zoning district or in the HM zoning district.*
- b) *The abutting lot has a pre-existing single-family home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-family home” is one constructed prior to January 1, 2021.”*

The subject property is located at 2018 Geary Street SE and is zoned Residential Medium Density (RM) (Attachment A). All abutting properties are zoned RM and are developed with a mix of single-family residential dwellings except for properties to the west, which are two-family (i.e., duplex) residential dwellings. Based on the provided site plan, the applicant intends to seek approval of multi-family development with a three-story apartment structure oriented to the center of the south property line. Abutting properties south of the subject property consist of single-family dwellings that were constructed prior to January 1, 2021. These properties are also not zoned NC, CC, RC, LI HI, or IP as ADC 8.270(3)(b) describes. Thus, a setback of one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet is required per ADC 8.270(3). Based on the applicant’s conceptual building elevation, the anticipated wall height of the multi-family structure will be approximate 30 feet. Therefore, the maximum required setback of 30 feet to the south property will be required. Based on the provided site plan, this standard is unable to be met due to the configuration of the parcel and dimensional requirements for associated site and parking lot improvements. Therefore, the applicant seeks an Adjustment to ADC 8.270(3) to reduce the required 30-foot interior setback from the south property line to 10 feet. The Adjustment review criteria contained in ADC 2.080 are addressed in this report. The criteria must be satisfied to grant approval for this application.

In summary, the proposed development application satisfies applicable review criteria; therefore, the staff recommendation is APPROVAL with CONDITIONS of the Adjustment application.



Application Information

Review Body:	Planning Commission (Type III review)
Staff Report Prepared By:	Laura LaRoque, project planner
Proposal:	Adjustment to ADC 8.270 Transition to Lower Density Uses to place a structure 10 feet from a property line where 30 feet is required.
Property Owner:	Jack C. Haines 2726 Columbus Street SE, Albany, OR 97322
Applicant:	Jerry Boehme 937 Geary Street SE, Albany, OR 97322
Planner:	Brandi Dalton, Multi-Tech Engineering 1155 13th Street SE, Salem, OR 97302
Address/Location:	2018 Geary Street SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08CC; Tax Lot 801
Zoning:	Residential Medium Density (RM)
Overlay District:	Airport Approach
Total Land Area:	1.13 acres
Existing Land Use:	Accessory Structure
Neighborhood:	Sunrise
Surrounding Zoning:	North: Residential Medium Density (RM) East: Residential Medium Attached (RMA) South: RM West: RM
Surrounding Uses:	North: Single-Family Residential East: Multi-Family Residential (Apartment) South: Single-Family Residential West: Two Family Residential (Duplex)
Prior History:	None

Notice Information

A Notice of Public Hearing was mailed to property owners located within 300 feet of the subject property on June 7, 2021. The Notice of Public Hearing was posted on the subject property on June 17, 2021. The staff report was posted on the City's website June 21, 2021. At the time this staff report was completed, no comments had been received.

Appeals

Within five days of the planning commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice. Any person who submitted written comments during a comment period or testified at the public hearing has standing to appeal the Type III decision of the planning commission to the city council by filing a Notice of Appeal and associated filing fee within ten days from the date the City mails the Notice of Decision.

Analysis of Development Code Criteria

The Albany Development Code (ADC) includes the following review criteria for an Adjustment (ADC 2.080), which must be met for these applications to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Adjustment Review Criteria

Criterion 1

Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings of Fact

- 1.1 Purpose. The purpose of ADC 8.270, Transition to Lower Density Uses, is to *“create transitions between multiple-family developments and nearby, lower-density residential development, in order to reduce the impacts of the multiple-family development on lower-density development. These impacts may include incompatible building mass and scale, reduced privacy, and loss of solar access for the lower-density development.”*
- 1.2 Proposal. Based on the applicant’s site plan, the intended future use of the site is a multi-family development with a three-story apartment structure oriented to the center of the south property line. Abutting properties south of the subject property are zoned RM to allow similar multi-family residential development but currently consist of single-family dwellings. Staff observe the standard in ADC 8.270 to apply when: 1) abutting properties have a pre-existing single-family home (existing prior to January 1, 2021), and 2) abutting property are located in a zoning district other than NC, CC, RC, LI, HI, or IP. Staff also observe how the transitional setback standard does not account for circumstances where the zoning of an abutting property allows potential redevelopment for multi-family residential. The applicant’s conceptual building elevation, shows the wall height of the proposed multi-family structure to be approximate 30 feet, which would require the maximum required setback of 30 feet to the south property according to ADC 8.270. Based on the provided site plan, this standard is unable to be met due to the configuration of the parcel and dimensional requirements for required improvements for multi-family development such as parking, access, pedestrian walkways, etc. Therefore, the applicant seeks an Adjustment to ADC 8.270(3) to reduce the required 30-foot interior setback from the south property line to 10 feet.
- 1.3 The applicant states the purpose of the ADC 8.270(3) is satisfied with the proposed 10-foot interior setback for two reasons: 1) the distance to abutting single-family uses are not in close proximity of the development (i.e., approximately 98 feet to 128 feet from the south property line); and 2) abutting properties have redevelopment potential and upon redevelopment would be subject to only a 10-foot setback along property lines abutting the subject site. Staff agrees.
- 1.4 A site plan overlaid on an aerial image was provided by the applicant, which indicates that distances to nearest abutting single-family uses are approximately 98 feet to 128 feet. The applicant’s plan set (Attachment B-4) illustrates these distances.
- 1.5 According to Linn County Assessor’s Map No. 11S-03W-08CC, Tax Lot 900 is 0.85 acres and measures 132.90 feet by 306.65 feet, and Tax Lot 1000 is 1.50 acres and has a depth of 185.45 feet and width of 221.76 feet. Therefore, based on the minimum property size or land requirements by type in ADC 3.190, Table 3.190-1 and schedule of permitted uses listed in ADC 3.050, these RM properties abutting the applicant’s property to the south have the potential to be further divide or redeveloped.
- 1.6 Landscaping Buffer and Screening. The applicant also states landscaping screening will be required

upon approval of a future Site Plan Review application. Staff agrees.

- 1.7 Regulations under ADC 9.208 -9.270 provide screening and buffering between uses to reduce impacts such as loss of privacy when higher intensity uses on adjacent lower intensity uses. ADC 9.210 requires buffering and screening to reduce the impacts on adjacent uses, which are of a different type; buffering and screening is required in accordance with a matrix contained within the section (Table 9.210-1). The Buffer and Screening Matrix includes a 10-foot buffer when abutting dwellings in the RR, RS-10, RS-6.5, RS-5, HM, RM, and MUR and RMA districts. Therefore, upon approval of a multi-family use with a three-story structure oriented to the south property line, a 10-foot buffer would be required.

When buffering is required, ADC 9.240 states the minimum improvements are:

- a) *At least one row of trees. Deciduous trees will be not less than ten feet high at time of planting and spaced not more than 30 feet apart; evergreen trees will be five feet high at time of planting and spaced not more than 15 feet apart.*
- b) *At least five five-gallon shrubs or ten one-gallon shrubs for each 1,000 square feet of required buffer area.*
- c) *The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).*

The subject property south property line is approximately 403 linear feet, making the buffer area a total of 4,030 square feet. Therefore, the following landscape improvements are required: 13 deciduous trees not less than 10 feet high and spaced not more than 30 feet apart or 26 evergreen trees not less than 5 feet high and spaced not more than 15 feet apart; 20 five-gallon shrubs or 40 one-gallon shrubs; the remaining area treated with attractive landscaping.

- 1.8 Building Mass and Scale. Building mass and scale includes basic building form characteristics such as width, size, height, and volume. These design characteristics influence how a building is perceived from the public right-of-way and how it relates to neighboring development.

- a. Building Articulation. Based on the conceptual building elevation, a combination of articulation techniques will be employed to promote a sense of human scale and reflect traditional façade proportions. Building articulation includes vertical or horizontal changes in materials, color, and texture, as well as minor variations in the wall plane.
- b. Wall Offsets. Based on the conceptual building elevation, offset wall planes will also be used to create visual interest and break up the massing of the structure.
- c. Building Height. Contributing to the size and scale of a building is the overall height of the structure and height of each of the stories. Generally, new buildings should not overwhelm neighboring structures in height and should remain within a similar range found within the vicinity of neighboring properties.
- d. The maximum height in the RM zone is 45 feet. The surrounding area comprised primarily of residential buildings. Residential structures in the surrounding area are typically one- to three-stories-tall. Based on the conceptual building elevation, the proposed structure is anticipated to be three-stories-tall measuring approximately 30 feet to the top of the wall and 40 feet to the peak of the roof (overall height). The height of each of the stories is approximately nine feet.

Conclusions

- 1.1 The purpose of ADC 8.270 is to create transitions between multiple-family developments and nearby, lower-density residential development, in order to reduce the impacts of the multiple-family development on lower-density development.
- 1.2 The purposed future development of the site is multi-family residential, which would abut existing single-family residential development to the south. Staff observe how the transitional setback standard of ADC 8.270 does not recognize exceptions for circumstances where the abutting property is similarly zoned to allow multi-family residential and has sufficient land area to potentially develop as such. As explained above, if abutting properties to the south were developed for multi-family residential, the transitional setback standard would not apply.
- 1.3 Based on the conceptual building elevation, the wall height of the multi-family structure is approximate 30 feet, which would require the maximum required setback of 30 feet to the south property according to the transitional setback standard as described in ADC 8.270. The applicant seeks an Adjustment to this standard to reduce the required 30-foot interior setback to the south property line to 10 feet. Staff observe the 10-foot setback proposal to be consistent with RM zone standard if the transitional setback standard of ADC 8.270 did not apply.
- 1.4 Existing abutting single-family residential development are approximately 98 feet to 128 feet from the south property line of the subject property.
- 1.5 A landscaping buffer and screening will be required upon approval of a Site Plan Review application for a multi-family development.
- 1.6 Based on the conceptual building elevation, the overall building mass and scale will utilize design characteristics influence how a building is perceived from the public right-of-way and how it relates to neighboring development.
- 1.7 Seen in the context of circumstances as described above, staff concludes granting the Adjustment will equally or better meet the purpose of the regulation to be modified. This criterion is met without conditions.

Criterion 2

The proposal will be consistent with the desired character of the base zone; and

Findings of Fact

- 2.1 Proposed. The applicant seeks an Adjustment to ADC 8.270, Transition to Lower Density Uses, which states the following under subsection three:

“Multiple-family buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.

- a. *The abutting lot is in a residential single-family zoning district or in the HM zoning district.*
- b. *The abutting lot has a pre-existing single-family home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-family home” is one constructed prior to January 1, 2021.”*

- 2.2 Proposal. Based on the provided site plan, the applicant intends to seek approval of multi-family development with a three-story apartment structure oriented to the south property line. Abutting properties south of the subject property consist of single-family dwellings that were constructed prior to January 1, 2021. Thus, a setback of one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet is required per ADC 8.270(3). Based on the conceptual building elevation, the wall height of the multi-family structure is approximately 30 feet, which would require the maximum required setback of 30 feet to the south property. Based on the provided site plan, this standard is unable to be met due to the configuration of the parcel and dimensional requirements for required improvements for multi-family development such as parking, access, pedestrian walkways, etc. Therefore, the applicant seeks an Adjustment to this standard to reduce the required 30-foot interior setback to the south property line to 10 feet.
- 2.3 Land Use Classification. The proposed use is classified as a “Multiple Family: Three or More Units” in ADC 22.300, which states “A Multiple-Family development is three or more units on one property or development site, attached or detached, including a building or collection of buildings under single or common ownership designed and used for occupancy by three or more families, all living independently of each other and having separate housekeeping facilities for each family.” ADC 22.300(2), Use Examples, states “three or more detached dwelling units on one property, triplexes, fourplexes, single-room occupancy development, a building containing three or more dwelling units in any vertical or horizontal arrangement often called an apartment building and any other similar configuration of three or more units on one property or development site.”
- 2.4 Site Plan Review. Per ADC 3.050, Table 3.050-1, a “Three or More (residential) Units” is permitted in the RM zone with Site Plan Review approval.
- 2.5 Intended Character of the Base Zones. The subject property is in the RM zoning district. ADC 3.020 states that “the RM District is primarily intended for medium-density residential urban development. New RM districts house be located on a collector or arterial street or in Village Center. Development may not exceed 25 units per gross acre.”
- 2.6 Setback Standards. According to ADC 3.190, Table 3.190-1 required minimum interior setbacks for buildings of three or more stories is as follows: 10 feet plus 3 feet for each story over 3 per unit. Multiple-family developments must also meet the setbacks in Section 8.270(3) as explained herein.

As stated under Criterion One above, abutting property to the south of the subject property has the potential to be redeveloped in accordance with the permitted uses of the RM zone. Conceivably, future development of these abutting properties with anything less than a three or more-story structure would require a minimum setback of three feet for one-story dwelling, and five feet for two-story dwellings.

Conclusions

- 2.1 The proposed development is allowed with Site Plan Review approval in the RM zoning district per ADC 3.050, Table 3.050-1.
- 2.2 Based on the observations above, the proposed adjustment to ADC 8.270(3) to reduce the required 30-foot interior setback to the south property line to 10 feet will be consistent with the desired character of the base zone.
- 2.3 This criterion is met without conditions.

Criterion 3

Any negative impacts resulting from the Adjustment are mitigated to the extend practical; and

Findings of Fact

- 3.1 Proposal. As stated previously, the applicant intends to seek approval of multi-family development with a three-story apartment structure oriented to the south property line. Staff observe the scope of this Adjustment proposal to be limited to the required 30-foot interior setback to the south property line to 10 feet.
- 3.2 Based on the applicant's site plan, the proposed structure is oriented away from existing single-family structures as far as possible while still providing area for associated site and parking lot improvements.
- 3.3 Based on the applicant's site plan overlaid on an aerial image, the distance to abutting single-family uses are approximately 98 feet to 128 feet, allowing for physical separation between the differing intensity of residential uses.
- 3.4 The applicant's conceptual elevation plans indicate the use of building articulation, wall effects, and building height to reduce the perceived bulk and scale of the proposed building.
- 3.5 The landscaping buffering and screening requirements of ADC Section 9.210, which requires a 10-foot buffering and landscaping screening, can be achieved along the south property line of the subject property with the proposed 10-foot interior setback, which will also reduce the impacts on adjacent uses, which are a lower residential density.
- 3.6 Staff observe how the landscape buffer and screening requirements of ADC 9.250 can be employed in this circumstance to reduce potential visual impacts and loss of privacy. Specifically, staff observe the screening requirements of ADC 9.250 to require the following: (1) One row of evergreen shrubs that will grow to form a continuous hedge at least four feet tall within two years of planting, or (2) A fence or masonry wall at least five feet tall constructed to provide a uniform sight-obscuring screen, or (3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least six feet tall within two years of installation. Staff proposes a condition of approval that would require the applicant's future plans for Site Plan Review to demonstrate compliance with one option identified in ADC 9.250.

Conclusions

- 3.1 The applicant seeks an adjustment to ADC 8.270(3) to reduce the required 30-foot interior setback to the south property line to 10 feet will be consistent with the desired character of the base zone.
- 3.2 Any adverse impacts associated with the reduced setback can be mitigated through such means as buffering and screening in accordance with ADC 9.240 and ADC 9.250.
- 3.3 This criterion is met when the following conditions is satisfied.

Conditions

- Condition 1* An approved Site Plan Review for the proposed use shall include a plan for additional screening in accordance with ADC 9.250.

Criterion 4

The proposal will not significantly detract from the livability or appearance of the surrounding area; and

Findings of Fact

- 4.1 The subject property is in the RM zoning district. ADC 3.020 states “the RM District is primarily intended for medium-density residential urban development. New RM districts house be located on a collector or arterial street or in Village Center. Development may not exceed 25 units per gross acre.”
- 4.2 The property is abutted by RM-zoned property to the north, south, and west. It is bordered by Geary Street right-of-way to the east. Adjacent development is a mixed of single-family, two-family, and multi-family developments.
- 4.3 Per ADC 3.050, Table 3.050-1, a “Three or More (residential) Units” is permitted in the RM zone with Site Plan Review approval.
- 4.4 ADC 2.450 includes review criteria for Site Plan Review approval, which include compliance with all applicable provisions of the Albany Development Code, and including standards of the underlay zoning district, special purpose districts, design standards, on-site development, environmental standards, and public facilities and utilities provisions.

Conclusions

- 4.1 Based on the observations above, the proposal will not significantly detract from the livability or appearance of nearby residentially zoned lands. The development proposal is further subject to the approval of a future Site Plan Review application and conditioned accordingly.
- 4.2 This criterion is met when the following conditions is satisfied.

Conditions

Condition 2 An approved Site Plan Review is required for the proposed use.

Criterion 5

If more than one Adjustment is being requested, the cumulative effect of the Adjustment results in a project which still meets criteria (1) through (4), above.

Findings of Fact and Conclusion

- 4.5 Only one adjustment is required; therefore, this criterion is not applicable.

Overall Conclusion

As proposed and conditioned, the application for Adjustment satisfies all applicable review criteria as outlined in this report.

Conditions of Approval

Condition 1 An approved Site Plan Review for the proposed use shall include a required for additional screening in accordance with ADC 9.250.

Condition 2 An approved Site Plan Review is required for the proposed use.

Options for the Planning Commission

The planning commission has three options with respect to the proposed adjustment:

- Option 1: Approve the request as proposed and conditioned; or
- Option 2: Approve the request with amendments; or
- Option 3: Deny the request.

Staff Recommendation

Based on the analysis provided in this report, staff recommends the planning commission pursue Option 1 and approve the Adjustment. If the planning commission follows this recommendation, the following motion is suggested:

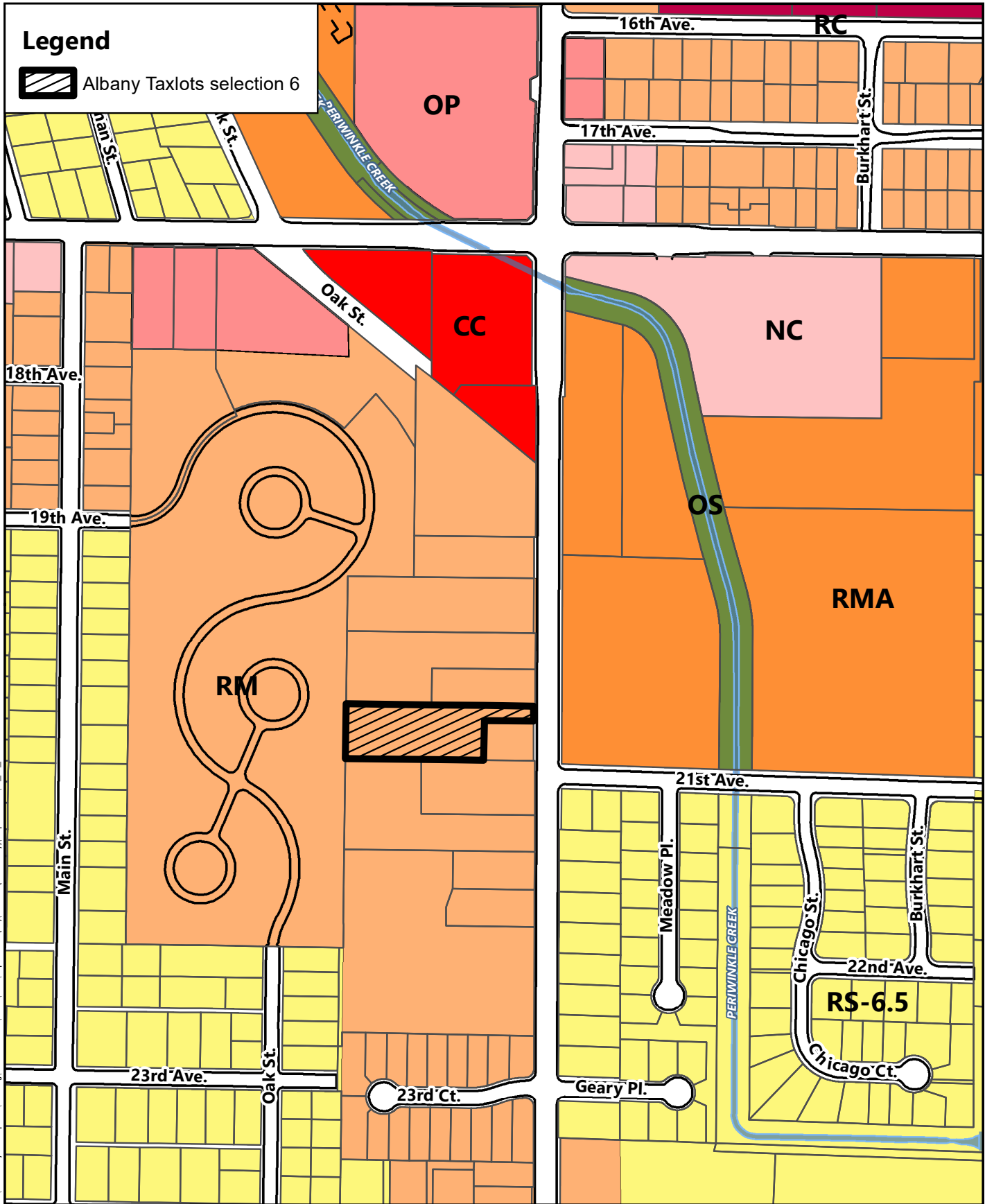
I move to approve the proposed Adjustment to ADC 8.270, Transition to Lower Density Uses, as conditioned under planning file AD-01-21. This motion is based on the findings and conclusions in the June 21, 2021, staff report, and the findings in support of the application made by the planning commission during deliberations on this matter.

Attachments

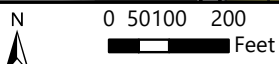
- A. Location Map
- B. Applicant's Submittal
 - 1. Findings of Fact
 - 2. Building Elevation
 - 3. Site Plan
 - 4. Site Plan Overlay

Acronyms

ADC	Albany Development Code
RM	Residential Medium Density Zoning District



G:\Community Development\Planning\Land Use Cases\2020\2021 Adjustments (AD)\AD-01-2\2018 Geary\Project Review\SP_17_201m.mxd



Date: 4/2/2021 Map Source: City of Albany

2018 Geary Street SE

Location / Zoning Map

Geary Street Apartments

Adjustment-Article 2.080

Proposal:

The proposal is for a 15-unit apartment complex for property located at 2018 Geary Street (11S03W08CC/Tax Lot 801) and zoned RM (Medium Density Residential).

The applicant is proposing an adjustment to the setback along the south property line, per Section 8.270 Transition to Lower Density Uses:

“(3) Multiple-family buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.

(a) The abutting lot is in a residential single-family zoning district or in the HM zoning district.

(b) The abutting lot has a pre-existing single-family home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-family home” is one constructed prior to January 1, 2021.”



Adjustment Criteria-ADC 2.080 Criteria

For each standard for which an Adjustment is requested, the applicant must show that the following criteria have been met:

- (1) Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and***
- (2) The proposal will be consistent with the desired character of the base zone; and***
- (3) Any negative impacts resulting from the Adjustment are mitigated to the extent practical; and***
- (4) The proposal will not significantly detract from the livability or appearance of the surrounding area; and***
- (5) If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which still meets criteria (1) through (4), above.***

Applicant Findings:

1. The property to the south is zoned RM and is developed with a single-family dwelling. Because of the existing use to the south, the applicant is required to provide a setback of one foot for every one foot in building height along the south property line. However, the applicant is proposing a setback of 10 feet from the south property line, which is standard for multi-family uses within the RM zone (multi-family adjacent RM districts). Furthermore, when the property to the south is developed with residential uses, the required setbacks will not be one foot for each foot in building height, it will be 10 feet.

The properties to the south are large enough to be further developed. ADC 8.270(3)(b) does not require the one foot for every one foot setback from adjacent structures build after January 1, 2021. Therefore, when the properties to the south are developed this setback requirement of one foot for every one foot will not be applicable for our development.

The proposed building will be 3-stories in height. The existing single-family dwellings to the south are located about 98 to 161 feet from the subject property line. The proposed 10-foot setback will not impact those single-family dwellings due to the distance. Prior to development of the site landscaping will also be provided along the south subject property line to provide additional screening. This will provide additional screening and privacy for the residents on the subject property and for any future development on the properties to the south. Landscaping will be identified and reviewed at the time of Site Plan Review approval.

Due to the shape and location of the property, providing a larger setback along the south property is not feasible. The reduction in the setback allows the applicant to provide parking, circulation, density, and adequate open space areas in the front of the development. Therefore, providing a more visible appealing and pedestrian friendly development.

The shape and location of the site creates a difficulty in the placement of building and parking areas on the site. The reduction in this requirement and providing additional landscaping (open space) elsewhere on the site, is better for the development.

2. As stated above, the subject property is zoned RM and the properties to the south are zoned RM. Because of the existing use to the south, the applicant is required to provide a setback of one foot for every one foot in building height along the south property line. However, the applicant is proposing a setback of 10 feet from the south property line, which is standard for multi-family uses within the RM zone (multi-family adjacent RM districts). Furthermore, when the property to the south is developed with multi-family uses, the required setbacks will not be one foot for each

foot in building height, it will be 10 feet.

As stated above, the properties to the south are large enough to be further developed. ADC 8.270(3)(b) does not require the one foot for every one-foot setback from adjacent structures build after January 1, 2021. Therefore, when the properties to the south are developed this setback requirement of one foot for every one foot will not appliable for our development.

The proposal is consistent with the desired character of the RM base zone.

3. At the time of Site Plan Review approval and prior to development of the site, the apartment development will provide landscaped open space areas throughout the site, which makes up for the reduction of the required setback along the south property line. Adequate landscaping and a more than adequate setback from the existing single-family dwelling to the south will mitigate any negative impacts. The reduction of this setback will have no effect on the proposed use or surrounding uses.
4. The proposed development is infill. The proposed apartment building will not be seen from the right-of-way. The development will provide adequate parking, circulation, and landscaping which will all help provide a visually appealing development. Therefore, the proposal will not significantly detract from the livability or appearance of the surrounding area.
5. An adjustment to section 8.270(3) is being requested. Only one adjustment is being requested.



BUILDING ELEVATIONS

DRY CANYON APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

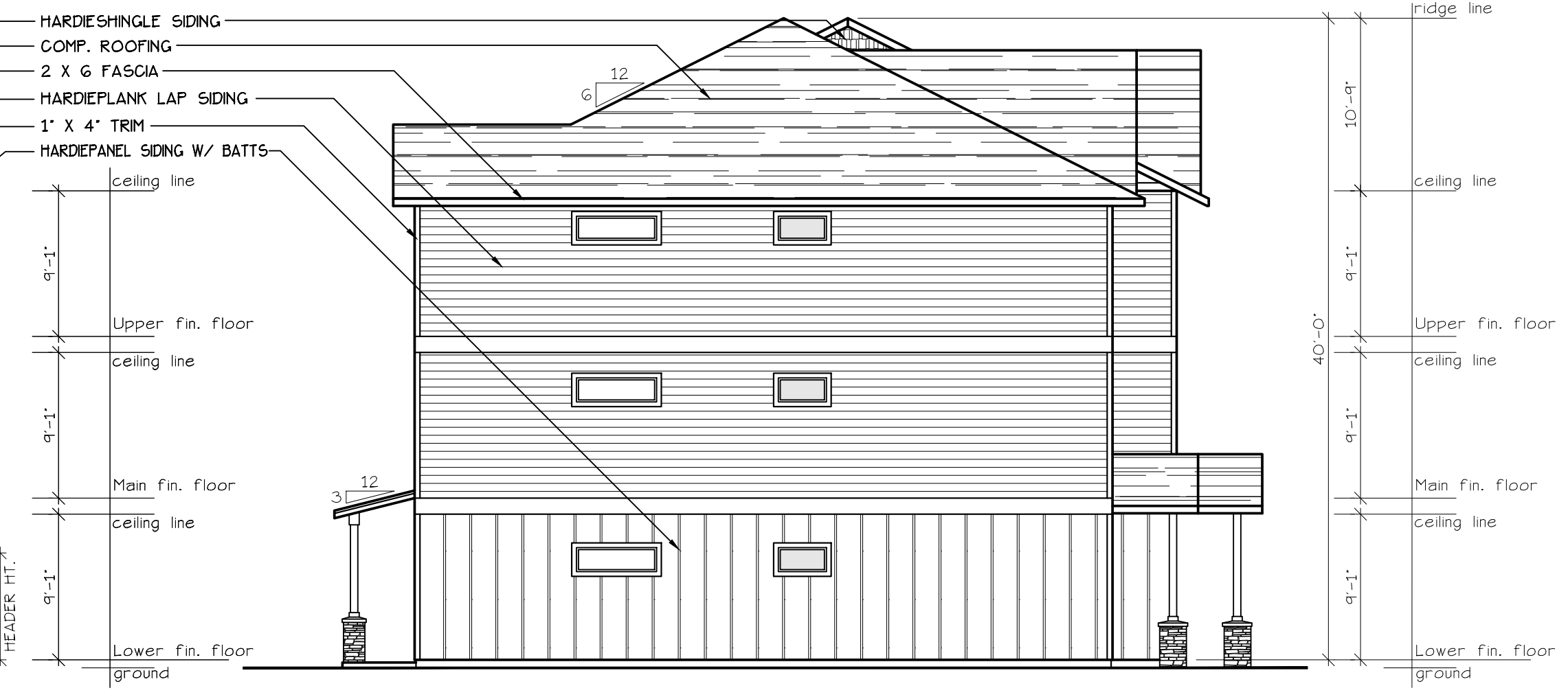
Design: P.J.M. G.I.D.
Drawn: M.D.G.
Checked: M.D.G.
Date: May-21
Scale: AS SHOWN



A1.90



WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6



SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6



EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6



NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 6

SITE PLAN

1" = 40'-0"

15 TOTAL APT UNITS

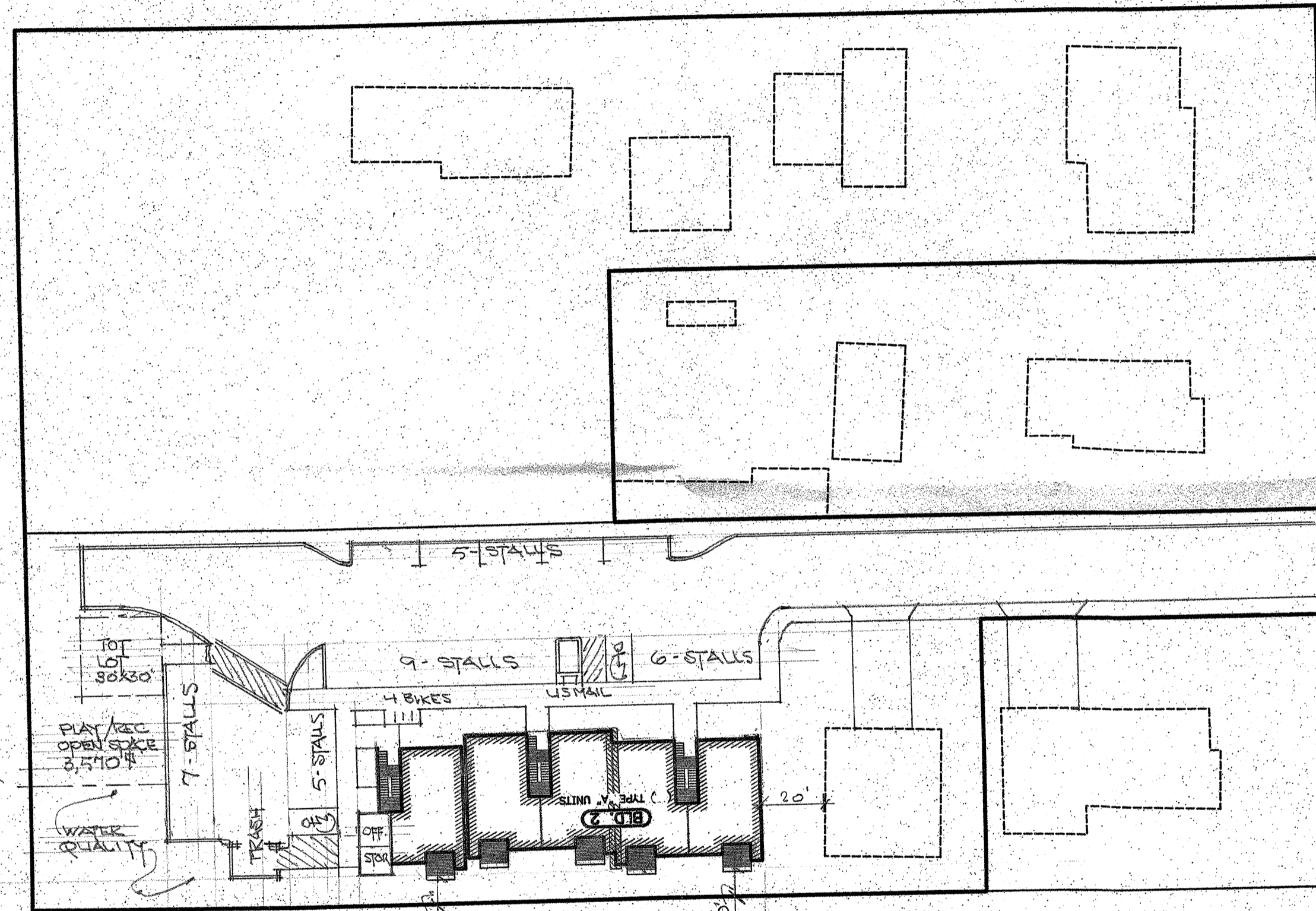
15 TYPE (A) 2 BED/ 2 BATH (952 sqft)

32 TOTAL PARKING STALLS

30 STANDARD STALLS
2 HANDICAPPED STALLS

SITE

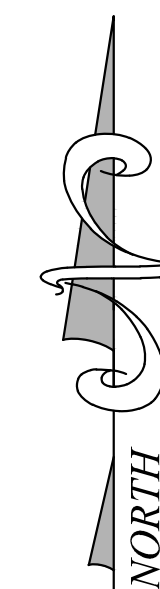
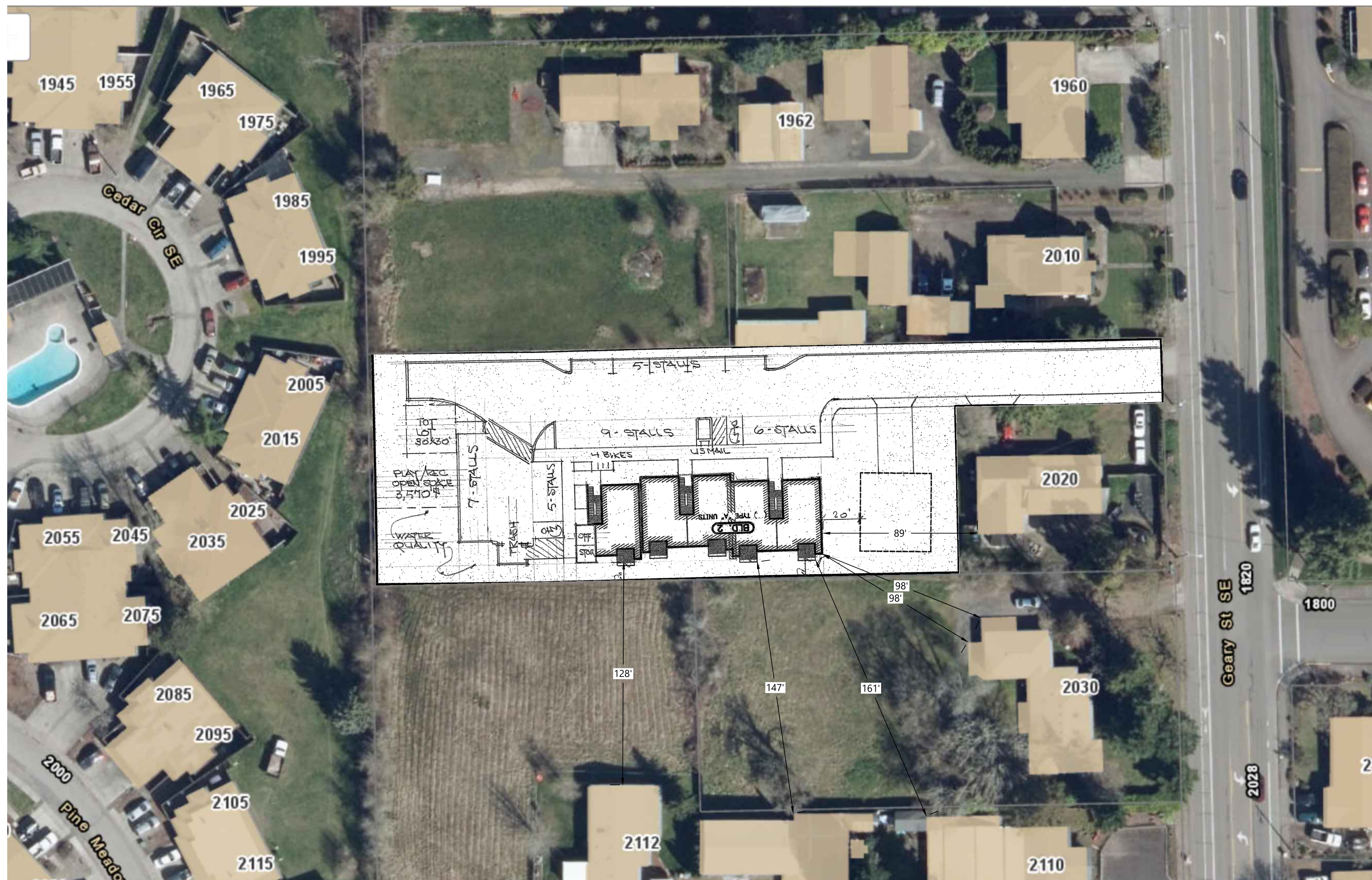
- 1 MGR OFF/ STOR
- 1 TOT LOT 30' x 30'
- 1 REC/ PLAY AREA
- 1 US MAIL BOX AREA
- 1 TRASH/RECYCLE
- 1 Water Quality area



1" = 40'
06/22/2020
#7085

PROPOSED:
15 UNIT APARTMENT COMPLEX
SE Geary ST. Albany, OR

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



1" = 40'
04/07/2021
#7085



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Tentative Subdivision Plat Review

SD-03-21

June 21, 2021

Summary

The application is Tentative Plat Review to develop the North Hills Estates Subdivision. The project will subdivide 6.75 acres of vacant land into 28 single-family residential lots and three non-developable tracts of land. The property is located on the south side of 24th Avenue about 115 feet west of Laura Vista Drive, and 23rd Avenue dead ends at both the east and west boundary of the site. A location map is included as Attachment A.

The subject properties are zoned Residential Single Family (RS-10) and encumbered with a large utility easement and a significant number of wetlands. As such, the proposal is applying the Cluster Development Standards under Albany Development Code (ADC) Article 11 to reserve 1.39 acres as tracts for the preservation and creation of wetlands. The preliminary plat is shown on Attachment F.

The Land Division review criteria under Albany Development Code (ADC) 11.180 and the Cluster Development review criteria under ADC 11.400-11.520 are applicable for the proposed application. These criteria are addressed in this report and must be satisfied to grant approval for this application.

Application Information

Proposal:	Tentative Plat to develop a 28-lot Cluster Subdivision for detached residential single-family homes.
Review Body:	Planning Commission (Type III review)
Report Prepared by:	Melissa Anderson, Planner III
Property Owner:	Myers Land Development, LLC 1024 1st Avenue SE Albany, OR 97321
Applicant:	Brian Myers, Myers Construction Company 630 Hickory Street Albany, OR 97321
Applicant's Representative:	Dave Reece, PE, Reece & Associates, Inc. 321 1st Avenue East, Suite 3A Albany, OR 97321
Address/Location:	Unaddressed site – two lots located southwest of the roundabout at 24th Avenue NW and Laura Vista Drive NW

cd.cityofalbany.net



Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-35AB; Tax Lots 100 and 200
Zoning District:	RS-10 (Residential Single-Family)
Comprehensive Plan Map Designation:	Residential – Low Density
Total Land Area:	6.75 Acres
Existing Land Use:	Vacant
Neighborhood:	North Albany
Surrounding Zoning:	North: Residential Single Family (RS-6.5) and Residential Medium Density (RM) South: Residential Single Family (RS-10) West: RS-10 East: Residential Single Family (RS-5) and RM
Surrounding Uses:	North: Single Family Residential Use and Vacant Property South: Single Family Residential Use and Vacant Property East: Single Family Residential Use West: Single Family Residential Use
Prior History:	LA-05-19: Property Line Adjustment

Notice Information

Prior to submitting the land use application, the applicant held a neighborhood meeting on April 1, 2021, in accordance with ADC 1.140. A notice of public hearing for this application was mailed on June 7, 2021, to owners of property located within 300 feet of the subject property in accordance with ADC 1.240(3). On June 17, 2021, the property was also posted with three public hearing notice signs, no less than seven days before the hearing, in accordance with ADC 1.240(4). At the time of writing this report, no comments had been received by the Community Development Department. The staff report was available to the public and posted on the City's website at www.cityofalbany.net on Monday, June 21, 2021, at least seven days prior to the public hearing.

Appeals

Within five days of the planning commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice. Any person who submitted written comments during a comment period or testified at the public hearing has standing to appeal the Type III decision of the planning commission to the city council by filing a Notice of Appeal and associated filing fee within ten days from the date the City mails the Notice of Decision.

Staff Analysis

The Albany Development Code (ADC) includes the following review criteria for a land division, which must be met for the applications to be approved. Code criteria are written in *bold italics* and are followed by findings and conclusions.

Tentative Plat Review Criteria (ADC 11.180)

Criterion (1)

The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.

Findings of Fact

- 1.1 The application is Tentative Plat Review to develop the North Hills Estates Subdivision. The project will subdivide 6.75 acres of vacant property into 28 single-family residential lots and three non-developable tracts of land. The preliminary plat is shown on Attachment F.
- 1.2 The property is an unaddressed site that is identified as Benton County Assessor's Map No. 10S-04W-35AB, Tax Lots 100 and 200. The site is located on the south side of 24th Avenue about 115 feet west of Laura Vista Drive. Twenty-Third Avenue NW dead ends at both the east and west boundary of the site. A location map is included as Attachment A.
- 1.3 The proposed development will create new lots intended for construction of new single-family detached homes. The property is zoned Residential Single-Family (RS-10), which permits detached single-family residential dwellings outright, per ADC 3.050. Therefore, the intended use of the proposed subdivision is a permitted use in the RS-10 zone.
- 1.4 The site is encumbered with a significant number of wetlands. As such, the proposal is applying the Cluster Development Standards under ADC Article 11 to reserve 1.39 acres as Tracts A and B for the preservation and creation of wetlands.
- 1.5 Under the Cluster Development standards (ADC 11.495), no minimum lot size and dimensions are required in the RS-10 zone, except lots on the perimeter of cluster developments, must meet the standards of ADC 11.500. The "Perimeter Lot Compatibility" standards under ADC 11.500 are addressed later in this report. Those findings show the perimeter lot compatibility standards are met without conditions; those findings and conclusions are included here by reference.
- 1.6 Under the Cluster Development standards (ADC 11.495), the density of cluster developments in the RS-10 zone is limited to four dwelling units per acre. The applicant is applying the solar density bonus under "Energy Conservation" (ADC 3.220(5)) to the cluster development density standard. The cluster development density standard under ADC 11.495 is addressed later in this report. Those findings show the density standards can be met with a condition of approval. Staff incorporates those findings, conclusions, and condition of approval by reference.
- 1.7 The lot and block standards under ADC 11.090 are addressed later in this report. Those findings show the lot and block standards are met with a condition of approval; those findings and conclusions are included here by reference.
- 1.8 At the time of building permit, setback, lot coverage, and height standards will be applied to ensure construction of new dwellings meet the applicable development standards of the underlying zoning district or the cluster development standards of ADC 11.495; where applicable, the development standards of ADC 11.495 will supersede the residential development standards of Article 3.

Conclusions

- 1.1 Based on the factors above, the proposal meets the applicable development standards of the underlying zoning district, the cluster development standards of ADC 11.495 and 11.500, and the applicable lot and block standards of Article 11.
- 1.2 This criterion is met.

Criterion (2)

Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Findings of Fact

- 2.1 The site is identified as Benton County Assessor's Map No. 10S-04W-35AB, Tax Lots 100 and 200, and the land is owned in its entirety by Myers Land Development, LLC.
- 2.2 The site consists of 6.75 acres of vacant land. As shown on the tentative plat (Attachment F), approximately 0.97 acres will be dedicated as public right-of-way for streets to serve the proposed subdivision. An additional 1.39 acres would be reserved as Tracts A and B for the preservation and creation of wetlands. Another 11,227 square feet will be set aside as Tract C for a stormwater management system. The remaining land area will be subdivided into 28 lots for single-family residential use.
- 2.3 As proposed, the subdivision does not create any remainder property.

Conclusions

- 2.1 All property included in this subdivision is under the same ownership, and there is no remainder of land to consider with this application.
- 2.2 This criterion is met.

Criterion (3)

Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

Findings of Fact

- 3.1 Except for one property to the south of the site, all adjoining land to the proposed subdivision has been developed and has existing access to a public street in accordance with ADC 12.060. One adjoining lot, to the south of the proposed subdivision, has not been developed, but it has access to a public street.
- 3.2 The abutting property to the south is identified as Tax Lot 1100 on Benton County Assessor's Map No. 10S04W35AB. Tax Lot 1100 is owned by the Benton Woods Homeowners Association and is significantly encumbered by wetlands, which limits the amount of development potential on the property. Nonetheless, Tax Lot 1100 has access by means of 20 feet of frontage on Scenic Drive NW.
- 3.3 All adjoining properties have access to public streets through the existing transportation system. As shown on the Tentative Plat (Attachment F), the proposed subdivision plan will not remove that access.

Conclusion

- 3.1 Adjoining land has been developed or can be developed in accordance with this Code because all adjoining lots have access to public streets.
- 3.2 This criterion is met.

Criterion (4)

The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

Findings of Fact & Conclusions

- 4.1 The project will subdivide a vacant parcel into 28 residential lots and three non-developable tracts of land.
- 4.2 The development is located on the south side of 24th Avenue NW about 115 feet west of Laura Vista Drive NW. Twenty-Third Avenue NW dead ends at both the east and west boundary of the site.
- 4.3 ADC 12.060 requires all streets adjacent and interior to new development be improved to City standards.
- 4.4 Twenty-Third Avenue NW is identified as a major collector street in Albany's Transportation System Plan (TSP). The sections of the road to the east and west of this site have a right-of-way width of 60 feet and a curb-to-curb width of 36 feet.
- 4.5 The tentative subdivision plan submitted by the applicant proposes sidewalk construction along the development's frontage on 24th Avenue NW, the extension of 23rd Avenue NW through the site with right-of-way and curb widths that match the existing improvements to each side of the development, and the construction of one interior cul-de-sac. The cul-de-sac is shown as having a right-of-way width of 54 feet and a curb-to-curb width of 30 feet. That design complies with standard local street standard contained in ADC 12.122.
- 4.6 The extension of 23rd Avenue NW through this site is a listed project (L10) in Albany's TSP. Based on the City's TSP funding methodology, a portion of the construction cost of the street improvement is eligible for Transportation System Development Charge credits.
- 4.7 Based upon ITE trip generation rates for single family homes, the development would add about 268 new vehicle trips per day to the public street system. About 27 of those trips would occur during the peak PM traffic hour.
- 4.8 The development will not generate enough trips to require submittal of a Trip Generation Analysis or Traffic Impact Analysis (TIA). The threshold for requiring submittal of a Trip Generation Analysis is 50 peak hour trips. The threshold for submittal of a TIA is 100 peak hour trips.
- 4.9 Albany's TSP does not identify any capacity or safety issues occurring along the street frontages of this development.

Conclusions

- 4.1 The development includes a proposal to construct all interior street to City standards in accordance with ADC 12.060.
- 4.2 The proposed development will generate about 268 vehicle trips per day. About 27 of those trips will occur during the PM peak traffic hour.
- 4.3 The development is not projected to generate enough trips to require submittal of a Trip Generation Analysis or TIA.
- 4.4 The extension of 23rd Avenue NW across the site is an identified project in Albany's TSP. The street

plan and proposed road design comply with the project envisioned by the TSP. The TSP does not identify any capacity or safety issues occurring along the frontage of this site.

Conditions

- Condition 1 Prior to City approval of the final subdivision plat, the applicant shall construct, or financially assure the construction of public street improvements to City standards for all streets within the development. Improvements shall include:
- a) The extension of 23rd Avenue NW across the site with a right-of-way width of 60 feet and a curb-to-curb width of 36 feet. The City Engineer may defer sidewalk installation to the development of individual lots.
 - b) Construction of an interior cul-de-sac as shown on the tentative plat map with a right of way width of 54 feet and a curb-to-curb width of 30 feet. The City Engineer may defer sidewalk improvements to the development of individual lots.
 - c) Construction of sidewalk and driveway improvements along the development's frontage on the south side of 24th Avenue NW as shown on the tentative plat map. As shown on the tentative plat map, Lots Four and Five shall share a common driveway approach to 24th Avenue NW. The City Engineer may defer sidewalk improvements to the development of individual lots.
 - d) Installation of public sidewalk along the street frontage of Tracts A and B with the construction of adjoining street improvements.
- Condition 2 The applicant shall install a stop sign and stop bar pavement marking for the northbound cul-de-sac approach to 23rd Avenue NW.

Criterion (5)

The location and design allow development to be conveniently served by various public utilities.

Findings of Fact

Sanitary Sewer:

- 5.1 City utility maps show 8-inch public sanitary sewer mains in 24th Avenue NW and in 23rd Avenue NW at the east and west boundaries of the site.
- 5.2 ORS 92.090 states no subdivision plat shall be approved unless sanitary sewer service from an approved sewage disposal system is available to the lot line of each and every lot depicted in the proposed subdivision plat.
- 5.3 Albany Municipal Code (AMC) 10.01.010 (1) states the objective of the Albany Municipal Code requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 5.4 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 5.5 ADC 12.490 states sewer collection mains must be extended along the full length of a property's frontage(s) along the right(s)-of-way or to a point identified by the City Engineer as necessary to accommodate likely system expansion. ADC 12.510 requires main extensions through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide

access to the public system for current or future service to upstream properties. Extension of the sewer across the frontage and/or through the interior of a property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the sewer in a similar manner, making the sewer available to the next properties. In this way, each property owner shares proportionately in the cost of extending sewer mains.

- 5.6 The minimum size of the public sanitary sewer main to be installed must be eight inches in diameter where a larger size is not needed to provide an adequate system, conform with the size of existing mains, meet future needs, or conform to the size specified by the utility's sewer system facility plan (AMC 10.01.110 (2)(a)).
- 5.7 All sewer mains intended to serve multiple properties must be public, installed in public rights-of-way or public utility easements. The normal routing for the sewer main extension shall be in a dedicated street right-of-way (AMC 10.01.110 (2)(b)).
- 5.8 All public sanitary sewer mains must be installed in accordance with the City's Standard Construction Specifications. If being constructed under a private contract, the developer must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division.

Water:

- 5.9 City utility maps show 8-inch public water mains in 24th Avenue NW and in 23rd Avenue NW at the east and west boundaries of the site.
- 5.10 ORS 92.090 states no subdivision plat shall be approved unless water service from an approved water supply system is available to the lot line of each and every lot depicted in the proposed subdivision plat.
- 5.11 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 5.12 ADC 12.450 requires all new development within the City, where appropriate, provide for the extension of existing water lines serving surrounding areas.
- 5.13 AMC 11.01.120 (2)(e) states all required public water main extensions must extend to the furthest property line(s) of the development or parcel. Main extensions may be required through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide current or future looping of water mains, or to provide current or future service to adjacent properties. When the owner of a property is required to connect to the public water system, the water main must be extended across the property's entire frontage and/or through the interior of the property. Extension of the water across the property's frontage and through the interior of the property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the water mains in a similar manner, making the water available to the next properties. In this way, each property owner shares proportionately in the cost of extending water mains.
- 5.14 AMC 11.01.120 (2)(c) states the City shall have the sole right to determine size, location, and type of facility to be constructed. All engineering of public water facilities shall be based on both domestic and fire protection design criteria, and in accordance with the City's water facility plan. All public water system improvements to be built under a private contract require that the developer obtain a Permit for Private Construction of Public Improvements.

- 5.15 AMC 11.01.120 (2)(h) states all public main extensions must include fire hydrants and other appurtenances in a manner consistent with the recommendations of the water system facility plan, the Standard Construction Specifications, and/or the fire marshal.
- 5.16 AMC 11.01.120(2)(b) states all public water system improvements must be installed in public rights-of-way or public utility easements. The normal location for the public water main extensions will be in a dedicated street right-of-way.
- 5.17 A Connection Charge shall be due and payable when accessing the City's water distribution facilities from or for the benefit of any real property against which no assessment has previously been levied or for which the cost of constructing the water facilities has not been paid by the property owner or predecessor thereof (AMC 15.30.010).
- 5.18 City records indicate the subject property has never been assessed for, nor participated in the cost of, the existing public water main in 24th Avenue NW. A water connection charge will be due for this main, based on the property's frontage on 24th Avenue NW and will be due before the City will approve the final plat.

Storm Drainage:

- 5.19 It is the property owner's responsibility to ensure any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 5.20 City utility maps show 12-inch public storm drainage mains in 23rd Avenue NW at the east and west boundaries of the site, and a public storm drainage main in 24th Avenue NW.
- 5.21 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.
- 5.22 ADC 12.580 states all new development within the City must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide service to upstream properties.
- 5.23 ADC 12.550 states any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.
- 5.24 ADC 12.560 states where it is anticipated by the City Engineer that the additional run-off resulting from the development will overload an existing drainage facility, the review body will not approve the development until provisions have been made for improvement of the potential problem.
- 5.25 The applicant is required to submit a drainage plan, including support calculations, as defined in the City's Engineering Standards. The applicant is responsible for making provisions to control and/or

convey storm drainage runoff originating from, and/or draining to, any proposed development in accordance with all City standards and policies as described in the City's Engineering Standards. In most circumstances, detention will be required unless it can be satisfactorily demonstrated by the applicant that there is no adverse impact.

- 5.26 AMC 12.45.030 – 12.45.040 requires a post-construction stormwater quality permit be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where 8,100 square feet or more of impervious surface is created and/or replaced, cumulatively. (Ord. 5841 § 3, 2014).
- 5.27 As shown on the tentative plat (Attachment F), the applicant proposes a combined stormwater quality and detention facility in Tract C. Proposed Tract C shall be owned and maintained by the Homeowners Association, unless the City is willing to accept ownership and maintenance of the facility.
- 5.28 The applicant submitted a preliminary storm drainage plan for the proposed development. While the plan appears to be generally acceptable, final design and construction details will be reviewed as part of the stormwater quality permit and Site Improvement permit.

Utility Easement:

- 5.29 As shown on the Tentative Plat (Attachment F), the site is encumbered with a 125-foot-wide easement for high voltage transmission lines owned by the Bonneville Power Administration (BPA). The BPA submitted comments regarding the proposed subdivision, which state all activities planned within the BPA easement, including fences, roadways, structures, and utilities need to be reviewed and approved by BPA prior to their occurrence; any use or improvements proposed within the easement will require an application to BPA (Attachment B). As proposed, the BPA easement is located within Tract A, which will be reserved as a non-developable natural area, consistent with the requirements of the BPA. As necessary to comply with ADC 11.470(1), a Homeowner's Association consisting of residents of this development will be formed to own and manage the natural area in both Tract A and B.

Conclusions

- 5.1 The applicant must extend public sanitary sewer facilities to serve each of the proposed lots.
- 5.2 The applicant must extend public water facilities to serve each of the proposed lots.
- 5.3 The applicant must provide detention and stormwater quality facilities for the proposed development.
- 5.4 Connection charges will be due for the existing public infrastructure improvements in 24th Avenue NW. The connection charges must be paid before the City will approve the final plat.
- 5.5 The applicant must obtain a stormwater quality permit before beginning work on the proposed storm drainage improvements.
- 5.6 The applicant has submitted preliminary utility plans for the proposed development. While these plans appear to be generally acceptable, final design and construction details will be reviewed as part of the required permits.

Conditions

- Condition 3 Prior to City approval of the final subdivision plat, the applicant must construct public sanitary sewer facilities to provide service to each of the proposed lots in the subdivision.

- Condition 4 Prior to City approval of the final subdivision plat, the applicant must construct public water facilities to provide service to each of the proposed lots in the subdivision.
- Condition 5 Prior to City approval of the final subdivision plat, the applicant must construct public storm drainage improvements to collect runoff from the proposed development. The storm drainage improvement must include stormwater detention and stormwater quality facilities generally as shown on the preliminary utility plans submitted by the applicant. A stormwater quality permit must be obtained before beginning work on the proposed storm drainage improvements.

Criterion (6)

Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Findings of Fact and Conclusion

- 6.1 *Article 4 Airport Approach district:* According to Figure 4.410-1 of the ADC, the subject property is not located within the Airport Approach District.
- 6.2 *Article 6 Steep Slopes, Comprehensive Plan Plate 7:* According to Plate 7 of the Comprehensive Plan, the subject property is not located in the Hillside Development district.
- 6.3 *Article 6 Floodplains, Comprehensive Plan Plate 5:* According to the FEMA Flood Insurance Rate Map, Community Panel No. 41043C0195H, dated December 8, 2016, the subject property is located outside of the Special Flood Hazard Area (aka 100-year floodplain).
- 6.4 *Article 6 Wetlands, Comprehensive Plan Plate 6:* Indicates this property has no significant wetland overlay districts on the subject property; however, wetlands are shown on the Local Wetland Inventory. Exhibit F of the applicant's submittal (Attachment D) shows a Wetland Delineation Report was submitted to the Oregon Department of State Lands (DSL), and the applicant received concurrence on November 6, 2017 (WD #2017-0335). It is due to these wetlands that the applicant is proposing a cluster development to reserve 1.39 acres of land as tracts for the preservation and creation of wetlands.
- Any impacts to wetlands are regulated by the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (ACOE). The Community Development Department sent a wetland land use notice to DSL regarding the proposed development. As shown in Attachment C, the DSL responded and stated the project will impact wetlands, which requires a state permit. It is the applicant's responsibility to obtain permits that may be required from state and/or federal agencies.
- 6.5 *Article 7 Historic Districts, Comprehensive Plan Plate 9:* Shows the subject property is not located in a historic district. There are no known archaeological sites on the property.

Conclusion

- 6.1 The proposed development is not located within special purpose districts described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- 6.2 It is the applicant's responsibility to obtain permits from DSL and ACOE prior to impacting any wetlands identified in wetland delineation WD #2017-0335.
- 6.3 This criterion is met.

Lot and Block Arrangements Review Criteria (ADC 11.090)

Lot and Block Arrangements. In any single-family residential land division, lots and blocks shall conform to the following standards in this Article and other applicable provisions of this Code:

Criterion (1)

Lot arrangement must be such that there will be no foreseeable difficulties, for reason of topography or other condition, in securing building permits to build on all lots in compliance with the requirements of this Code with the exception of lots designated Open Space.

Findings of Fact and Conclusion

1.1 In response to the criterion, the applicant states:

“The proposed subdivision is not located within an area identified as containing steep slopes (Exhibit E for Comprehensive Plan Plate 7); consequently, it is unlikely that topography will prevent development of the proposed parcels.

Wetlands have been identified on the subject property (Exhibit B for Department of State Lands Concurrence). These wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and the Oregon Department of State Lands. At this time, the applicant is coordinating with a wetlands consultant to prepare a Joint Removal-Fill Permit application for submittal to both agencies. This application must and will receive approval prior to construction within identified wetlands.

While it does not prohibit development of these properties, Lots Four and Five will have a shared access easement. This access easement will lead to individual driveways for parking, preventing the need for on-street parking.

All proposed lots comply with the minimum dimensional and density standards applicable to cluster development.”

Staff concurs with these findings.

1.2 Based on these factors, there will be no difficulties in securing building permits to build on all lots proposed for development. This criterion is met.

Criterion (2)

Lot dimensions must comply with the minimum standards of this Code. When lots are more than double the minimum area designated by the zoning district, those lots must be arranged so as to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. An urban conversion plan may be required in conjunction with submittal of tentative subdivision or partition plat.

Findings of Fact and Conclusion

2.1 The project will subdivide 6.75 acres of vacant land into 28 single-family residential lots and three non-developable tracts of land. The proposed subdivision is a Cluster Development in the RS-10 zone, where no minimum lot dimensions are required (per ADC 11.495). The lots created by this cluster development range from 4,808 square feet to 7,788 square feet. Because the properties are zoned RS-10, with a 10,000-square-foot average minimum lot size, the proposed parcels could not be further subdivided. Therefore, an urban conversion plan is not required because none of the proposed developable lots will be more than double the minimum lot size of this zoning district. This criterion is met.

Criterion (3)

Double frontage lots shall be avoided except when necessary to provide separation of residential developments from streets of collector and arterial street status or to overcome specific disadvantages

of topography and/or orientation. When driveway access from arterials is necessary for several adjoining lots, those lots must be served by a combined access driveway in order to limit possible traffic hazards on such streets. The driveway should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterials. An access control strip shall be placed along all lots abutting arterial streets requiring access onto the lesser class street where possible.

Findings of Fact and Conclusion

3.1 No double-frontage lots are proposed; therefore, this criterion is not applicable.

Criterion (4)

Side yards of a lot shall run at right angles to the street the property faces, except that on a curved street the side property line shall be radial to the curve.

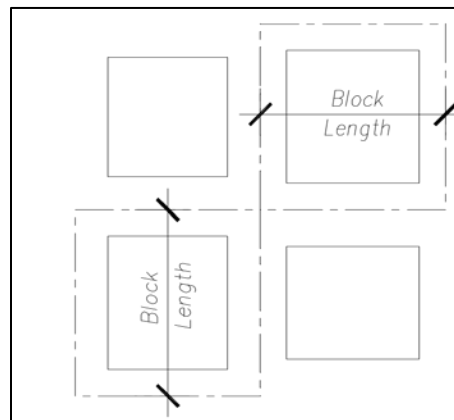
Findings of Fact and Conclusion

4.1 Wherever practicable, side yards are at right angles to the street the property faces. There are several lots facing curved streets. As shown on Attachment F, these lots have side yards that are radial to the curve of the street. This criterion is met.

Criterion (5)

Block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate lot size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through streets (Figure 11.090-1). Physical conditions may include existing development, steep slopes, wetlands, creeks, and mature tree groves.

FIGURE 11.090-1. Block Length



Findings of Fact and Conclusion

5.1 As shown on Attachment F, the proposed subdivision will create three blocks: 23rd Avenue NW between Laura Vista Drive NW and the new local street, the new local street between 23rd Avenue NW and its own cul-de-sac, and 23rd Avenue NW between the new local street and Paddington Drive NW. These blocks are approximately 276 feet, 350 feet, and 600 feet, respectively, resulting in an average block length is 408.7 feet (or less than 600 feet). This criterion is met.

Criterion (6)

Off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible.

Findings of Fact and Conclusion

- 6.1 Pedestrian connectivity is provided by sidewalks along public streets throughout the subdivision. The proposed subdivision does not create a situation where a public street connection is necessary but is not feasible. This criterion is met.

Criterion (7)

The recommended minimum distance between arterial street intersections is 1800 feet. In order to provide for adequate street connectivity and respect the needs for access management along arterial streets, the Community Development Director/City Engineer may require either a right-in/right-out public street connection or public access connection to the arterial in lieu of a full public street connection. When a right-in/right-out street connection is provided, turning movements shall be defined and limited by raised medians to preclude inappropriate turning movements.

Findings of Fact

- 7.1 The proposed subdivision does not construct or connect to an arterial street; therefore, this criterion does not apply.

Criterion (8)

The minimum frontage of a lot on a cul-de-sac shall be 22 feet as measured perpendicular to the radius.

Findings of Fact and Conclusion

- 8.1 Four lots within the proposed subdivision will have frontage on a cul-de-sac. Each of these lots has a minimum of 30 feet of frontage on the proposed cul-de-sac. This criterion is met.

Criterion (9)

Flag lots are allowed only when absolutely necessary to provide adequate access to buildable sites and only where the dedication and improvement of a public street is determined by the City Engineer to be not feasible or not practical. The minimum width for a flag is 22 feet, except when access is shared by an access and maintenance agreement in which case each lot shall have a minimum width of 12 feet and a combined minimum of 24 feet.

Findings of Fact and Conclusion

- 9.1 As shown on Attachment F, the proposed subdivision will create two flag lots: Lot Seven and Lot Eight. The applicant states the use of “flexible development standards provided by the Cluster Development option has resulted in additional buildable sites in the form of Lots 7 and 8. Lots that would have otherwise been consumed by surrounding parcels. Constructing a 54-foot-wide local street and cul-de-sac turnaround would require more land than these lots can spare. As a result, these lots could not provide buildable area if a full local street were constructed. An access and maintenance agreement will be provided for these lots. The flagpole of both lots has 12 feet of frontage for a combined width of 24 feet.” Staff concurs with these findings.
- 9.2 ADC 12.100 allows for the creation of flag lots with a shared driveway and requires that the shared portion the driveway be paved prior to creation of the lots.
- 9.3 This criterion is met with the following condition.

Condition

- Condition 6 Prior to City approval of the final subdivision plat, a shared access and utility easement for Lot Seven and Lot Eight shall be provided. The shared portion of the driveway shall be paved or financially assured prior to recordation of the final plat map.

Criterion (10)

At all street intersections, an arc along the property lines shall be established so that construction of the street at maximum allowable width, centered in the right-of-way, shall require not less than a twenty-foot radius of the curb line.

Findings of Fact and Conclusion

10.1 The proposed subdivision will construct one street intersection. An arc along the property lines have been designed to have greater than a 20-foot radius of the curb line (see Attachment F, Sheet 3.0). This criterion is met.

Cluster Development Review Criteria (ADC 11.400-11.530)

Purpose (ADC 11.400)

Cluster development is intended to protect and/or restore natural and other special features in the development of a site. In return, the more flexible standards found in this section may supersede other stricter standards of this Code. Cluster developments may provide greater flexibility, reduced and/or varied lot sizes, and more variety in permitted uses. Residential density may be transferred within the development in exchange for restoring degraded or marginal quality resources located in a Significant Natural Resource overlay district or for protecting natural or other special features of the site. Developments must satisfy high-quality master planning and design requirements.

Findings of Fact and Conclusion

The Albany Local Wetland Inventory shows wetlands are present on the subject property, and Exhibit F of the applicant's submittal (Attachment D) shows the applicant received concurrence from DSL on November 6, 2017 (WD #2017-0335). It is due to these wetlands that the applicant is proposing a cluster development to reserve 1.39 acres of land as Tracts A and B for the preservation and creation of wetlands, consistent with the purpose of ADC 11.400. A Homeowner's Association consisting of residents of this development will be formed to own and manage these natural features.

Optional Nature (ADC 11.405)

Cluster development is an optional form of development. Cluster development proposals are reviewed as part of the land division, site plan, or Conditional Use application processes.

Findings of Fact and Conclusion

The proposed cluster development is reviewed as part of a subdivision application process. The land division criteria are addressed earlier in this report. This criterion is met.

Eligibility (ADC 11.410)

To be eligible to apply for cluster development, all of the following are required:

- (1) *Residential Zoning. The site must be located in a residential zoning district.*
- (2) *Natural and Other Special Features. The site must contain one or more of the features listed in Section 11.460.*
- (3) *Professional Designer. An applicant for cluster development approval must certify in writing that a certified landscape architect, site planner, or landscape designer, approved by the Director, will be used in the planning and design process for the proposed development.*

Findings of Fact and Conclusion

The subject property is zoned RS-10, which is intended for single-family residential development. The Albany Local Wetland Inventory shows wetlands are present on the subject property, and Exhibit F of the applicant's submittal (Attachment D) shows the applicant received concurrence from DSL on November 6, 2017 (WD #2017-0335). This project was also designed by a licensed civil engineer, and a natural resource specialist is coordinating completion of wetland permitting processes. Therefore, the proposal is eligible for cluster development because all of criteria one, two, and three are met.

Relationship to Other Regulations (ADC 11.420)

If the applicant chooses the cluster development option, and the site is deemed eligible by the City, these standards will supplement other provisions of this Code. For example, a subdivision proposed as a cluster development is also subject to other provisions of Article 11 of the Development Code. Other types of residential development are subject to Site Plan Review or Conditional Use review. These provisions apply to issuance of building permits in a cluster development and to ongoing uses and activities in a cluster development.

Findings of Fact and Conclusion

The applicant has applied for a residential subdivision using the cluster development standards, and the site is eligible for the cluster development option (per ADC 11.410). The land division criteria under ADC 11.180 (and 11.090) are addressed earlier in this report. Those findings are included here by reference. At the time of building permit, setback, lot coverage, and height standards will be applied to ensure construction of new dwellings meet the applicable development standards of the underlying zoning district or the cluster development standards of ADC 11.495; where applicable, the development standards of ADC 11.495 will supersede the residential development standards of Article 3. This criterion is met.

Procedure (ADC 11.430)

Cluster development proposals are reviewed as a Type III procedure.

Findings of Fact and Conclusion

The proposed cluster development is reviewed as a Type III procedure, in accordance with ADC 1.360. This criterion is met.

Review Criteria (ADC 11.440)

The review criteria for a cluster development are those that apply to a particular type of development. For example, the tentative plat criteria in Article 11 apply to cluster land divisions. (See Section 11.420 for relation to the other requirements.) Also, the review body must find that the application meets the following additional criterion:

- (1) *The proposed development meets all of the requirements for cluster development.*
- (2) *The proposed development preserves or restores natural or other special features as identified and prioritized in ADC 11.460.*

Findings of Fact and Conclusion

By applying the cluster development standards, the applicant is able to reserve 1.39 acres of land as tracts for the preservation and creation of wetlands. As proposed and conditioned, the development can meet all of the requirements for cluster development; the findings for cluster development review criteria ADC 11.400-11.530 are included here by reference. These criteria are met.

Natural Area Requirements (ADC 11.450)

Cluster developments must provide a minimum of 20 percent of the site as permanent natural areas. Land designated as Open Space on the Comprehensive Plan or Zoning maps may not be used to fulfill this requirement.

Findings of Fact

The subject properties contain 6.75 acres of land, none of which is zoned or designated as Open Space. Based on this size of development, a minimum of 1.35 acres of natural features is required to be set aside as permanent natural areas. The proposed development will preserve approximately 1.39 acres of natural features, which equates to 20.6 percent of the development site. This criterion is met.

Designation of Permanent Natural Area (ADC 11.460)

The required natural area may be public or private. The minimum 20 percent of the gross acreage of the development site set aside as natural area in a cluster development should be designated in the following priority order:

- (1) *The first priority for natural area designation is significant tree groves identified on the South Albany Area Plan Organizational Framework map in the Comprehensive Plan (Figure 1), and Oregon White Oak (*Quercus garryana*) trees citywide equal to or greater than six and one-half feet in circumference (approximately 25-inches in diameter) measured as defined in Article 9.203(4). For individual trees, the natural area boundary is defined as the critical root zone (as defined in Article 9.203 (1)) plus a 10-foot buffer.*
- (2) *The second priority for natural area designation is natural resources within the Significant Natural Resource overlay districts that are of degraded or marginal quality and subsequently restored to good quality in accordance with the quality levels in ADC Section 6.410(5). This priority shall be satisfied in the following order:*
 - (a) *Habitat for western painted and northwestern pond turtles within the Habitat Assessment Overlay (/HA), as identified by a turtle habitat assessment, that is restored to good quality.*
 - (b) *Wetland within the Significant Wetland overlay district (/SW) that is restored to good quality.*
 - (c) *Riparian area within the Riparian Corridor overlay district (/RC) that is restored to good quality.*

Findings of Fact

The proposed development does not contain natural features identified as the first and second priorities because it does not contain Oregon White Oaks or any of the City of Albany's Significant Natural Resource overlay districts. Therefore, criteria one and two do not apply.

- (3) *The third priority for natural area designation is protection of other environmentally sensitive areas, natural and scenic features of the site. This priority shall be satisfied in the following order:*
 - (a) *Good quality habitat for western painted and northwestern pond turtles near Thornton Lakes within the Habitat Assessment overlay (/HA) as identified by a turtle habitat assessment.*
 - (b) *Good quality wetland within the Significant Wetland overlay district (/SW).*
 - (c) *Good quality riparian area within the Riparian Corridor overlay district (/RC).*

- (d) Other wetlands not within the Significant Wetland overlay district, as shown on the City's Local Wetland Inventories, or by a delineation approved by the Oregon Department of State Lands.
- (e) Existing channels identified in the most current version of the City of Albany Storm Water Master Plan.
- (f) Springs.
- (g) Land with natural slopes 12 percent or greater as designated by the Hillside Development overlay district (/HD).
- (h) Wooded area with five or more healthy trees over 25 inches in circumference (approximately eight inches in diameter) measured as defined in Article 9.203(4), if approved by the City Forester.
- (i) Land that provides bike or walking trails that connect to existing or proposed parks or trails, inventoried natural features, or areas zoned Open Space; or areas otherwise protected as permanent natural areas.
- (j) Incorporate public parks, trails, trailheads or open space designated in the Parks, Recreation and Open Space Plan, the North Albany Refinement Plan, and the South Albany Area Plan.
- (k) Other features of the site unique to Albany, if approved by the Director.

Findings of Fact

The areas reserved as natural area in the proposed cluster subdivision meet the third priority under ADC 11.460(3)(d): "Other wetlands not within the Significant Wetland overlay district, as shown on the City's Local Wetland Inventories, or by a delineation approved by the Oregon Department of State Lands." All 1.39 acres of preserved natural features are classified as such. A wetland delineation is provided in Attachment D. This criterion is met.

Creation of Permanent Natural Areas (ADC 11.470)

- (1) *Natural areas in a cluster development may be set aside and managed in one or more of the following ways:*
 - (a) *Portions of one or more individual lots; or*
 - (b) *Common ownership by residents of the development; or*
 - (c) *Third party (non-profit organization) whose primary purpose is to hold or manage the open space, subject to a reversionary clause in the event of dissolution of the non-profit organization; or*
 - (d) *Dedicated to City of Albany, if the City agrees to accept ownership and maintain the space.*
- (2) *Except for Subsection (1)(d) above, natural areas shall be subject to restrictive covenants and easements reviewed by the Community Development Director and recorded and filed when the subdivision plat for the project area is recorded. Except when allowed in 11.480, an easement shall include permanent provisions prohibiting the placement of structures or impervious surfaces, alteration of the ground contours, or any other activity or use inconsistent with the purpose of these provisions.*

Findings of Fact

As shown on the preliminary plat (Attachment F), 1.39 acres of land in Tracts A and B are proposed for the preservation and creation of wetlands. These natural areas are proposed to be set aside and managed in common ownership by residents of the development through a Homeowner's Association in accordance with ADC 11.470(1)(b). Prior to acceptance of a final plat, the applicant proposes to provide restrictive covenants and

easements to protect these natural features (per ADC 11.470(2)). This criterion will be met with a condition of approval.

Condition

Condition 7 Prior to City approval of the final subdivision plat, the applicant shall submit to the Community Development Department for review of a document to be recorded with final plat that calls for the formation of a Homeowner's Association. This document shall describe restrictive covenants and easements for the non-developable tracts of land proposed on the preliminary plat. Tracts A and B shall be owned and maintained by the Homeowners Association, and the wetlands in Tracts A and B shall include an easement and permanent provisions to prohibit the placement of structures or impervious surfaces, alteration of the ground contours, or any other activity or use inconsistent with the purpose of the Cluster Development provisions. These restrictive covenants and easements shall be recorded and filed prior to City approval of the final subdivision plat.

Protection of Permanent Natural Areas (ADC 11.480)

- (1) *If any applicable overlay districts allow it, the development may encroach into permanent natural areas, only under the following circumstances:*
 - (a) *Meets the requirements of all overlay districts in Articles 4, 6 and 7; and*
 - (b) *The encroachment is necessary to meet transportation, utility infrastructure requirements, or post construction stormwater quality requirements; or*
 - (c) *The encroachment is necessary to provide bike or walking trails that connect to existing or proposed parks or trails, inventoried natural features, or areas zoned Open Space or otherwise protected as permanent natural areas.*

Findings of Fact

The development plan does not propose encroachment into any overlay districts; therefore, this criterion does not apply.

- (2) *Permanent alteration by grading may be authorized for the purpose of natural resource enhancement, such as wetland, riparian, or wildlife habitat restoration.*

Findings of Fact

The development plan does not propose permanent alteration and grading of the areas reserved as natural features; therefore, this criterion does not apply.

- (3) *Significant wetlands, riparian corridors, and intermittent streams preserved as natural areas in a cluster development may be used for conveyance of storm waters only when the applicant has demonstrated that the discharge is compatible with the protection of the natural resource. These natural features shall not be used for drainage improvements, such as detention or retention ponds, or any other utility improvement necessary for development of the lots.*

Findings of Fact

There are no significant wetlands, riparian corridors, or intermittent streams on the subject property that are proposed for conveyance of storm waters; therefore, this criterion does not apply.

- (4) *Areas set aside for permanent natural areas in a cluster development cannot be further subdivided.*

Findings of Fact

Under criterion ADC 11.470 (above), condition of approval six requires restrictive covenants and easements to protect the natural areas in Tracts A and B. Therefore, the permanent natural areas in the cluster development cannot be further subdivided. This criterion is met.

- (5) *Fences are permitted in and around the natural areas if consistent with the expressed purpose of the natural areas.*

Findings of Fact

The development plan does not propose fences in and around the natural areas; therefore, this criterion does not apply.

- (6) *Provisions must be established to ensure the continued maintenance of areas designated as natural areas through Cluster Development. See Section 11.470.*

Findings of Fact

Under criterion ADC 11.470 (above), condition of approval six will require that Tracts A and B be owned and maintained by a Homeowner's Association, and that restrictive covenants and easements to protect the natural features set aside in Tracts A and B be established. These provisions will ensure the continued maintenance of the areas designated as natural areas; therefore, this criterion is met.

Permitted Uses (ADC 11.490)

The uses allowed within cluster developments outside the permanent natural areas are determined by the underlying zoning district standards in Section 3.050, with the following exceptions:

- (1) *On development sites greater than 20 acres, up to 20 percent of the housing units in RS-6.5 and RS-10 may be attached single-family or condominium housing.*
- (2) *On development sites greater than 50 acres, up to two acres may be developed with neighborhood commercial uses through a Conditional Use review. The maximum building footprint of commercial or office uses shall be 3,000 square feet. Commercial and office uses shall be limited to restaurants with no drive-through service, and convenience-oriented and personal service-oriented uses as described in Article 22.*
- (3) *Within the South Albany Area Plan boundary, attached single-family and duplexes will be permitted in the RS-5, RS-6.5 and RS-10 zoning districts for up to 25 percent of the total units provided when transferring density within the Oak Creek Transition Area or when transferring density of the area necessary to preserve significant tree groves identified on the South Albany Area Plan Organizational Framework map in the Comprehensive Plan (Figure 1), and oak trees over 25-inches in diameter measured at 4.5 feet from the ground. Developments may not exceed the maximum density by zoning district in 11.495 and must meet all applicable standards in the Code.*

Findings of Fact

The development site is less than 20 acres, and the proposed development is intended for detached, single-family dwellings as permitted under ADC 3.050. Therefore, these criteria do not apply.

Development Standards (ADC 11.495)

In a cluster development, the following development standards in Table 11.495-1 supersede the same standards in Section 3.190, Table 3.190-1. The number of allowable dwelling units is based on the maximum density for the zone as specified in the following table.

TABLE 11.495-1. Allowable dwelling units in density ranges per zone.

Standard	RS-10	RS-6.5	RS-5	RM	RMA
Max. dwelling units per gross acre	4	6	8	25	35
Minimum Lot Size (1)	None	None	None	None	None
Minimum Lot Width	None	None	None	None	None
Minimum Lot Depth	None	None	None	None	None
Minimum front setback (2)	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Maximum Lot Coverage (3)	70%	70%	70%	70%	75%

(1) Lots on the perimeter of the cluster development shall meet the standards in 11.500.

(2) Except, when lots are adjacent to existing development on the same side of the street, the setback shall be within 5 feet of the adjacent house(s) setback(s).

(3) The maximum lot coverage may be up to 100 percent for lots that provide land only for the building footprint.

Findings of Fact

- 1.1 In a cluster development, the development standards in Table 11.495-1 (above) supersede the same standards in Section 3.190, Table 3.190-1.
- 1.2 Under the cluster development standards, no minimum lot size and dimensions are required in the RS-10 zone, except lots on the perimeter of cluster development must meet the standards of ADC 11.500. "Perimeter Lot Compatibility" standards under ADC 11.500 are addressed in the section immediately following; those findings are included here by reference.
- 1.3 Under the cluster development standards, the minimum front yard setback is 15 feet, and the maximum lot coverage is 70 percent. These standards are applied at the time of building permit, superseding the front setback and lot coverage standard under Section 3.190, Table 3.190-1.
- 1.4 Under the cluster development standards, the density of cluster developments in the RS-10 zone is limited to four dwelling units per acre. The proposed subdivision encompasses 6.75 acres of land, resulting in a maximum density of 27 dwelling units ($6.75 \times 4 = 27$). However, the applicant is applying the solar density bonus standard under "Energy Conservation" (ADC 3.220(5)). The solar density bonus provisions under ADC 3.220(5) state:

Bonus Provisions for Reduction in Standard Lot Size Requirements. *The following standards may be applied to development sites resulting in allowed reductions in the average minimum lot size and area per unit requirements as indicated. In no instance shall the combined total of all bonus provisions applied to a development result in an overall reduction of more than 30 percent in the standard site size or lot area per unit requirements, or result in a density that exceeds the allowed density in the zone by more than 20 percent. Some bonuses are available for lot design only, with additional bonuses available due to building design or construction (ADC 3.220).*

Energy Conservation.

- (5) ***Solar Access Protection.*** *If buildings are sited (either by site design or defining buildable areas) and covenants or other mechanisms are established that protect solar access of south building walls from shading by structures and vegetation, a density bonus of up to 10 percent may be allowed. Table 3.220-1 indicates the amount of bonus that shall be given, based on the percentage of lots or multiple-family units that are protected. For subdivisions, to receive a bonus, a covenant or other mechanism shall be established that provides and protects solar access for the southerly building area of protected lots from 9:30 a.m. to 2:30 p.m. on December 21. For multiple unit*

developments to receive a bonus, protected units shall receive this same solar access protection for south facing walls, and the south facing glass of those units shall total at least 7 percent of the conditioned area. (South facing is defined as being within 25 degrees of true south.)

TABLE 3.220-1

ENERGY CONSERVATION BONUS STANDARDS		
Development Type	Percentage of Lots or Units Protected	Density Bonus Permitted
Subdivision	80 percent or more of lots	10 percent
	At least 60 percent and up to 80 percent	5 percent
Multiple-unit Development	80 percent or more of units	10 percent
	At least 60 percent and up to 80 percent	5 percent

As shown on the Solar Access Plan (Attachment G), 19 of the proposed 28 lots (or 60 percent) meet the solar access requirements, which allows a five percent density bonus. Therefore, the density bonus provision under ADC 3.220(5) will allow for a total of 28 lots. The calculation for the solar access bonus is as follows:

$$19 \text{ (units)} / 28 \text{ (units)} = 67.8 \text{ percent}$$

Therefore, the proposed development qualifies for a five percent density bonus.

$$27 \text{ (units)} \times 0.05 = 1.35 \text{ (units)}$$

$$27 \text{ (units)} + 1.35 \text{ (units)} = 28.35 \text{ (Units)}$$

To ensure development of the subdivision complies with the solar access standards, the applicant is proposing setback and height restrictions. Setbacks for each proposed lot is illustrated on the Solar Access Plan (Attachment G). Additionally, the applicant is proposing Lots 19, 20, 23, and 24 be restricted to one-story dwellings to maintain solar access for adjacent lots. Two-story buildings will be permitted on all other lots. The applicant states deed restrictions or other mechanisms of enforcing these self-imposed standards will be provided prior to approval of a final plat. As a condition of approval, staff recommends the applicant record a Solar Energy Easement document, as described in ORS 105.895.

Conditions

Condition 8 Prior to City approval of the final subdivision plat, the applicant shall submit to the Community Development Department for review a Solar Energy Easement document, as described in ORS 105.895 that protects solar access for the southerly building area of the designated lots shown on the Solar Access Plan from 9:30 a.m. to 2:30 p.m. on December 21 (see Attachment G of the staff report). This document shall also be recorded with the final plat.

Condition 9 At the time of building permit, the following solar access restrictions apply (see Attachment G of the staff report):

- a) Proposed Lots 19, 20, 23, and 24 shall be restricted to one-story dwellings to maintain solar access for adjacent lots. Two-story buildings are permitted on all other lots.

- b) A minimum of an eight foot interior setback shall be provided for all of the lots in the subdivision, except for the interior setback of proposed Lot 19 from Lot 20 shall be 18 feet, consistent with the Solar Access Plan.

Perimeter Lot Compatibility (ADC 11.500)

The following standards and exceptions will apply to the lots on the perimeter of a proposed cluster development.

- (1) *Standards. The term “standard minimum lot size” as used in this section, means the minimum lot size allowed in the underlying base zone without any reductions in size allowed elsewhere in this Code.*
 - (a) *When the proposed cluster development abuts developed property in a lower density residential zoning district, the size of lots on the perimeter of the proposed cluster development shall be at least the standard minimum lot size allowed in the zone underlying the cluster development.*
 - (b) *When the proposed cluster development abuts developed property in the same residential zoning district as the proposed cluster development, the size of lots on the perimeter of the cluster development shall be at least 70 percent of the standard minimum lot size of the underlying zoning district.*
- (2) *Exceptions. The Perimeter Lot Compatibility standards do not apply in the following cases:*
 - (a) *Perimeter lots that are adjacent to land that is zoned for higher density housing, mixed-use or non-residential uses, or to residentially zoned property not in residential use (such as educational, institutional, religious or park uses).*
 - (b) *Where the same property owner owns the property abutting the proposed cluster development or when the perimeter lots share a property line with the Urban Growth Boundary.*
 - (c) *If a buffer area is created as a separate property along the perimeter and is at least 20 feet wide, the buffer area shall become a permanent natural area and shall meet the provisions in Sections 11.470 and 11.480.*
 - (d) *Cluster developments abutting property that is at least 1 acre in size.*

Findings of Fact

The site is zoned RS-10, where the average minimum lot size is 10,000 square feet (per ADC 3.190). The proposed cluster development does not abut developed property in a lower density residential zoning district; therefore, criterion (1)(a) does not apply.

The proposed cluster development abuts developed property in the RS-10 zoning district on the west side of the site. The property abutting the south end of the site is zoned RS-10, but it is undeveloped at this time. As shown on the tentative plat (Attachment F), the lots on the west and south side of the development (Lots 1, 12, 13, 15, 18, 19, 20, 21, 22, 23 and Tact B), are all at least 7,000 square feet in size or 70 percent or more of the minimum lot size for the underlying RS-10 zone. Therefore, criterion (1)(b) is met.

Adjacent properties on the north and east side of the site are zoned for higher density housing, which includes the RS-5 and RM zone. Therefore, the perimeter lots on the north and east side of the proposed cluster development are exempt under ADC 11.500(2)(a). Based on the factors described above, the perimeter lot compatibility standard is met.

Permitted Uses (ADC 11.510)

The uses allowed within cluster developments outside the permanent natural areas are determined by the underlying zoning district standards in Section 3.050, with the following exceptions:

- (1) On development sites greater than 20 acres, up to 20 percent of the housing units in RS-6.5 and RS-10 may be attached single-family or condominium housing.*
- (2) On development sites greater than 50 acres, up to 2 acres may be developed with neighborhood commercial uses through a Conditional Use review. The maximum building footprint of commercial or office uses shall be 3,000 square feet. Commercial and office uses shall be limited to restaurants with no drive-through service, and convenience-oriented and personal service-oriented uses as described in Article 22.*

Findings of Fact

The exceptions listed under ADC 11.510(1) and (2) do not apply because the site area is less than 20 acres. The underlying zoning district of the subject properties is RS-10, which allows single-family residential development. Therefore, the proposed subdivision intended for single-family detached dwellings is allowed, consistent with Section 3.050 of the ADC. This criterion is met.

Street Standards for Cluster Development (ADC 11.520)

Local streets in a cluster development may be constructed to the Residential Street Design for Constrained Sites as described in Section 12.122(6). If the City subsequently adopts street standards specifically designated for cluster development, those standards shall supersede and replace this section.

Findings of Fact

The proposed project is not applying the Residential Street Design for Constrained Sites; therefore, this criterion is not applicable.

South Albany Connectivity (ADC 11.530)

Developments within the South Albany Area Plan boundary shall provide a connected street and pathway network.

Findings of Fact

The proposed project location is not located within the South Albany Area Plan boundary; therefore, this criterion is not applicable.

Overall Conclusion

As proposed and conditioned, the application under planning file SD-03-21 for Tentative Plat Review to develop a 28-lot Residential Cluster Subdivision, satisfies all applicable review criteria as outlined in this report.

Overall Conditions

Transportation:

- Condition 1** Prior to City approval of the final subdivision plat, the applicant shall construct, or financially assure the construction of, public street improvements to City standards for all streets within the development. Improvements shall include:
- a) The extension of 23rd Avenue NW across the site with a right-of-way width of 60 feet and a curb-to-curb width of 36 feet. The City Engineer may defer sidewalk installation to the development of individual lots.

- b) Construction of an interior cul-de-sac as shown on the tentative plat map with a right-of-way width of 54 feet and a curb-to-curb width of 30 feet. The City Engineer may defer sidewalk improvements to the development of individual lots.
- c) Construction of sidewalk and driveway improvements along the development's frontage on the south side of 24th Avenue NW as shown on the tentative plat map. As shown on the tentative plat map, Lots Four and Five shall share a common driveway approach to 24th Avenue NW. The City Engineer may defer sidewalk improvements to the development of individual lots.
- d) Installation of public sidewalk along the street frontage of Tracts A and B with the construction of adjoining street improvements.

Condition 2 The applicant shall install a stop sign and stop bar pavement marking for the northbound cul-de-sac approach to 23rd Avenue NW.

Utilities:

Condition 3 Prior to City approval of the final subdivision plat, the applicant must construct public sanitary sewer facilities to provide service to each of the proposed lots in the subdivision.

Condition 4 Prior to City approval of the final subdivision plat, the applicant must construct public water facilities to provide service to each of the proposed lots in the subdivision.

Condition 5 Prior to City approval of the final subdivision plat, the applicant must construct public storm drainage improvements to collect runoff from the proposed development. The storm drainage improvement must include stormwater detention and stormwater quality facilities generally as shown on the preliminary utility plans submitted by the applicant. A stormwater quality permit must be obtained before beginning work on the proposed storm drainage improvements.

Flag Lots:

Condition 6 Prior to City approval of the final subdivision plat, a shared access and utility easement for Lot Seven and Lot Eight shall be provided. The shared portion of the driveway shall be paved or financially assured prior to recordation of the final plat map.

Cluster Development Standards:

Condition 7 Prior to City approval of the final subdivision plat, the applicant shall submit to the Community Development Department for review of a document to be recorded with final plat that calls for the formation of a Homeowner's Association. This document shall describe restrictive covenants and easements for the non-developable tracts of land proposed on the preliminary plat. Tracts A and B shall be owned and maintained by the Homeowners Association, and the wetlands in Tracts A and B shall include an easement and permanent provisions to prohibit the placement of structures or impervious surfaces, alteration of the ground contours, or any other activity or use inconsistent with the purpose of the Cluster Development provisions. These restrictive covenants and easements shall be recorded and filed prior to City approval of the final subdivision plat.

Condition 8 Prior to City approval of the final subdivision plat, the applicant shall submit to the Community Development Department for review a Solar Energy Easement document, as described in ORS 105.895 that protects solar access for the southerly building area of the designated lots shown on the Solar Access Plan from 9:30 a.m. to 2:30 p.m. on December 21 (see Attachment G of the staff report). This document shall also be recorded with the final plat.

Condition 9 At the time of building permit, the following solar access restrictions apply (see Attachment G of the staff report):

- a) Proposed Lots 19, 20, 23, and 24 shall be restricted to one-story dwellings to maintain solar access for adjacent lots. Two-story buildings are permitted on all other lots.
- b) A minimum of an eight foot interior setback shall be provided for all of the lots in the subdivision, except for the interior setback of proposed Lot 19 from Lot 20 shall be 18 feet, consistent with the Solar Access Plan.

Condition 10 Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval.

Options for the Planning Commission

The planning commission has three options with respect to the proposed development:

- Option 1: Approve the request as proposed and conditioned; or
Option 2: Approve the request with amendments; or
Option 3: Deny the request.

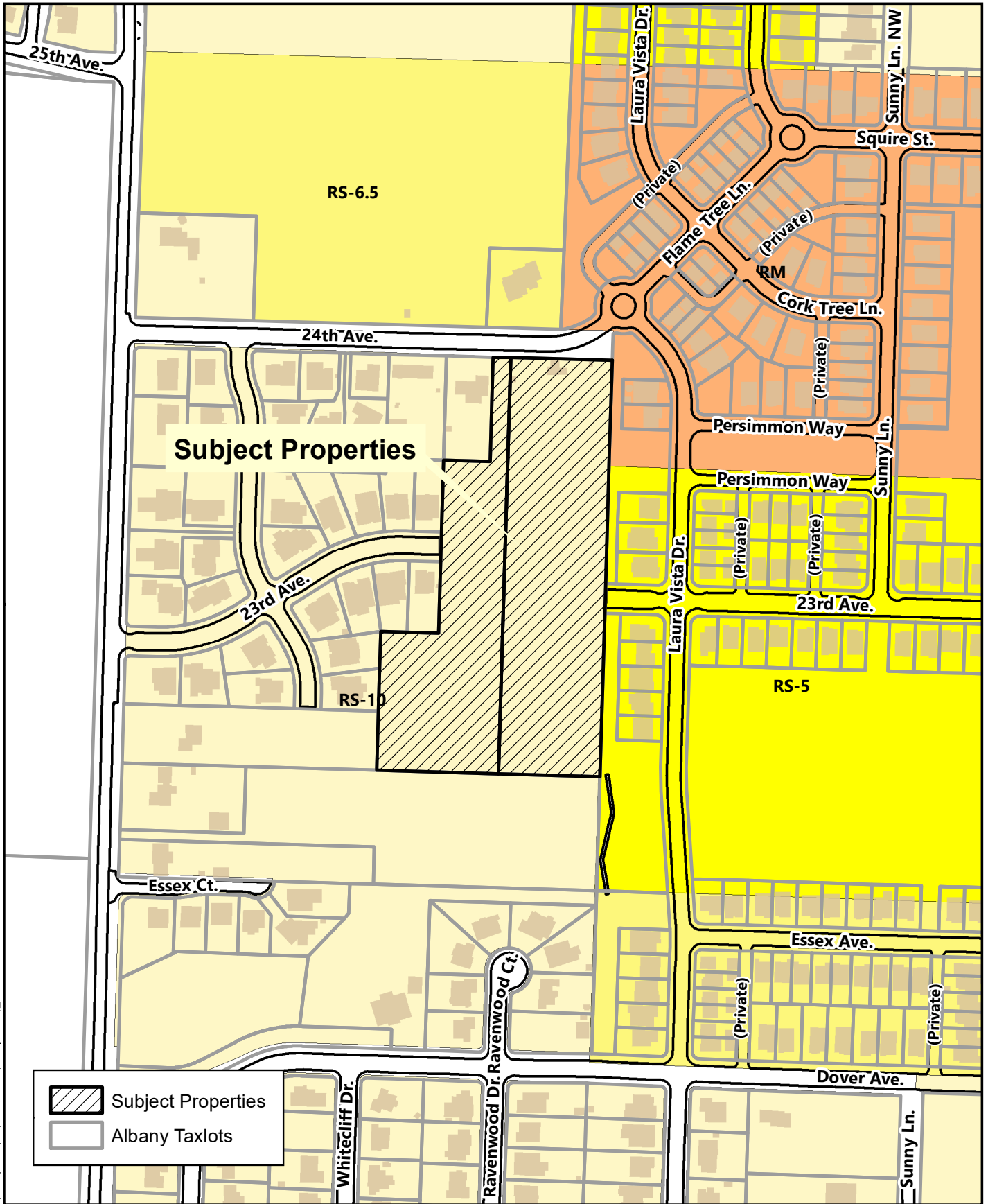
Staff Recommendation

Based on the analysis provided in this report, staff recommends the planning commission pursue Option 1 and approve the Tentative Plat. If the planning commission follows this recommendation, the following motion is suggested:

I move to approve the proposed Tentative Plat Review for development of a 28-lot Residential Cluster Subdivision, under planning file SD-03-21. This motion is based on the findings and conclusions in the June 21, 2021, staff report, and the findings in support of the application made by the planning commission during deliberations on this matter.

Attachments

- A. Location Map
- B. Comment from Bonneville Power Authority
- C. Wetland Land Use Notice Response
- Applicant's Submittal:
- D. Land Use Application Narrative
- E. Preliminary Storm Drainage Report
- F. North Hills Estates Tentative Plan
- G. Solar Access Setback Diagram



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N 10250 Feet

Assessor Map #10S-04W-35AB Tax Lots 100 & 200

Date: 4/12/2021 Map Source: City of Albany

City of Albany, OR

Anderson, Melissa

From: Anderson, Melissa
Sent: Wednesday, June 9, 2021 3:40 PM
To: Anderson, Melissa
Subject: RE: [EXTERNAL] COA Review Invitation for SD-0003-21

From: Clark,James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>
Sent: Tuesday, April 13, 2021 1:22 PM
To: Anderson, Melissa <Melissa.Anderson@cityofalbany.net>
Cc: Schneider,Jerry (CONTR) - TERR-CHEMAWA <jschneider@bpa.gov>; Smith,Darin L (BPA) - TERR-ALVEY <dxsmith@bpa.gov>; Soto,Janai A (CONTR) - TERR-ALVEY <jasoto@bpa.gov>
Subject: RE: [EXTERNAL] COA Review Invitation for SD-0003-21

Hi Melissa,

BPA wants to make comment on the proposed 28 lot subdivision, SD-003-21. Please use the following comment from BPA, for the proposed City of Albany case:

The Bonneville Power Administration (BPA) has received and reviewed the City of Albany’s invitation to comment regarding SD-0003-21, development of a 28 lot subdivision. The location of the proposed development is in a portion of Section 35, Township 10 South, Range 4 West, Willamette Meridian, Benton County, State of Oregon.

The subject area is encumbered with a 125 foot wide easement, for high voltage transmission lines owned by Bonneville Power Administration (“BPA”).

All activities planned within the BPA easement, including fences, roadways, structures and utilities need to be reviewed and approved by BPA prior to their occurrence

Applications must be submitted to BPA for any use or improvements proposed within the BPA easement.

Please note, for safety, landowners must coordinate and obtain BPA’s permission for uses within BPA’s easement area. If you have any questions regarding this response or need additional information, please feel free to contact me at (503) 304-5906.

Sincerely,

Jim Clark

Realty Specialist | TERR Chemawa

BONNEVILLE POWER ADMINISTRATION

jlclark@bpa.gov | P 503-304-5906 | C 503-758-3883



From: Soto,Janai A (CONTR) - TERR-ALVEY <jasoto@bpa.gov>
Sent: Tuesday, April 13, 2021 12:55 PM
To: Melissa.Anderson@cityofalbany.net

ATTACHMENT B

Cc: Clark, James L (BPA) - TERR-CHEMAWA <jlclark@bpa.gov>; Schneider, Jerry (CONTR) - TERR-CHEMAWA <jschneider@bpa.gov>; Smith, Darin L (BPA) - TERR-ALVEY <dxsmith@bpa.gov>

Subject: RE: [EXTERNAL] COA Review Invitation for SD-0003-21

Hi Melissa,

This is outside our districts jurisdiction but will affect BPA in the easement location seen below (blue dots) the landowner will need to send in a Land use agreement (pdf attached) for review to Jim & Jerry for BPA approval. Please forward all North Albany opportunities to comment to them & South Albany to Darin & I. Thank you~



Respectfully,

Janai Soto

Flux Resources, LLC

Realty Technician II

Real Property Field Services, TERR/Alvey Bonneville Power Administration

Direct: 541-988-7409

Cell: 541-214-6984

E-mail: jasoto@bpa.gov

<https://www.bpa.gov/PublicInvolvement/LandsCommunity/Pages/default.aspx>

From: eplans@cityofalbany.net <eplans@cityofalbany.net>

Sent: Tuesday, April 13, 2021 11:24 AM

To: Soto, Janai A (CONTR) - TERR-ALVEY <jasoto@bpa.gov>

Subject: [EXTERNAL] COA Review Invitation for SD-0003-21



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2021-0528

Responsible Jurisdiction

Staff Contact Melissa Anderson	Jurisdiction Type City	Municipality Albany
Local case file # SD-03-21	County Benton	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
10S	04W	35	AB	100,200

Street Address

Unaddressed site SW of 24th Ave. & Laura Vista Dr.

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Benton

Latitude

44.662491

Longitude

-123.140159

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Your Activity

- It appears that the proposed project **will** impact wetlands and **requires** a State Permit.

- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

As mentioned, this lot has an approved wetland delineation, (WD2017-0335), but the submitted map appears to show the wetland boundaries from the NWI rather than the delineation. Since ground disturbance is proposed in jurisdictional wetland, a state removal permit is needed, please contact Bob Lobdell at DSL for further steps. Also please be advised that this delineation is set to expire 11-6-2022, so a reissuance may be desirable if timelines permit.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

6/4/2021

Response by:

Matthew Unitis

Response Phone:

503-986-5262

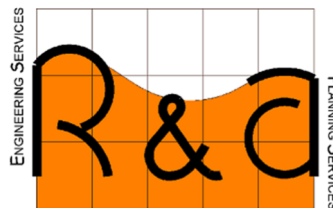
North Hills Estates

Subdivision Tentative Plan Application

Prepared for:

Myers Construction Company
C/O Bryan Myers
630 Hickory Street NW Suite 120-101
Albany, Oregon 97321

Prepared by:



Reece & associates, inc.

Reece & associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
541/926-2428
www.r-aengineering.com

April 2, 2021

Revised: May 7, 2021

North Hills Estate Subdivision

Project Summary

Request:	Application for approval of the Tentative Plat for the North Hills Estates Subdivision, a twenty-eight-lot residential cluster development.
Location:	Unassigned Benton County Assessor’s Map No. 10s04w35AB, Lots 100 & 200
Applicant/Owner:	Bryan Myers Myers Construction Company 630 Hickory Street NW STE 120-101 Albany, Oregon 97321
Engineer/Planner:	Reece & associates, Inc. 321 1 st Avenue Suite 3A Albany OR 97321 541-926-2428 Engineer: David J. Reece, PE Planner: Hayden Wooton dave@r-aengineering.com haydenw@r-aengineering.com

Exhibits:

- A - Benton County Assessor’s Map No. 10s04w35AB
- B - Neighborhood Meeting Labels
- C - Neighborhood Meeting Notice Area
- D - Neighborhood Meeting Invitation
- E - Neighborhood Meeting Report
- F - WD #2017-0335 DSL Concurrence
- G - Aerial Image
- H - City of Albany Zoning Map
- I - Solar Access Exhibit
- J - Figure 4-1 of the ADC
- K - Comprehensive Plan Plat 7
- L - FIRM Panel No. 41043C0195H
- M - Comprehensive Plan Plate 9

Plans:

- Sheet 1.0 – Cover Sheet
- Sheet 2.0 – Existing Site Conditions
- Sheet 3.0 – Proposed Subdivision Layout
- Sheet 4.0 – Proposed Grading & Drainage
- Sheet 5.0 – Proposed Utilities Layout

Applicable criteria of the City of Albany Development Code will appear in *italics* followed by the applicants’ responses in regular font.

I. Project Description

The North Hills Estates Subdivision will create twenty-eight lots for detached, single-family dwellings on 6.75 acres identified as Benton County Assessor's Map No. 10s04w35AB, Lots 100 and 200 (Exhibit A). The applicant intends to complete the project in a single phase of development. The subject properties are zoned RS-10 by the City of Albany and are significantly burdened by natural features. As necessary to preserve these features and maintain these properties' development potential, the applicant is opting into the Cluster Development process and standards outlined in the Albany Development Code Article 11. Approximately 0.97 acres would be dedicated as public right-of-way for the construction of a minor collector and local street to serve the proposed subdivision. An additional 1.39 acres would be reserved as tracts for the preservation and creation of wetlands. Finally, 11,227 square feet will be set aside for stormwater management systems. The net land area of acres would be subdivided into 28 lots for single-family dwellings. The resulting lots will vary in size ranging from 4,808 square feet to 7,788 square feet. As required by ADC 1.140(2)(e), a neighborhood meeting was held on April 1st, 2021. The City of Albany Community Development Department provided mailing labels for neighbors within the 300-foot notice area and provided a map of the notice area (Exhibit B and C). An invitation was mailed to the affected neighbors on March 17th, 2021 (Exhibit D). A report from the neighborhood meeting detailing the conversation has been attached to this application narrative (Exhibit E). The proposed development conforms to all applicable sections of the Albany Development Code (ADC). This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the ADC.

II. Existing Conditions

NW 24th Avenue is a paved road, has one lane in each direction, and has not yet been improved to the City of Albany's, the road authority, local street standards. This roadway serves as the subject properties' northern boundary. NW 23rd Avenue is a paved road, have one lane in each direction, have been improved to City of Albany minor collector standards, and ends on the subject properties' west and east boundaries. Presently, the subject properties are an open grassy field and sparsely forested along the east and south property lines. No structures are located on the subject properties. The site has a slight south facing slope. Elevations range from 282 feet near the southeast property corner to 300 feet near the north property line, an overall grade of two percent. Seven wetlands are located on the subject properties, totaling in approximately 2.21 acres (Exhibit F). Wetland "A," the largest wetland is located in the southern portion of the development area. A narrow section of Wetland "A" extends north parallel to the eastern property line. Wetlands "B" through "E" are disconnected pockets located primarily on the eastern half of the subject properties. Wetlands "F" and "G" are also disconnected pockets; however, they are located significantly closer to the western property line than the other identified wetlands. For Adjacent zones and land uses refer to (Exhibit G for aerial photograph and Exhibit H for City of Albany zoning map):

North: One residential property zoned RS-6.5, another residential property split zoned RS-6.5 and RS-10, and a portion of the Benton Woods Subdivision zoned Residential Medium Density. All properties zoned by the City of Albany.

South: An undeveloped parcel zoned RS-10 by the City of Albany.

East: The Benton Woods Subdivision zoned RS-5 and Residential Medium Density by the City of Albany.

West: The Clairewood Subdivision zoned RS-10 by the City of Albany.

III. Tentative Plat Review Criteria

As detailed in Albany Development Code 11.180, Tentative Plat Review Criteria, "Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development." The applicant has provided findings of fact demonstrating compliance with these criteria below:

[ADC 11.180(1)] *The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section. (Revised Response)*

The subject property is zoned Residential Single-Family (RS-10). Typically, residential subdivisions must comply with standards provided in Table 3.190-1. However, these are not applicable to the proposed subdivision because the applicant is electing to pursue the Cluster Development option. As provided in ADC 11.495, "*In a cluster development, the following development standards in Table 11.495-1 supersede the same standards in Section 3.190, Table 3.190-1.*" This table outlines four standards to regulate cluster developments: maximum dwelling units per gross acre, minimum lot size, minimum front setback, and maximum lot coverage.

Maximum Dwelling Units per Gross Acre: In the RS-10 zoning district, cluster development is limited to four units per gross acre. The proposed subdivision encompasses 6.75 acres of land, resulting in a maximum density of 27 dwelling units ($6.75 \times 4 = 27$). However, the proposed development is requesting a residential density bonus as permitted in ADC 3.220(5), Solar Access Protection: "*For subdivisions, to receive a bonus, a covenant or other mechanism shall be established that provides and protects solar access for the southerly building area of protected lots from 9:30 a.m. to 2:30 p.m. on December 21.*" As demonstrated by the attached Solar Access Exhibit, 19 of the proposed 28 lots received adequate solar access (Exhibit I). The calculation for the solar access bonus is as follows:

$$19 \text{ (units)}/28 \text{ (units)} = 67.8 \text{ percent}$$

Therefore, the proposed development qualifies for a 5 percent density bonus.

$$27 \text{ (units)} \times 0.05 = 1.35 \text{ (units)}$$

$$27 \text{ (units)} + 1.35 \text{ (units)} = 28.35 \text{ (Units)}$$

Utilizing the bonus provided by ADC 3.220(5), the proposed subdivision complies is permitted a total of twenty-eight lots. In order to ensure eventual development of these lots complies with solar access standards, self-imposed setbacks and height restrictions have been created. Setbacks for each proposed lot shall be as illustrated on the Solar Access Exhibit (Exhibit I). Additionally, lots 19, 20, 23, and 24 shall be restricted to one-story dwellings to maintain solar access for adjacent lots. Two-story buildings will be permitted on all other lots. Deed restrictions or other mechanisms of enforcing these self-imposed standards will be provided prior to approval of a final plat.

Minimum Lot Size: While there is not a minimum lot size required by Table 11.495-1, ADC 11.500(1)(b) requires a minimum lot size for lots created along specific perimeters of the proposed subdivision. The subject properties abut developed property along the west side boundary – The property south of this subdivision is undeveloped, and adjacent properties north and east are exempt under ADC 11.500(2)(a). Proposed lots 1, 12, 13, 15, 18, 19, and 20 all contain at least 7,000 square feet or 70 percent of the minimum lot size for the underlying zone, RS-10.

Minimum Front Setback and Maximum Lot Coverage: Both minimum front setback and maximum lot coverage are not applicable at the time of a tentative subdivision application. Compliance with these standards will be reviewed during the Building Permit process.

The proposed subdivision's ability to comply with applicable lot and block standards is addressed in Section IV of this application narrative. Findings and conclusions from the above-mentioned section are incorporated herein by reference. Therefore, the proposed subdivision satisfies this criterion.

[ADC 11.180(2)] *Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.*

All property included in this subdivision is under the same ownership, and there is not remainder of land to consider with this application. The lots created by this cluster development range from 4,808 square feet to 7,788 square feet. Because the properties are zoned RS-10 (10,000-square-foot minimum lot size), the proposed parcels could not be further subdivided. Therefore, the proposed subdivision satisfies this criterion.

[ADC 11.180(3)] *Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.*

ADC 12.060 requires that development have frontage on or approved access to a public street currently open to traffic. Only one adjoining lot has not been developed. This lot, tax lot 1100 on Benton County Assessor's Map No. 10s04w35AB, has frontage on Scenic Drive NW, a public street under Benton County's jurisdiction. Because tax lot 1100 has frontage on a public road, it already has been provided access and could be developed in accordance with this Code. Therefore, the proposed subdivision satisfies this criterion.

[ADC 11.180(4)] *The proposed street plan affords the best economic, safe, and efficient circulations of traffic possible under the circumstances.*

The proposed subdivision will create twenty-eight lots with frontage and access to either NW 23rd Avenue, NW 24th Avenue, or a newly constructed local street.

NW 23rd Avenue is classified as a minor collector by the City of Albany Transportation System Plan (TSP); it terminates on the subject property's eastern and western boundaries. Albany's TSP (Project L10) requires these streets to be extended and connected. The proposed development will construct this link. NW 23rd Avenue was constructed to Albany's minor collector standards. As a result, the proposed subdivision will continue these design features through the subject site. This new portion of a minor collector will consist of a 60-foot-wide right-of-way, five-foot-wide sidewalks and six-foot-wide landscape strips on both sides, curb and gutter, and 36-foot curb-to-curb width. This new street will provide access to Lots 6 through 13.

The subject properties' northern boundary is NW 24th Avenue, classified by Albany's TSP as a local street. Portions of NW 24th Avenue are already improved; however, approximately 134 feet of the site's frontage remains without landscaping and sidewalk. The proposed subdivision will correct NW 24th Avenue by providing the missing improvements for the portion of its unimproved

frontage. After development is complete, Lots 1 through 5 will have frontage on and access to NW 24th Avenue.

A new local street will be constructed inside the proposed subdivision. It will intersect with NW 23rd Avenue and terminate in a cul-de-sac. Designed to comply with ADC 12.122(1), the proposed local street will consist of a 54-foot-wide right-of-way, sidewalks and landscaping on both sides, curb and gutter, and a 30-foot-wide roadway. Lots 15 through 28 will have frontage on and access to this new local street.

All public streets within or adjacent to this development will be improved to the standards for the appropriate classifications. Therefore, the proposed subdivision satisfies this criterion.

[ADC 11.180(5)] *The location and design allow development to be conveniently served by various public utilities.* (Revised Response)

Water: Eight-inch waterlines are located in NW 23rd Avenue and NW 24th Avenue. Five lots will receive water from the waterline located in NW 24th Avenue, while the remaining twenty-three lots will be served by an eight-inch diameter extension of the waterline in NW 23rd Avenue. The proposed subdivision will also connect the waterlines in NW 23rd Avenue.

Sanitary Sewer: Eight-inch sanitary sewer lines are located in NW 23rd Avenue and NW 24th Avenue. The majority of these proposed lots (twenty-three) will be served by an eight-inch extension of the sanitary sewer line in NW 23rd Avenue. The remaining five lots will be served by the sanitary sewer line in NW 24th Avenue. The proposed subdivision will also connect the sanitary sewer lines in NW 23rd Avenue.

Stormwater: Existing stormwater systems are located in NW 23rd Avenue and NW 24th Avenue. In NW 23rd Avenue, there is a twelve-inch stormwater fed by two inlets connected by a ten-inch line. Finally, adjacent to the subject property in NW 24th Avenue, there is an inlet connected to a ten-inch line.

An analysis of the proposed stormwater drainage system was completed in a Preliminary Storm Drainage Report dated May 7, 2021. This report has been included with this Tentative Subdivision application.

[ADC 11.180(6)] *Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.*

The proposed development is not located within any special purpose districts identified by the City of Albany (Exhibit J for Figure 4-1 of the ADC, Exhibit K for Comprehensive Plan Plate 7, Exhibit L for FIRM Panel No. 41043C0195H, and Exhibit M for Comprehensive Plan Plate 9). This criterion does not apply.

IV. Albany Development Code Compliance – Lot and Block Standards

Tentative plat review criteria ADC 11.180(1) requires compliance with the applicable lot and block standards set forth in ADC 11.090. This section of the application narrative provides detailed findings of facts demonstrating compliance with these standards.

[ADC 11.090(1)] *Lot arrangement must be such that there will be no foreseeable difficulties, for reason of*

topography or other condition, in securing building permits to build on all lots in compliance with the requirements of this Code with the exception of lots designated Open Space.

The proposed subdivision is not located within an area identified as containing steep slopes (Exhibit E for Comprehensive Plan Plate 7); consequently, it is unlikely that topography will prevent development of the proposed parcels.

Wetlands have been identified on the subject property (Exhibit B for Department of State Lands Concurrence). These wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and the Oregon Department of State Lands. At this time, the applicant is coordinating with a wetlands consultant to prepare a Joint Removal-Fill Permit application for submittal to both agencies. This application must and will receive approval prior to construction within identified wetlands.

While it does not prohibit development of these properties, Lots Four and Five will have a shared access easement. This access easement will lead to individual driveways for parking, preventing the need for on-street parking.

All proposed lots comply with the minimum dimensional and density standards applicable to cluster development. Therefore, the proposed subdivision complies with this standard.

[ADC 11.090(2)] Lot dimensions must comply with the minimum standards of this Code. When lots are more than double the minimum area designated by the zoning district, those lots must be arranged so as to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. An urban conversion plan may be required in conjunction with submittal of tentative subdivision or partition plat.

The proposed subdivision is zoned RS-10, which has a 10,000 square-foot minimum lot size. None of the proposed lots will be more than double the minimum lot size of this zoning district. Therefore, this standard does not apply to the proposed subdivision.

[ADC 11.090(3)] Double frontage lots shall be avoided except when necessary to provide separation of residential development from streets of collector and arterial street status or to overcome specific disadvantages of topography and/or orientation. When driveway access from arterials is necessary for several adjoining lots, those lots must be served by a combined access driveway in order to limit possible traffic hazards on such streets. The driveway should be designed and arranged so as to avoid requiring vehicles to back onto traffic on arterials. An access control strip shall be placed along all abutting streets requiring access onto the lesser class street where possible.

The proposed subdivision does not include the creation of any double frontage lots. Therefore, this standard does not apply to the proposed subdivision.

[ADC 11.090(4)] Side yards of a lot shall run at right angles to the street the property faces, except that on a curved street the side property line shall be radial to the curve.

Wherever practicable side yards are at right angles to the street the property faces. There are several lots facing curved streets. These lots have side yards that are radial to the curve of the street (Please see Tentative Plan Sheet 3.0). Therefore, the proposed subdivision complies with this standard.

[ADC 11.090(5)] *Block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate lot size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through streets (Figure 11-1). Physical conditions may include existing development, steep slopes, wetlands, creeks, and mature tree groves.*

Three blocks will be created by the proposed subdivision: NW 23rd Avenue between Laura Vista Drive and the new local street, the new local street between NW 23rd Avenue and its own cul-de-sac, and NW 23rd Avenue between the new local street and NW Paddington Drive. These blocks are approximately 276 feet, 350 feet, and 600 feet, respectively, resulting in an average block length is 408.7 feet. Therefore, the proposed subdivision complies with this standard.

[ADC 11.090(6)] *Off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible.*

The proposed subdivision does not create a situation where a public street connection is necessary but is not feasible. As a result, there is no need to provide an off-street pedestrian pathway to compensate for the situation described. Therefore, this standard does not apply to the proposed subdivision.

[ADC 11.090(7)] *The recommended minimum distance between arterial street intersections is 1800 feet. In order to provide for adequate street connectivity and respect the needs for access management along arterial streets, the Community Development Director/City Engineer may require either a right-in/right-out public street connection or public access connection to the arterial in lieu of a full public street connection. When a right-in/right-out street connection is provided, turning movements shall be defined and limited by raised medians to preclude inappropriate turning movements.*

The proposed subdivision does not construct or connect to an arterial street. Therefore, this standard does not apply.

[ADC 11.090(8)] *The minimum frontage of a lot on a cul-de-sac shall be 22 feet as measured perpendicular to the radius.*

Four lots within the proposed subdivision will have frontage on a cul-de-sac. Each of these lots has a minimum of 30 feet of frontage on the proposed cul-de-sac. Therefore, the proposed subdivision complies with this standard.

[ADC 11.090(9)] *Flag lots are allowed only when absolutely necessary to provide adequate access to buildable sites and only where the dedication and improvement of a public street is determined by the City Engineer to be not feasible or not practical. The minimum width for a flag is 22 feet, except when access is shared by an access and maintenance agreement in which case each lot shall have a minimum width of 12 feet and a combined minimum of 24 feet.*

The proposed subdivision will create two flag lots: Lot 7 and Lot 8. The utilization of flexible development standards provided by the Cluster Development option has resulted in additional buildable sites in the form of Lots 7 and 8. Lots that would have otherwise been consumed by surrounding parcels. Constructing a 54-foot-wide local street and cul-de-sac turnaround would require more land than these lots can spare. As a result, these lots could not provide buildable area if a full local street were constructed. An access and maintenance agreement will be provided

for these lots. The flagpole of both lots has 12 feet of frontage for a combined width of 24 feet. Therefore, the proposed subdivision complies with this standard.

[ADC 11.090(10)] *At all street intersections, an arc along the property lines shall be established so that construction of the street at maximum allowable width, centered in the right-of-way, shall require not less than a twenty-foot radius of the curb line.*

The proposed subdivision will construct one street intersection. An arc along the adjacent property lines have been designed to have greater than a twenty-foot radius of the curb line (Please see Tentative Plan Sheet 3.0). Therefore, the proposed subdivision complies with this standard.

V. Albany Development Code Compliance - Cluster Development

In addition to traditional subdivision review criteria, the proposed development must comply with review criteria outlined in ADC 11.440 because the applicant has elected to pursue the Cluster Development Option. The applicant has provided findings of fact demonstrating compliance with these criteria below:

[ADC 11.440(1)] *The proposed development meets all of the requirements for cluster development.*

For a project to be eligible for processing under the Cluster Development option it must comply with ADC 11.410(1) – (3) requiring residential zoning, one or more natural features listed in ADC 11.460, and participation by a design professional. The subject properties are zoned RS-10, a residential zoning district, by the City of Albany. The subject properties also contain wetlands identified by a delineation approved by the Oregon Department of State Lands (Exhibit B). Finally, this project was designed by a licensed civil engineer, and a natural resource specialist is coordinating completion of wetland permitting processes.

Several sections outline permitted uses in Cluster Developments: ADC 3.050, ADC 11.490, and ADC 11.510. The proposed development will construct detached, single-family dwellings as permitted under ADC 3.050. The uses permitted under ADC 11.490 and ADC 11.510 will not be constructed.

The proposed subdivision's ability to comply with development standards was previously discussed in the applicant's response to ADC 11.180(1). Findings and conclusions from the above-mentioned response are incorporated herein by reference. The proposed development will not construct a local street to the "Residential Street Design for Constrained Sites" standards as permitted by ADC 11.520. Consequently, this particular design standard does not apply.

The proposed development is not located within the South Albany Area Plan boundary; consequently, ADC 11.530 does not apply to the proposed development. Therefore, the proposed development complies with all applicable requirements for a cluster development and, as a result, satisfies this criterion.

[ADC 11.440(2)] *The proposed development preserves natural or unique features that normally would not be either preserved or restored under conventional development standards. (Revised Response)*

ADC 11.450 requires a cluster development to preserve a minimum of 20 percent of the site as permanent natural areas. However, land designated as Open Space on the Comprehensive Plan

or Zoning maps may not be used to fulfill this requirement. The subject properties contain 6.75 acres of land, none-of-which is zoned or designed Open Space. This size of development requires a minimum of 1.35 acres of natural features to be set aside. The proposed development will preserve approximately 1.39 acres of natural features, which equates to 20.6 percent of the development site.

As prioritized by ADC 11.460, *The minimum 20 percent of the gross acreage of the development site set aside as natural area in a cluster development should be designated in the following priority order.*¹ The proposed development does not contain natural features identified as the first and second priorities because it does not contain Oregon White Oaks or any of the City of Albany's Significant Natural Resource overlay districts. The first feature identified by ADC 11.460 and contained within the subject properties is ADC 11.460(3)(d): "Other wetland not within the Significant Wetland overlay district, as shown on the City's Local Wetland Inventories, or by a delineation approved by the Oregon Department of State Lands." All 1.35 acres of preserved natural features are classified as such. As necessary to comply with ADC 11.470(1), a Homeowner's Association consisting of residents of this development will be formed to manage the preserved natural features. Prior to acceptance of a final plat, the applicant will provide restrictive covenants and easements to protect set aside natural features. Therefore, the proposed development perseveres natural features and satisfies this criterion.

VII. Conclusion

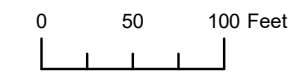
This application narrative and accompanying plan set demonstrate that all applicable provisions of the City of Albany Development Code are satisfied.

¹ Albany Development Code, Article 11, Section 11.460(1) – (4).

N.W.1/4 N.E.1/4 SEC.35 T.10S. R.4W. W.M.

BENTON COUNTY

1" = 100'



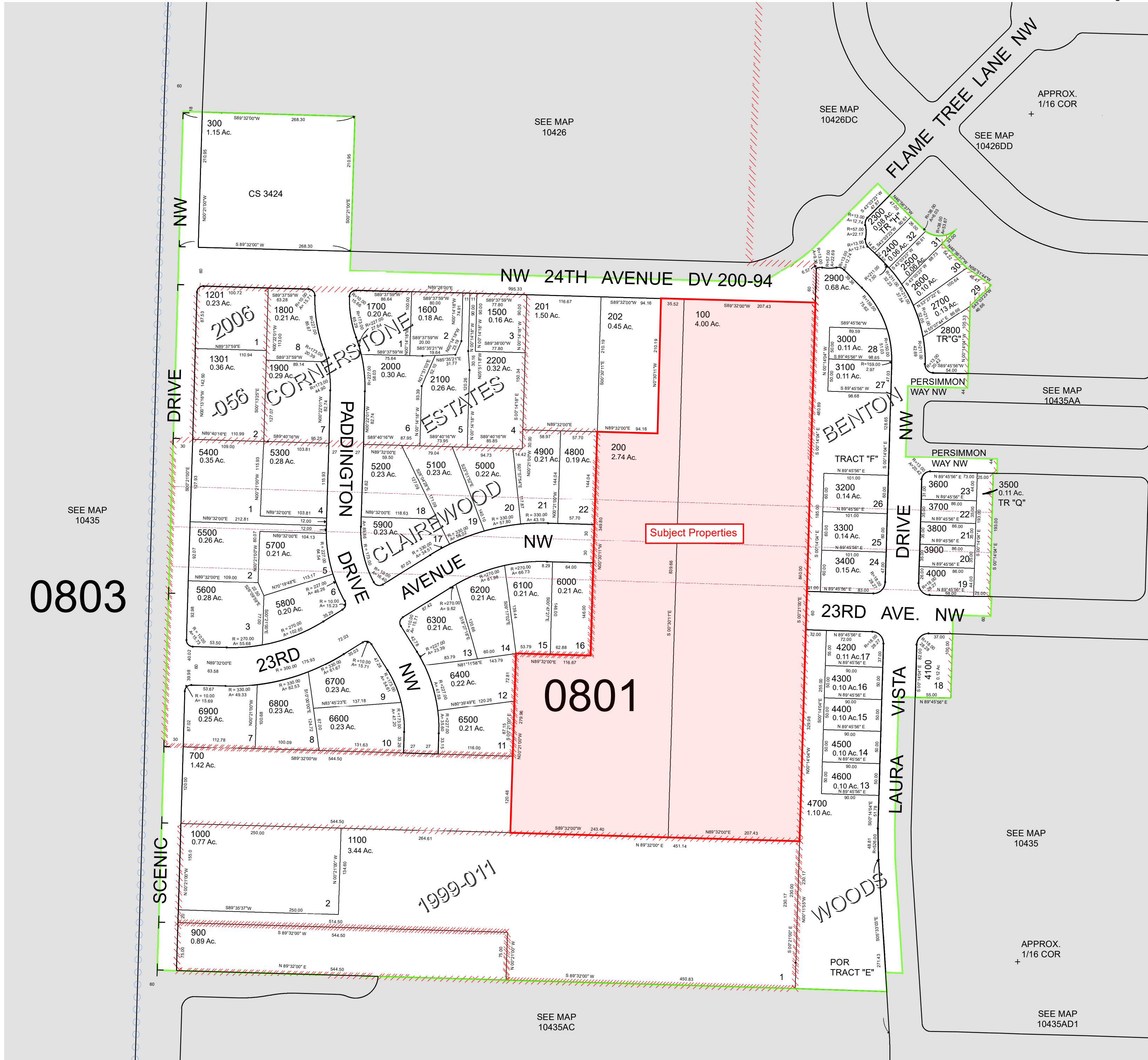
10 4 35AB

11/7/2019

Exhibit A
Page 1 of 1

Cancelled Nos.
400
800
1200
1300
1400
203
600
500

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



0803

0801

Subject Properties

SEE MAP
10435

SEE MAP
10426

SEE MAP
10426DC

SEE MAP
10426DD

APPROX.
1/16 COR

SEE MAP
10435AA

SEE MAP
10435

SEE MAP
10435AC

SEE MAP
10435AD1

10 4 35AB

Exhibit B - Neighborhood Meeting Mailing Labels

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

HANSEN MATTHEW J & EMILY A
2990 CORKTREE LN NW
ALBANY, OR 97321

TRAIN AUTUMN J
3332 24TH AVE NW
ALBANY, OR 97321

CHRISTENSEN KURT
3168 24TH AVE NW
ALBANY, OR 97321

MYERS LAND DEVELOPMENT LLC
1024 1ST AVE SE
ALBANY, OR 97321

2976 PERSIMMON WAY NW LLC
820 QUARRY RD NW
ALBANY, OR 97321

HEARN SHAUN & SHAYLA
2443 LAURA VISTA DR NW
ALBANY, OR 97321

NICHOLSON EARL & OBERLIN VANESSA
3310 24TH AVE NW
ALBANY, OR 97321

POST DANIEL A & NANCY C, TR
2771 PINEVIEW DR NW
ALBANY, OR 97321

HOLLINGER KEVIN & LINDSEY R, TR
3063 FLAME TREE LN NW
ALBANY, OR 97321

SHERWOOD ROSEANN L
2153 SCENIC DR NW
ALBANY, OR 97321-9348

BOND FLOYD H & ANDRIA L
2353 PADDINGTON DR NW
ALBANY, OR 97321

SNOW TROY R
3354 24TH AVE NW
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

DEAN MICHAEL S & VICTORIA A
2979 PERSIMMON WAY NW
ALBANY, OR 97321

MOORE JOAN
2432 LAURA VISTA DR NW
ALBANY, OR 97321

POST CORDELL S & SHANNON S
3141 24TH AVE NW
ALBANY, OR 97321

FITCH FAMILY TRUST
25973 S MOEHNKE CT
BEAVERCREEK, OR 97004

MOORE ROBERT J & MICHELLE GRANGER
3376 24TH AVE NW
ALBANY, OR 97321

BEER JERRY D III & ANDREWS CASEY J
3066 FLAME TREE LN NW
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

GARNER JEFFREY SCOTT & FRIEDRICH
CLAIRE
3250 24TH AVE NW
ALBANY, OR 97321

MCDANIEL ELISHAH W
2968 CORKTREE LN NW
ALBANY, OR 97321

LEE CHRISTINA M
2431 LAURA VISTA DR NW
ALBANY, OR 97321

WISHERD WILLIAM D II
2982 23RD AVE NW
ALBANY, OR 97321

KNOKE AMY DAVIS
3078 FLAME TREE LN NW
ALBANY, OR 97321

LEMMON RICHARD P
2455 LAURA VISTA DR NW
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

HOEFT RYAN S & KAYLA A M
2467 LAURA VISTA DR NW
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

ATTACHMENT D.13

Page 2 of 3

ANDREW ISAAC D & JESSICA M
3075 FLAME TREE LN NW
ALBANY, OR 97321

VANNICE RICHARD L & VIRGINIA L
2117 SCENIC DR NW
ALBANY, OR 97321-9348

BODDY DOUGLAS & CARRI LINNE W
2175 SCENIC DR NW
ALBANY, OR 97321-9680

HERRERA JOSHUA PAUL & MALLORY TYLER
3162 HEATH LOOP APT B
WEST POINT, NY 10996

MYERS LAND DEVELOPMENT LLC
1024 1ST AVE SE
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

ZHU QIULAN
2074 NW MYRTLEWOOD WAY
CORVALLIS, OR 97330

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

HEDDING CHRISTINA M
3087 FLAME TREE LN NW
ALBANY, OR 97321

GRIFFIS JONATHAN M & QUINN B
2294 PADDINGTON DR NW
ALBANY, OR 97321

ALEXANDER JAMES E & REBECCA
2348 LAURA VISTA DR NW
ALBANY, OR 97321

MIRANDA BROOKE
2371 LAURA VISTA DR NW
ALBANY, OR 97321

HAZELTON LONNY & KELBY
2029 RAVENWOOD CT NW
ALBANY, OR 97321

KEAN ERIN CATHERINE
2359 LAURA VISTA DR NW
ALBANY, OR 97321

BJORNSTAD KYLE C & RODRIGUEZ
AMANDA M
3341 23RD AVE NW
ALBANY, OR 97321

RUDEL NICOLE
2383 LAURA VISTA DR NW
ALBANY, OR 97321

MARQUEZ GILBERT L & BRENDA K, TR
2019 RAVENWOOD CT NW
ALBANY, OR 97321

PARK STANLEY & JOYCE LYNN, TR
2192 LAURA VISTA DR NW
ALBANY, OR 97321

MCGRATH SCOTT J & JILL E
3283 23RD AVE NW
ALBANY, OR 97321

HOFMANN MAKENZIE JEWEL
2347 LAURA VISTA DR NW
ALBANY, OR 97321

KUBACK MARILYN LOU
3313 23RD AVE NW
ALBANY, OR 97321

BLAKE ANNETTE M
2329 PADDINGTON DR NW
ALBANY, OR 97321

WARD LUCIA E, TR
2336 LAURA VISTA DR NW
ALBANY, OR 97321

BROMAGEM SHAUN & ERICA
2360 LAURA VISTA DR NW
ALBANY, OR 97321

FLYNN AMANPREET K & BRIAN
3310 23RD AVE NW
ALBANY, OR 97321

MILLER CHRISTY & WAYNE LEE
2010 RAVENWOOD CT NW
ALBANY, OR 97321

BATES BRANDON & KRISTA
3246 23RD ST NW
ALBANY, OR 97321

BAILEY JENNIFER
3249 23RD AVE NW
ALBANY, OR 97321

THOMAS JUSTIN & HORST LACEY
2420 LAURA VISTA DR NW
ALBANY, OR 97321

ATTACHMENT D.14

Page 3 of 3

SUTHERLAND NICHOLAUS & NATHALIE
2281 PADDINGTON DR NW
ALBANY, OR 97321

ZUMACH GREGORY MICHAEL & CHRISTA
HUNTER
2354 LAURA VISTA DR NW
ALBANY, OR 97321

SELLS KERI P & JEREMY
3004 NORTH ALBANY RD NW
ALBANY, OR 97321

ALBERS HEATH H & KRISTA N
2324 LAURA VISTA DR NW
ALBANY, OR 97321

CHEN YONGKANG
2312 LAURA VISTA DR NW
ALBANY, OR 97321

PETERSON GARY & JANET
3400 ESSEX CT NW
ALBANY, OR 97321

CHEUNG FRANCIS T & ROBIN K
2278 PADDINGTON DR NW
ALBANY, OR 97321

MADAAN NITESH & BASRA ISHA
2993 ESSEX AVE NW
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

HOLMES KRISTEN NICOLE & KUNKE TAYLOR
STE
2384 LAURA VISTA DR NW
ALBANY, OR 97321

KINDER FREDRICK SCOTT
3415 23RD AVE NW
ALBANY, OR 97321

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

HUNDE YEDILAKLIL MENGESHA & DINKU
MAHILA
2372 LAURA VISTA DR NW
ALBANY, OR 97321

MCDERMOTT BRYAN A & CARRIE
275 ASHBOURNE PL
BEXLEY, OH 43209

BENTON WOODS HOMEOWNERS ASSOC
4386 SW MACADAM AVE STE 100
PORTLAND, OR 97239-6432

BERNHARDT CLARENCE R & MICHELLA J
2265 PADDINGTON DR NW
ALBANY, OR 97321

MCMASTERS CHRISTOPHER & TERIAL ANN,
TR
2020 RAVENWOOD CT NW
ALBANY, OR 97321

LAHMAN CHRISTOPHER WARREN
2335 LAURA VISTA DR NW
ALBANY, OR 97321

AIKIN LYNDA K
3336 23RD AVE NW
ALBANY, OR 97321

DUDDLESTEN LANCE G & MEGHAN E
3375 23RD AVE NW
ALBANY, OR 97321

TRASK ASHLEY MICHELLE & CHRISTOPHER
GLEN
2168 LAURA VISTA DR NW
ALBANY, OR 97321

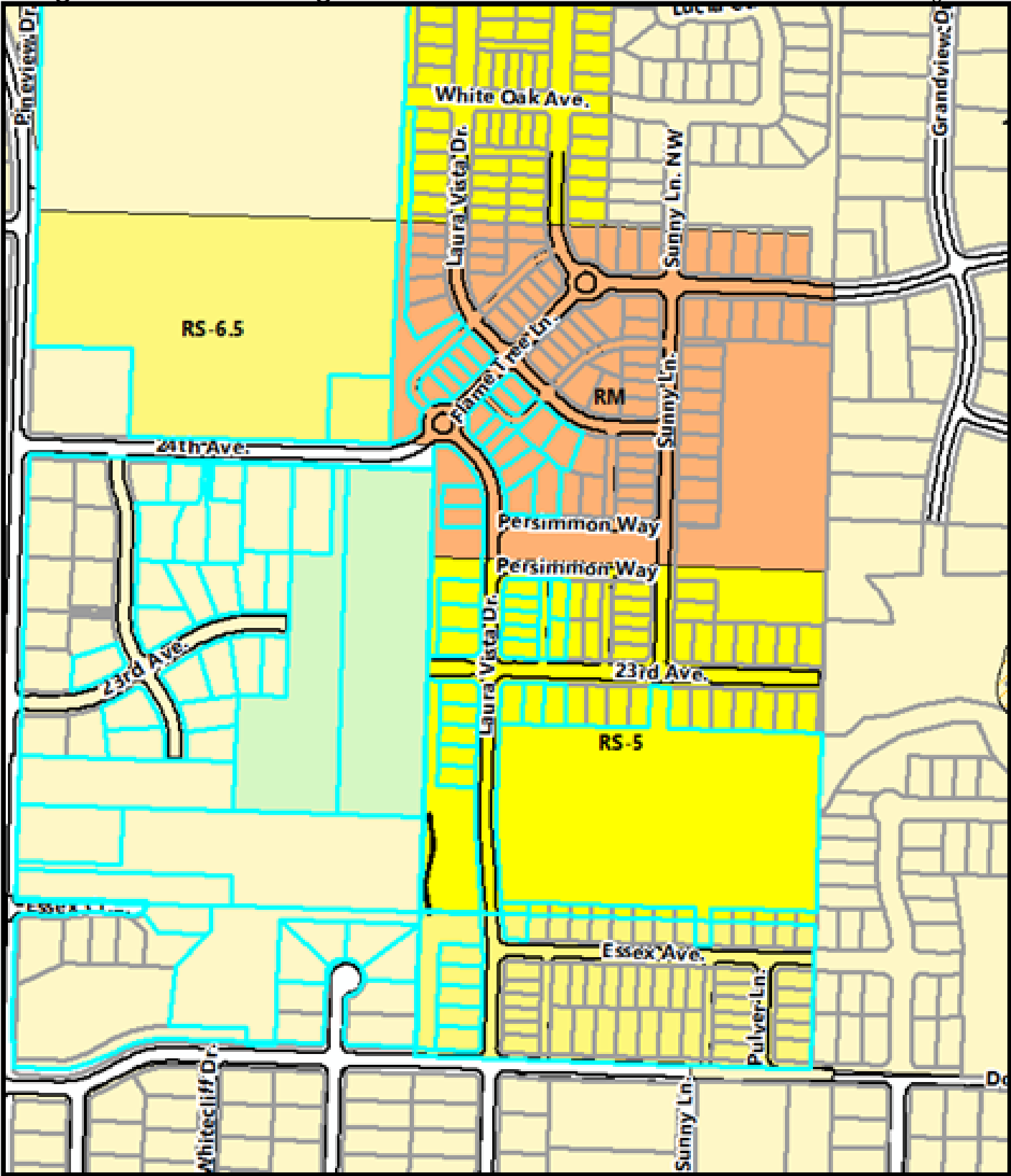
FAN CHINGCHANG & SUN CONGCONG
18785 TILSON AVE
CUPERTINO, CA 95014

FISHER STANLEY & NICOLE
3233 DOVER AVE NW
ALBANY, OR 97321

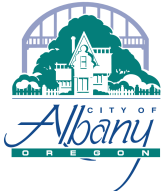
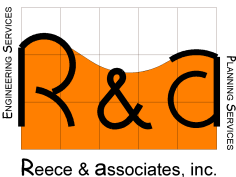
HAKKESTEEGT ROBERT VINCENT
2156 LAURA VISTA DR NW
ALBANY, OR 97321

HOOD CHRISTOPHER & LUKE JAIME
2140 LAURA VISTA DR NW
ALBANY, OR 97321

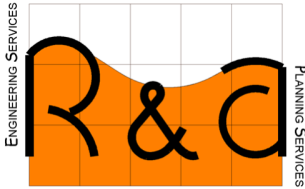
Neighborhood Meeting Notice Area - 300 Feet



Source - City of Albany Community Development Department



March 17, 2021



Reece & associates, inc.

Subject: Neighborhood Meeting
Reference: North Hills Estate Subdivision

Dear Neighbor,

Reece & Associates, Inc. is inviting you to a virtual neighborhood meeting to discuss the proposed North Hills Estate Subdivision, a new residential development on NW 24th Avenue. This subdivision will create twenty-eight (28) lots intended for detached, single-family dwellings. The subject property is located between the dead-ends of NW 23rd Avenue (Benton County Assessor's Map No. 10s04w35AB, Lots 100 & 200). Please review the attached exhibit for the location and proposed layout of this subdivision.

This neighborhood meeting will be held virtually via Zoom Meeting at 6:00 p.m. on April 1st, 2021. Please follow the web address below to join our conversation at the specific date and time:

<https://us02web.zoom.us/j/84041162580?pwd=bDI1YVIZQ1pNR2I4SWNYeWxVN1R3QT09>

Meeting ID: 840 4116 2580

Passcode: 480056

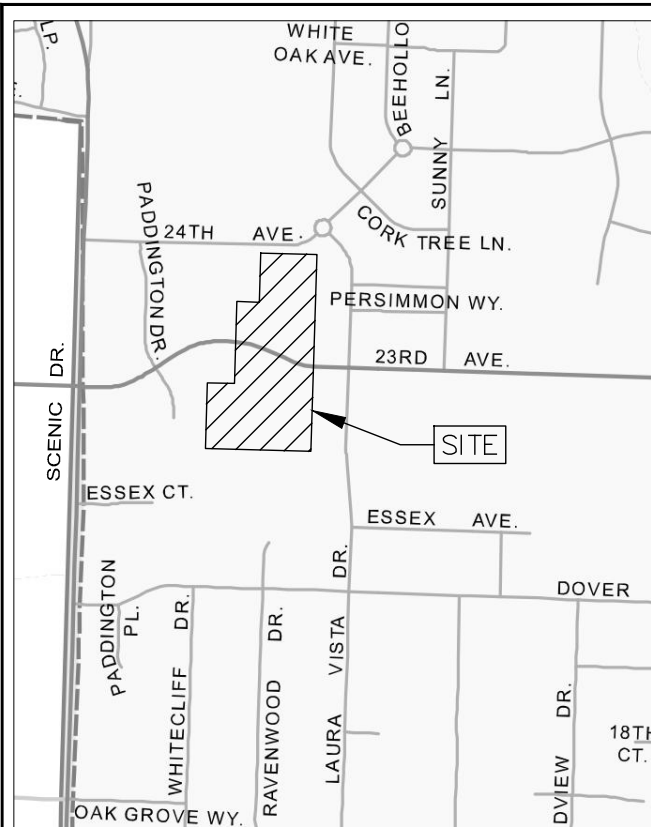
The developer's engineer and land use planner will be there to answer questions about this development. A city representative will also be present to answer questions. While this invitation was mailed to property owners within 300 feet, all are welcome. Please extend the invitation to anyone who may be interested.

If you have any questions or comments, please contact me at haydenw@r-aengineering.com, or call 541-926-2428. We look forward to virtually discussing our project with you at 6:00 p.m. on April 1st.

Sincerely,

Reece & Associates, Inc.

Hayden Wooton
Planner



VICINITY MAP

SCALE: 1" = 800'



REPRESENTATIVE:

REECE & ASSOCIATES, INC
C/O HAYDEN WOOTON
321 FIRST AVENUE EAST SUITE 3A
ALBANY, OR 97321
TELEPHONE: 541-926-2428
EMAIL: haydenw@r-aengineering.com

TAX LOT INFORMATION:

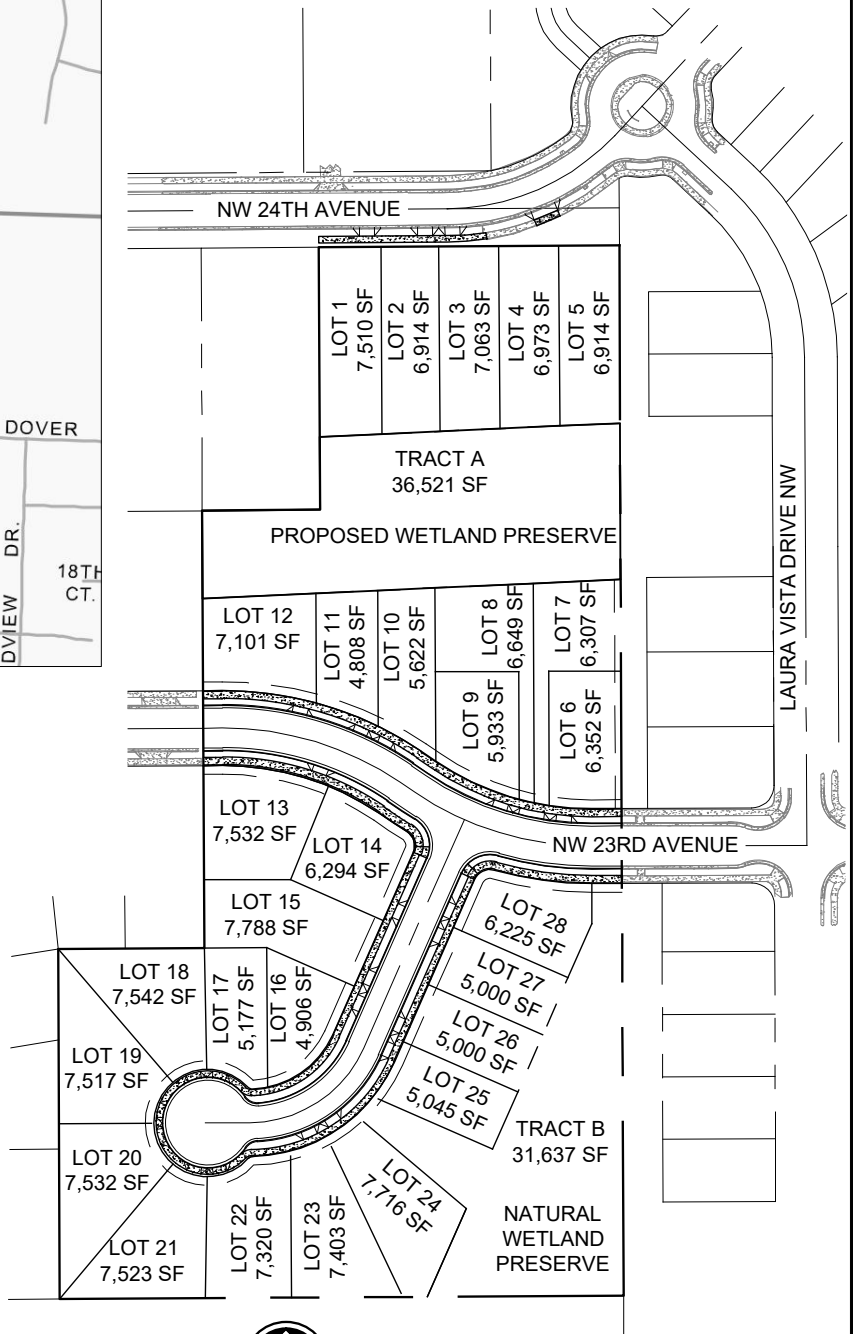
TAX LOTS 100 & 200
N.W. 1/4 N.E. 1/4 SEC. 35 T. 10S. R. 4W. W.M.
BENTON COUNTY

ZONING:

RS10 - RESIDENTIAL SINGLE FAMILY
CLUSTER SUBDIVISION

AREA RATIONALE:

GROSS AREA: 294,057 SQ. FT. (6.75 ACRES)
AREA IN LOTS: 183,679 SQ. FT. (4.22 ACRES)
AREA IN R/W: 42,220 SQ. FT. (0.97 ACRES)
NATURAL AREA: 68,158 SQ. FT. (1.56 ACRES)
OF LOTS: 28 LOTS
DENSITY: 4.1 UNITS / ACRE

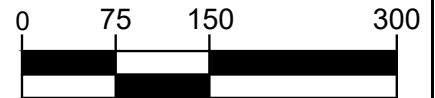


SITE PLAN

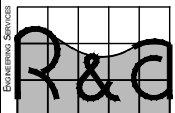
SCALE: 1" = 40'



GRAPHIC SCALE



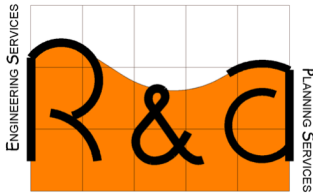
1 Inch = 150 Ft.



Reece & associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
phone: 541-926-2428
fax: 541-926-2456

**NORTH HILLS ESTATES
NEIGHBORHOOD MEETING EXHIBIT
MYERS CONSTRUCTION COMPANY
ALBANY, OREGON**

DATE: 03/04/21	R&A PROJECT # — MCC2002
DRAWN BY: A. VASQUEZ	SHEET NUMBER 1
CHECKED BY: D. REECE	1 OF 1 SHEETS



Reece & Associates, inc.

Subject: North Hills Estate Neighborhood Meeting Report
Reference: MCC2002 – Tentative Cluster Subdivision Plan Application
Location: Online Meeting via Zoom Meeting

A physical invitation was mailed to all properties within 300 feet. The list of these properties was provided by the City of Albany (Exhibit B and C). The meeting was held via Zoom Meeting on April 1st, 2021, at 6:00 p.m. Approximately 10 people attended the meeting, and four people called or emailed Reece & Associates, Inc. to ask their questions beforehand.

Questions, Concerns, and Comments

Meeting attendees represented the residential zoning districts surrounding the subject property. Members of the public voices several concerns with the proposed development. These concerns included:

1. The speed of traffic was a concern shared by all neighbors. Several requests for stop signs or speed bumps were made by members of the community.
2. There were a few questions regarding the location of wetlands and the development's anticipated impacts.
3. Multiple neighbors were concerns about the amount of grading and fill proposed by development.
4. One community member had questions regarding the depth and placement of the proposed stormwater detention ponds.
5. One neighbor was interested in the relationship between traditional subdivision standards and the cluster development standards, primarily in relation to lot size.
6. There was a general conversation about other opportunities for neighbors to provide input.

Response

The applicant has considered each of the concerns raised by the neighbors during this meeting and will address them in the order presented in the Questions, Concerns, and Comments section of this report.

1. The applicant has proposed curved street and on-street parking as potential mitigation for traffic speeds. Additional mitigation would be provided if it is deemed necessary.
2. The applicant explained where on-site the wetlands were located and mitigation efforts for any impacts.

ATTACHMENT D.19

MCC2002 – Exhibit E

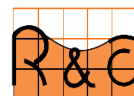
April 2, 2021

Page 2

3. The applicant does not anticipate significant fill or change in elevation, and all buildings will comply with the maximum height standard in the RS-10 zoning district.
4. The proposed stormwater ponds will be located in the southeast portion of the site. Both ponds will be approximately three feet deep.
5. The applicant explained cluster development standards will supersede the standards in zoning district, assuming the application complies with the additional standards set forth in Albany Development Code Article 11.
6. The applicant, along with City Staff, explained neighbors will be notified of an eventual Planning Commission hearing, and this hearing will be another opportunity for neighbors to provide input.

Respectfully submitted,

Reece & Associates, Inc.





Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Kate Brown

Governor

November 6, 2017

Borge H. Christensen Trust
Attn: Judy Christensen
3168 24th Ave NW
Albany OR 97321

Re: WD #2017-0335 Wetland Delineation Report for a residential
subdivision, Benton County;
T 10S R 4W S 35 TL 100, 200 and 202;
Albany North Local Wetlands Inventory wetlands BOW-1, HRS-7Af

Dennis Richardson
Secretary of State

Tobias Read
State Treasurer

Dear Ms. Christensen:

The Department of State Lands has reviewed the wetland delineation report prepared by Geo Resources LLC for the site referenced above. Based upon the information presented in the report, we concur with the wetland boundaries as mapped in Figures 6A and 6B of the report. Please replace all copies of the preliminary wetland map with these final Department-approved maps. Within the study area, seven wetlands (Wetlands A-G totaling approximately 2.21 acres) were identified. The wetlands are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands or below the ordinary high water line (OHWL) of a waterway (or the 2 year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon

request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

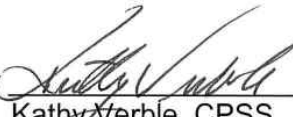
Thank you for having the site evaluated. Please phone me at 503-986-5218 if you have any questions.

Sincerely,



Lauren Brown
Jurisdiction Coordinator

Approved by



Kathy Verble, CPSS
Aquatic Resource Specialist

Enclosures

ec: Allen Martin, Geo Resources LLC
Albany Planning Department (Maps enclosed for updating LWI)
Benny Dean, Corps of Engineers
Carrie Landrum, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF attachment of the completed cover form and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Judy Christensen Borge H. Christensen Trust 3168 24th Ave. NW Albany, OR 97321	Business phone # 714 329-3092 Mobile phone # (optional) E-mail: judylynn.christensen@gmail.com
RECEIVED AUG 03 2017 RECEIVED \$ 419.00 DEPARTMENT OF STATE LANDS ck # 1039	<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address: Business phone # 714-329-3092 Mobile phone # E-mail: J
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: <u>Judy Christensen</u> Signature: <u>J. Christensen</u> Date: <u>7/25/17</u> Special instructions regarding site access:	

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)	
Project Name: NW 24th Ave.	Latitude: 44.663072° N Longitude: -123.139836° W
Proposed Use: residential subdivision	Tax Map # 10435AB
Project Street Address (or other descriptive location): 3168 24th Ave, NW	Township 10S Range 04W Section 35 QQ AB Tax Lot(s) 100, 200, 202
City: Albany County: Benton	Waterway: trib. to Bowers Slough River Mile: unknown NWI Quad(s): Lewisburg

Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Allen Martin, Geo Resources LLC PO Box 71852 Springfield, OR 97475	Phone # 541 946-1013 Mobile phone # E-mail: georesources@comcast.net
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u>Allen Martin</u>	Date: <u>7/28/17</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 7.00 Total Wetland Acreage: 2.21	

Check Box Below if Applicable:	Fees:
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ 419.00
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	<input type="checkbox"/> No fee for request for reissuance of an expired report
<input type="checkbox"/> Industrial Land Certification Program Site	
<input type="checkbox"/> Reissuance of a recently expired delineation	
Previous DSL # _____ Expiration date _____	
Other Information:	Y N
Has previous delineation/application been made on parcel?	<input type="checkbox"/> <input checked="" type="checkbox"/> If known, previous DSL #
Does LWI, if any, show wetland or waters on parcel?	<input checked="" type="checkbox"/> <input type="checkbox"/>

For Office Use Only		
DSL Reviewer: <u>LB</u>	Fee Paid Date: <u>8 / 3 / 17</u>	DSL WD # <u>2017-0335</u>
Date Delineation Received: <u>8 / 10 / 17</u>	DSL Project # _____	DSL Site # _____
Scanned: <input checked="" type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____

Electronic Submittal (CD)

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF attachment of the completed cover form and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Judy Christensen Borge H. Christensen Trust 3168 24th Ave. NW Albany, OR 97321	Business phone # 714 329-3092 Mobile phone # (optional) E-mail: judylnn.christensen@gmail.com
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # 714-329-3092 Mobile phone # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: <u>Judy Christensen</u> Signature: <u>J. Christensen</u> Date: <u>7/25/17</u> Special instructions regarding site access:	

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)	
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Wetland Consultant Name, Firm and Address: Allen Martin, Geo Resources LLC PO Box 71852 Springfield, OR 97475	Phone # 541 946-1013 Mobile phone # E-mail: georesources@comcast.net
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: <u>A. Martin</u> Date: <u>7/28/17</u>	
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 7.00 Total Wetland Acreage: 2.21	

Check Box Below if Applicable:	Fees:
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ 419.00
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	<input type="checkbox"/> No fee for request for reissuance of an expired report
<input type="checkbox"/> Industrial Land Certification Program Site	
<input type="checkbox"/> Reissuance of a recently expired delineation	
Previous DSL # _____ Expiration date _____	

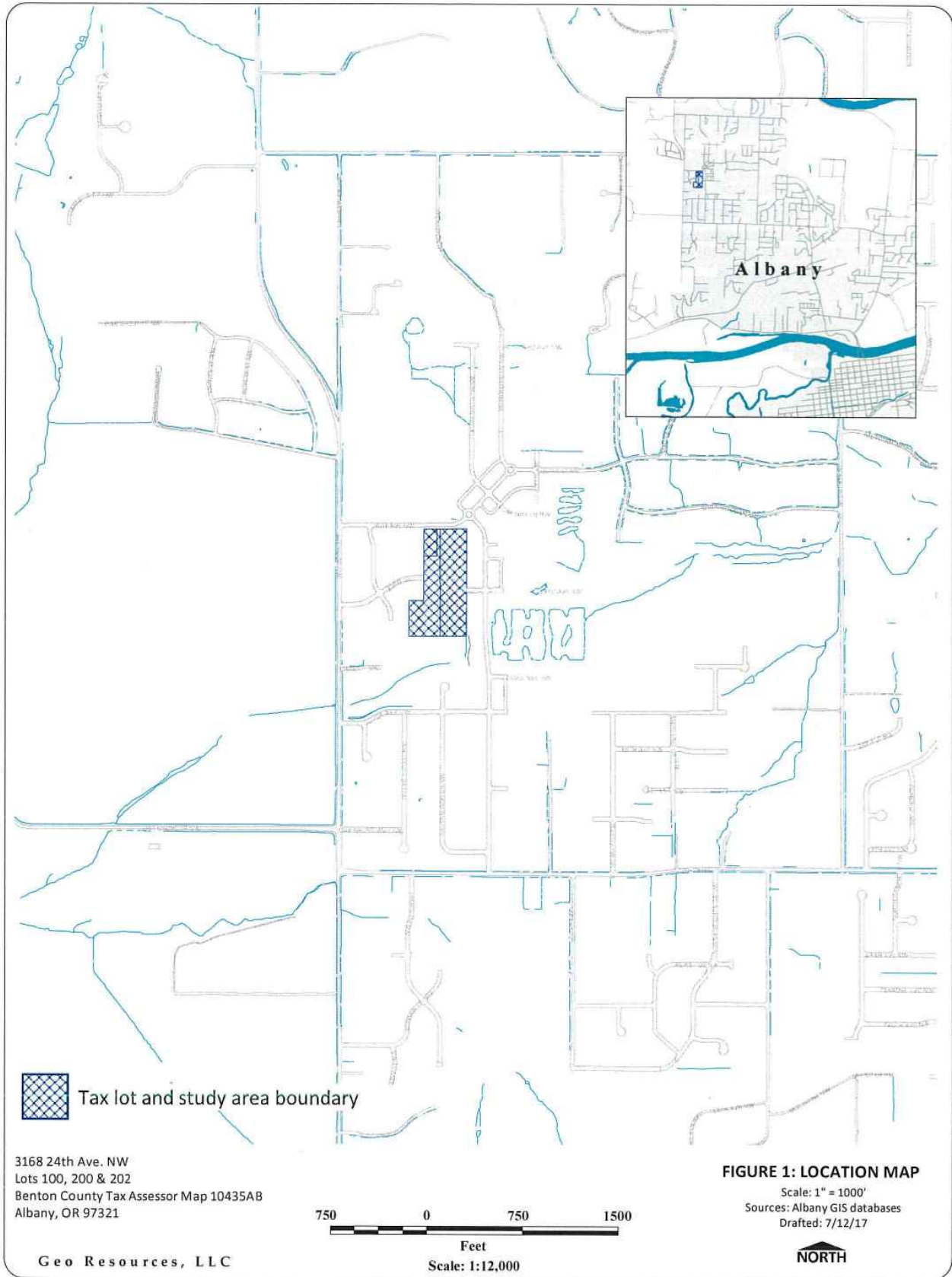
Other Information:	
Has previous delineation/application been made on parcel?	Y N <input type="checkbox"/> <input checked="" type="checkbox"/>
Does LWI, if any, show wetland or waters on parcel?	<input checked="" type="checkbox"/> <input type="checkbox"/>

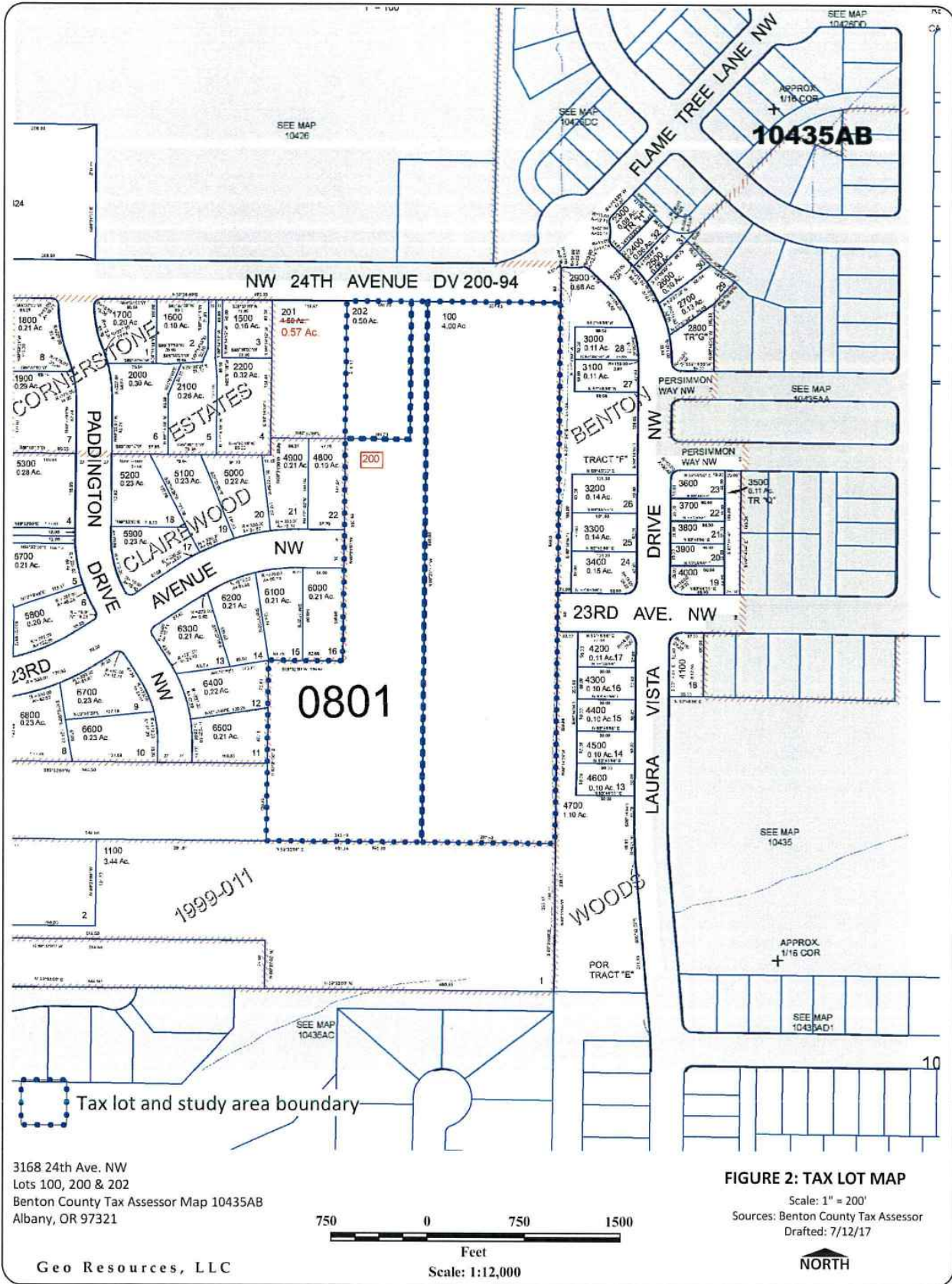
For Office Use Only			
DSL Reviewer: _____	Fee Paid Date: ____/____/____	DSL WD # 2017-0335	
Date Delineation Received: ____/____/____	DSL Project # _____	DSL Site # _____	
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____	

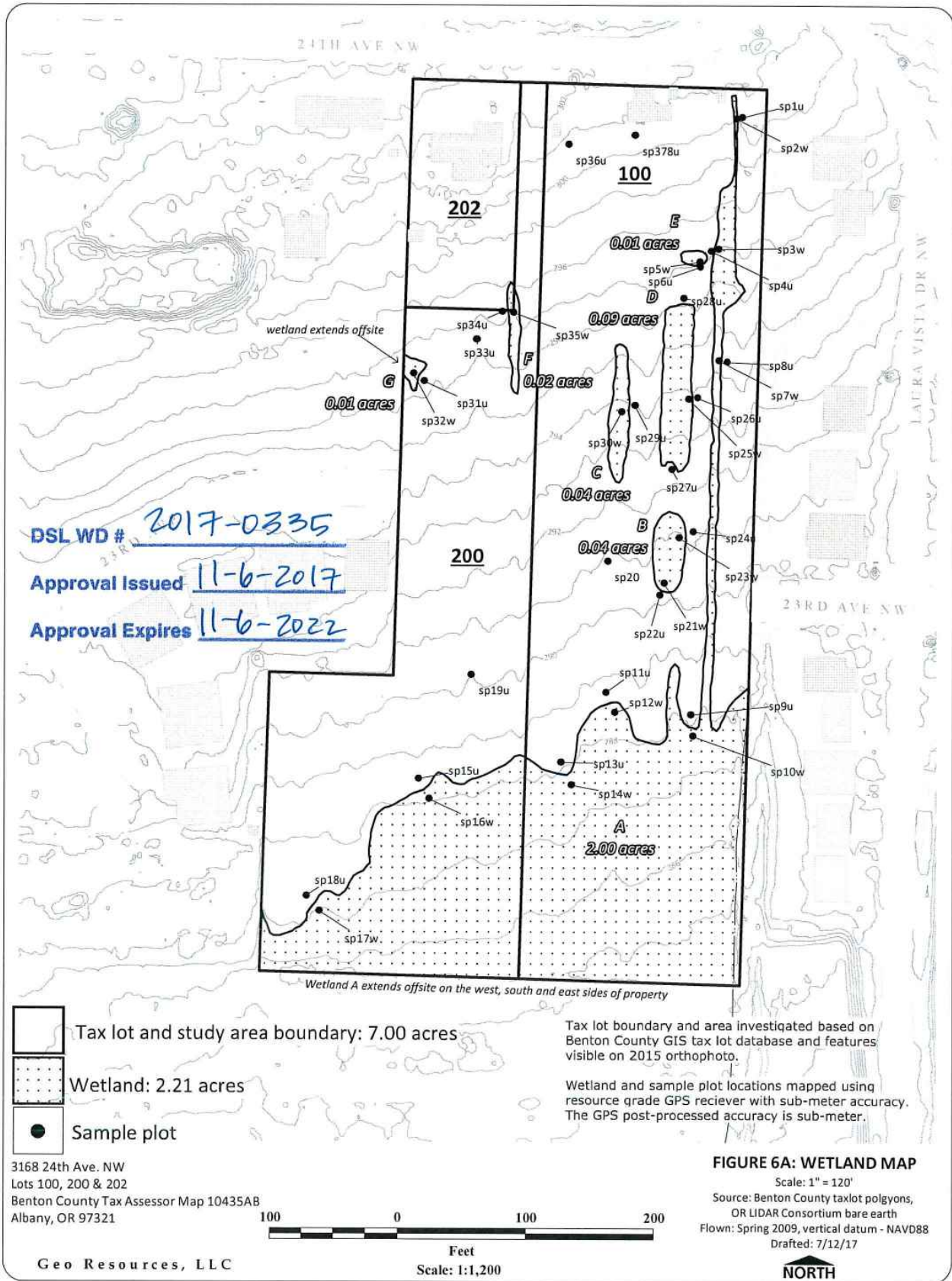
RECEIVED

AUG 10 2017

DEPARTMENT OF STATE LANDS









3168 24th Ave. NW
 Lots 100, 200 & 202
 Benton County Tax Assessor Map 10435AB
 Albany, OR 97321

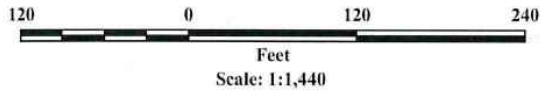
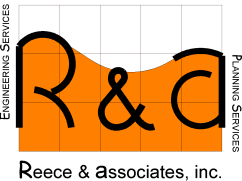


FIGURE 6B: PHOTOPOINTS
 Scale: 1" = 120'
 Sources: Albany 6" resolution orthophoto
 Flown: March 5, 2015
 Drafted: 7/12/17

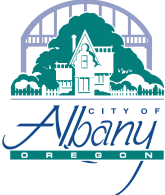
Geo Resources, LLC



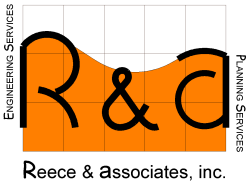
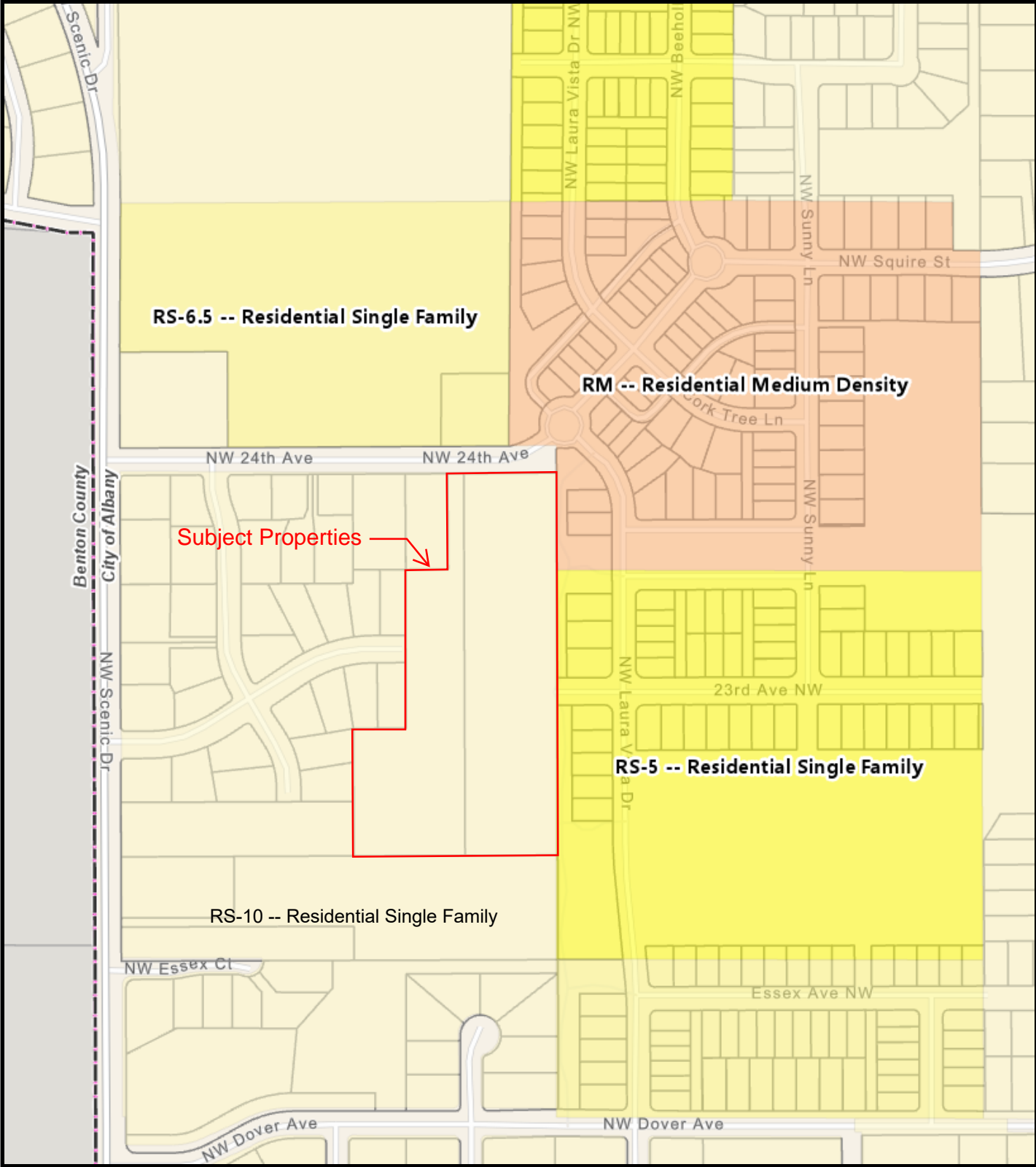
Aerial Photograph



Source - City of Albany InfoHub

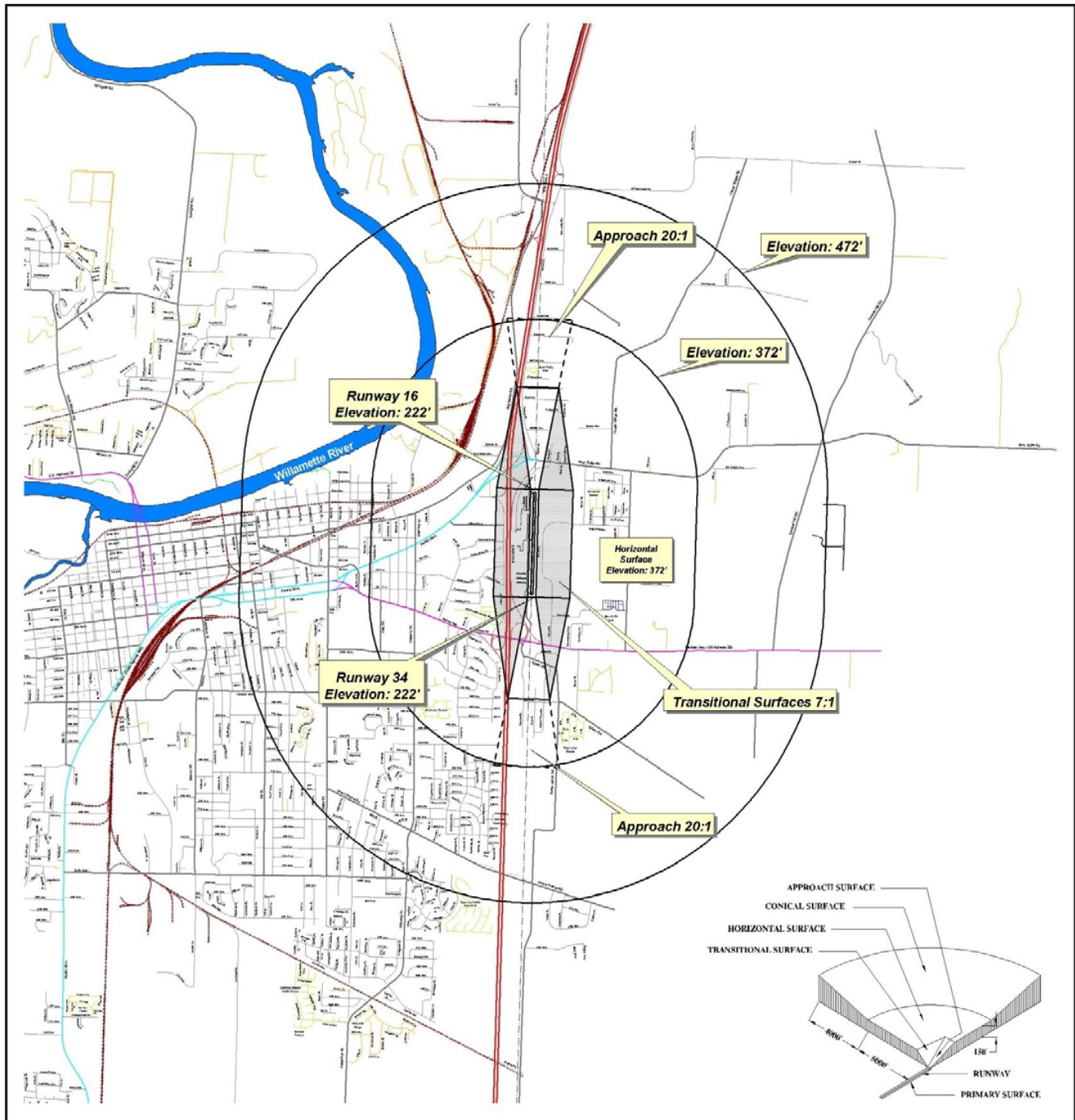


City of Albany Zoning Map

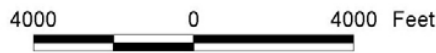


Source - City of Albany InfoHub





Albany Municipal Airport Approach and Clear Zone Plan



The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information we provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field-verify the information contained within our records.

Geographic Information Services 917-7676
Planning Division 917-7550

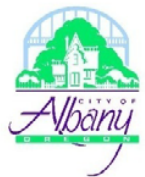
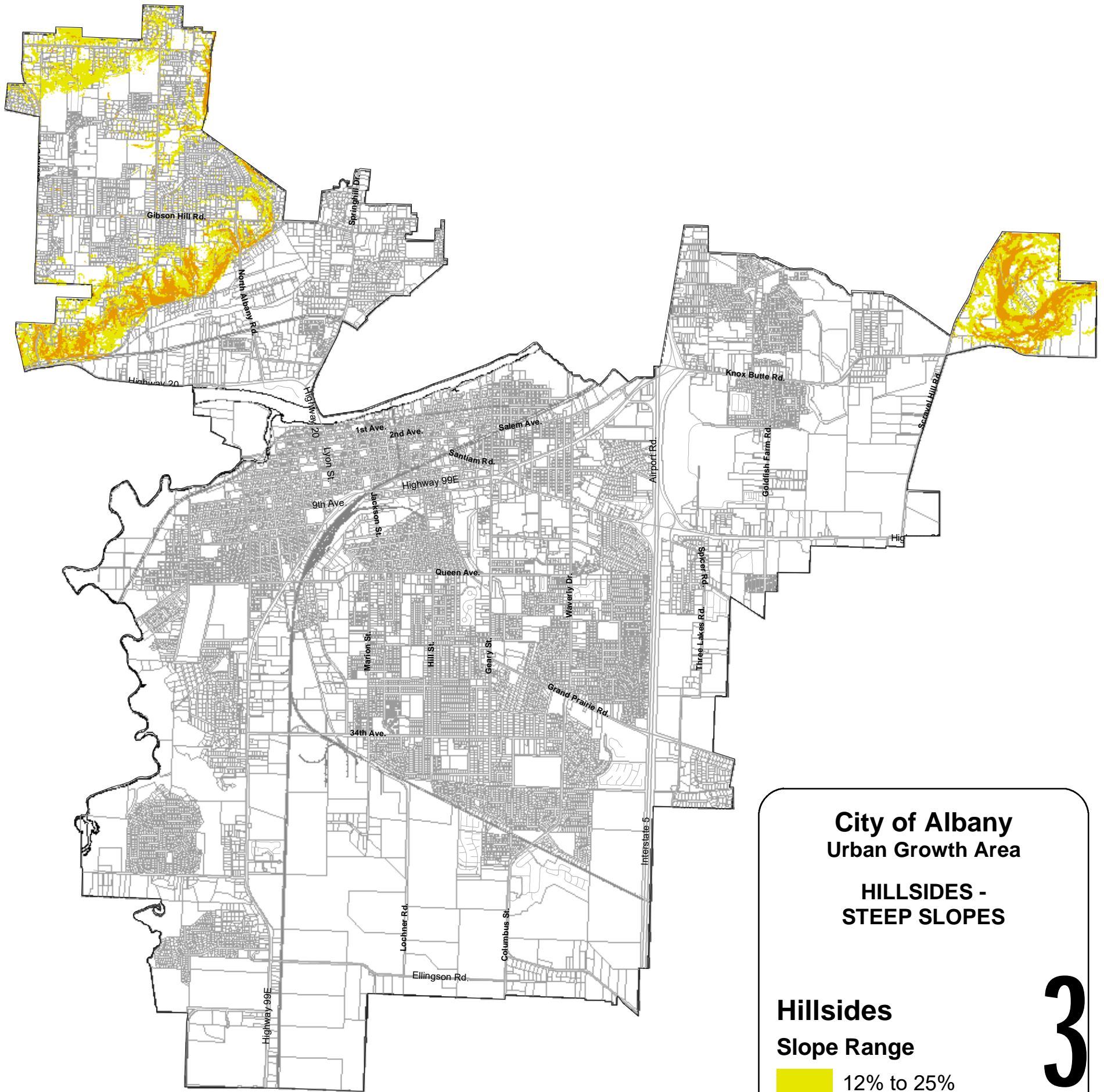






Figure 4-1: Albany Airport Approach District



**City of Albany
Urban Growth Area**

**HILLSIDES -
STEEP SLOPES**

**Hillsides
Slope Range**

-  12% to 25%
-  Over 25%
-  Albany Parcels
-  Urban Growth Boundary

Albany Planning Department
Comprehensive Plan Program

3

PLATE 7: Hillsides - Steep Slopes
ORD 5673 (June 27, 2007)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Oregon State Plane North Zone (FIPS zone 3601). The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3 #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by the State of Oregon and the U.S. Fish and Wildlife Service. This information was compiled from Oregon Water Resources Department (2006), OR/WA Bureau of Land Management (2000), U.S. Fish and Wildlife Service (2008), Oregon Parks and Recreation Department (2008), National Geodetic Survey (2007), the City of Albany (2006), the U.S. Census Bureau (2007), and the Linn County GIS Department (2005) at a scale of 1:24,000.

The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile baseline, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.



Exhibit L
Page 1 of 1

LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHER WETTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Culvert
- Bridge
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT
5000-foot ticks: Oregon State Plane North Zone (FIPS Zone 3601), Lambert Conformal Conic projection
- 1000-meter Universal Transverse Mercator grid values, zone 10
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Station
- MAP REPOSITORIES
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 2010
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
December 8, 2016 - to reflect updated topographic information and to change Base Flood Elevations.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-426-9920.

MAP SCALE 1" = 1000'

500 0 1000 2000
300 0 300 600
FEET METERS

NFP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0195H

FIRM
FLOOD INSURANCE RATE MAP
LINN COUNTY, OREGON
AND INCORPORATED AREAS

PANEL 195 OF 1575
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
	ALBANY CITY OF LINN COUNTY	410137	0195	H
		410136	0195	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
41043C0195H
MAP REVISED
DECEMBER 8, 2016
Federal Emergency Management Agency

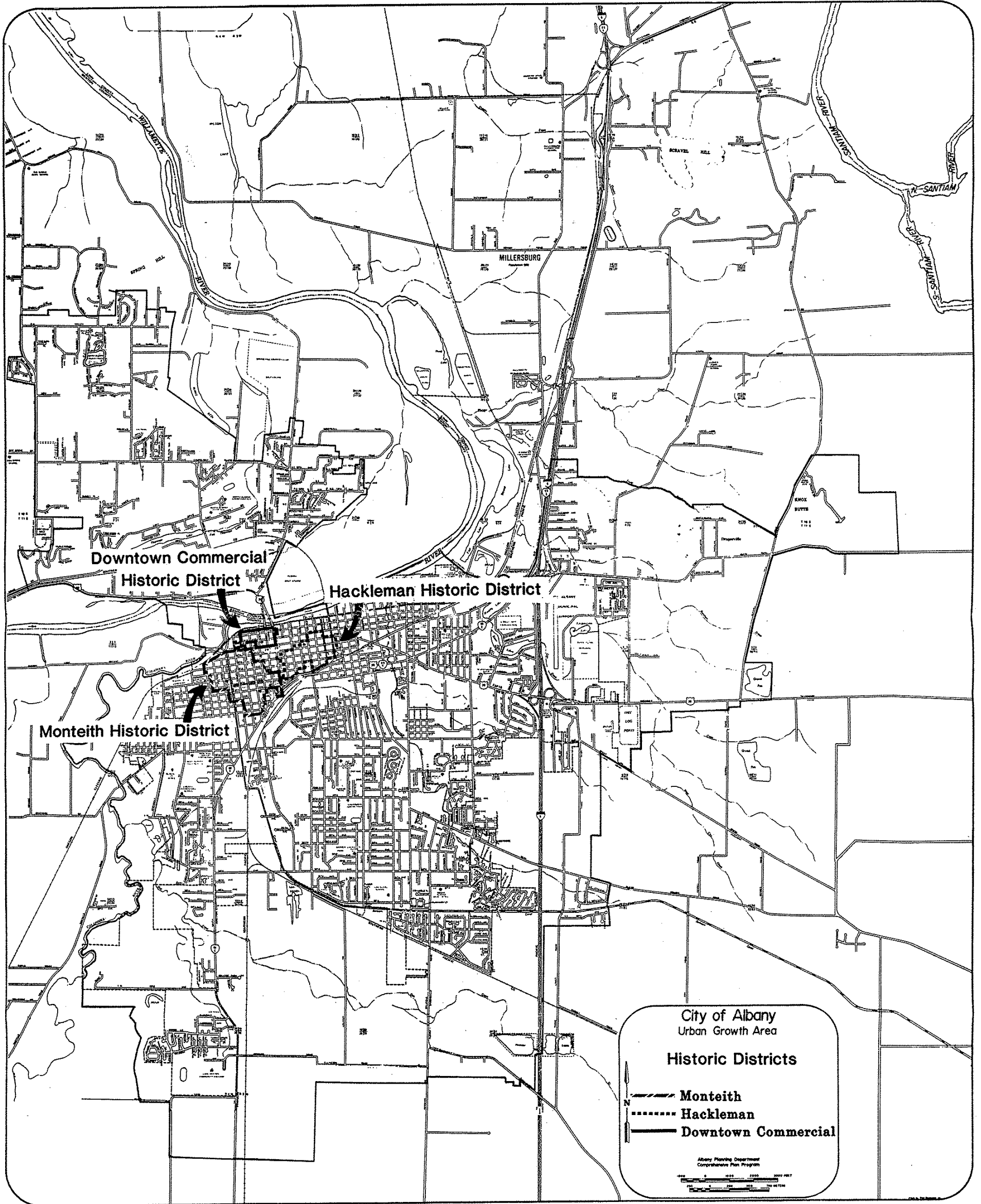


PLATE 9: Historic Districts

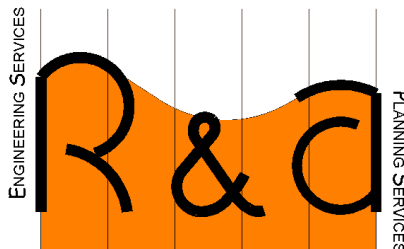
PRELIMINARY STORM DRAINAGE REPORT

NORTH HILLS ESTATES
TAX MAP T10S R04W SEC35, LOTS 100 & 200
ALBANY, OREGON

PREPARED FOR:
Myers Construction Company
630 Hickory St. NW, Suite 120-101
Albany, OR 97321

PREPARED BY:
REECE & ASSOCIATES, INC.
321 1ST AVE. EAST, SUITE 3A
ALBANY, OR 97321
541-926-2428

DAVID J REECE, PE
May 7, 2021



Reece & associates, inc.

Project Description:

This stormwater drainage report is for the proposed development of the North Hills Estates in Albany, Oregon. The subject property is approximately 6.75 acres and consists of Tax Lots 100 and 200 on Tax Map 10S 04W. Located in North Albany, the site is situated between Laura Vista Drive NW and NW 24th Ave. The development consists of 28 single-family residential lots that have access to the extension of NW 23rd Ave.

Necessary utilities and stormwater management will be constructed for this new development. Post-developed runoff rates will be attenuated to the pre-developed runoff rates by the use of a detention pond on the east edge of the property.

Regulatory Design Standards:

The City of Albany requires that stormwater quantity measures be designed in compliance with the Division E Stormwater Management Engineering Standards. The purpose of these design standards includes, but are not limited to, the following:

- Meet federal and state National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer system (MS4) permit requirements for post-construction stormwater management.
- Minimize the introduction of pollutants and provide water quality treatment of stormwater runoff to preserve the beneficial uses of drainageways, lakes, ponds, wetlands, and other sensitive areas.
- Minimize common effects of urbanization on drainageways and conveyance channels including sediment transport, erosion, and degradation.
- Provide for orderly development by preserving drainage ways and natural conveyance systems created by the existing topography and create man-made conveyance systems with adequate capacity for future development upstream.

Per the above stated code and preliminary conversations with the City of Albany engineering department, proposed detention systems must attenuate post-developed runoff to the pre-developed rates for the 2-year, 5-year, 10-year, and 25-year rainfall events. In addition, detention facilities shall be sized to safely pass, without damage to the facility, flows up to the 100-year, 24-hour storm event.

Methodology:

Stormwater runoff values calculated in this report were determined using HydroCAD®, a computer aided design tool utilized for modeling stormwater runoff per the procedures outlined in (TR-55), Urban Hydrology for Small Watersheds, from the United States Department of Agriculture. This method relies on data gathered from the USDA Soil Conservation Service and standard hydraulics equations. As per the City of Albany Division E Stormwater Management Engineering Standards, peak discharges were found using the Soil Conservation Services (SCS) method, based on the standard Type 1A rainfall distribution for all storm events. Peak 24-hour rainfall events for the City of Albany were taken from Table E 10.01-A.

Precipitation:

The design storm events used in this analysis are the 2-year, 5-year, 10-year, and 25-year recurrence intervals. All 24-hour design storm quantities for each event are distributed

over the NRCS Type 1A rainfall distribution. **Table 1** below lists the 24-Hour rainfall design storms for each recurrence interval as used by the City of Albany.

Table 1: City of Albany Design Storms

Storm Event	Inches in 24-hrs
2-year	2.47
5-year	2.86
10-year	3.37
25-year	3.94
100-year	4.83

Pre-Development Drainage (Area A): (refer to D1: *Pre-Development Drainage*)

The pre-development drainage calculations were performed assuming the pre-developed site was primarily a grass field with good ground cover, in addition to 2 acres of wetlands. The combined CN value for the pre-developed site is 79, and a Tc of 29.7 minutes was used for the purposes of this analysis.

Soils information for the site was taken from the online version of the United States Department of Agriculture (USDA) web soil survey.¹ Soils on the site consist of three separate soil types which are categorized as Hydrologic Soils Group “C/D” and Group “D”, respectively, based in either drained or undrained site conditions. For the purposes of this project, type “D” soils were used. These soils are defined as having low infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05 - 0.15 inch/hour). The three soils are Amity Silt Loam, Concord Silt Loam, and Woodburn Silt Loam. Refer to Exhibit A for soils map and detailed soils descriptions.

Post-Development Drainage: (refer to D2: *Post-Development Drainage*)

The post developed drainage calculations account for all of the pervious and impervious surfaces that will exist after construction.

Proposed Development (Area B) – Stormwater runoff from the 6.75 acres will be directed to the detention pond via curb inlets and 12” storm drain piping. The detention pond has been designed such that water entering the pond via the storm drain system is first directed to the low-flow outlet structure on the south end of the pond, with a secondary outlet on the north end for additional runoff. The low-flow outlet ensures water quality standards are met, and the secondary and overflow outlets on the north allow storm events through the 100-year event to pass safely through the detention facility before entering the city’s storm system.

¹ <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Table 2: Summary of HydroCAD® nodes

Node	Area (Ac.)	CN	Q_{2-year} (cfs)	Q_{5-year} (cfs)	Q_{10-year} (cfs)	Q_{25-year} (cfs)
Pre (1S) Total Pre (Area A)	6.75	79	0.86	1.26	1.84	2.54
Post (2S) Post-Development (Area B)	6.75	87	1.87	2.43	3.18	4.06
1P Detention Pond	N/A	N/A	0.64	0.78	1.42	2.39
1R Post Total	N/A	N/A	0.64	0.78	1.42	2.39

The total runoff for 2-year, 5-year, 10-year, and 25-year storm events will be released at or below the pre-development rates.

Table 3: Summary of Storm Events in Detention Pond (1P)

Storm Event	Storage (cub. ft)	Peak Elevation (ft)
2-year	6,095	284.54
5-year	8,241	285.09
10-year	9,702	285.39
25-year	10,994	285.66
100-Year	12,606	287.11

The detention facility has been designed to detain and release the runoff for the 2-, 5-, 10-, and 25-year storm events. Any potential peak overflows from the 100-year storm event will be directed to the existing wetlands to the south of the detention pond, allowing for a recharge of the ground water.

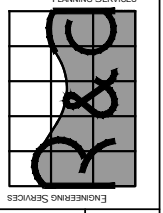
Conclusion:

Based on this stormwater analysis, stormwater runoff from the proposed development will be effectively managed to comply with all applicable design standards through the use of an above ground detention facility. The City of Albany standard pre-treatment manhole will be used in conjunction with the detention pond to achieve stormwater quality requirements.

Plans to Accompany Preliminary Report:

- D1 – Pre-Development Drainage
- D2 – Post-Development Drainage
- Exhibit A – USGS Soils Map
- Exhibit B – HydroCAD® Results

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PLANNING SERVICES

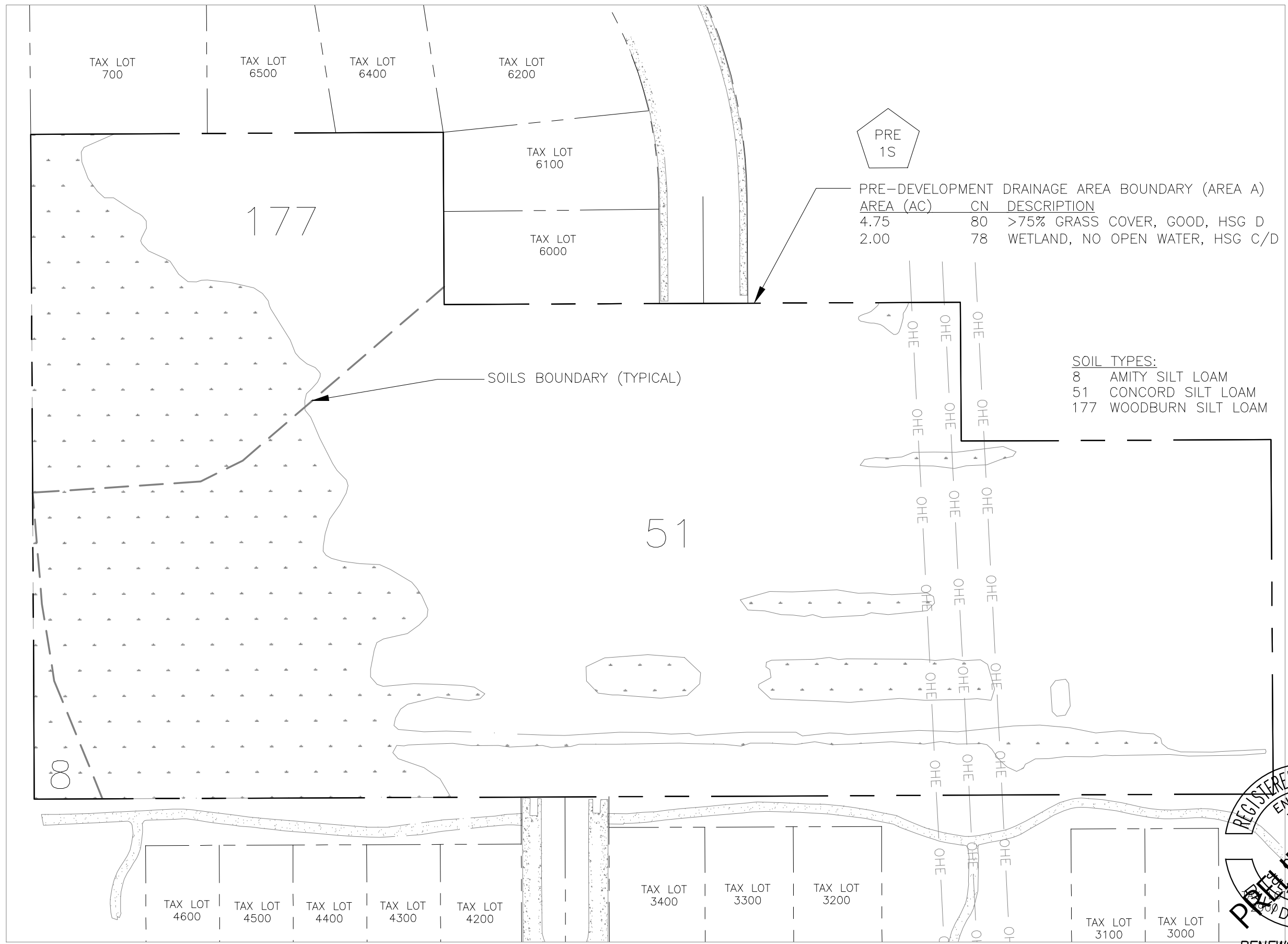


NORTH HILLS ESTATES
PRE-DEVELOPMENT DRAINAGE
MYERS CONSTRUCTION COMPANY
ALBANY, OREGON

PLAN REVISIONS		
No.	DATE	BY

R&a PROJECT NO.: MCC2002
DATE: 05-07-21
DESIGNED: A. CECCHINI
ENGINEER: D. REECE
CHECKED: J. WHITE
SCALE: AS INDICATED
SHEET NUMBER

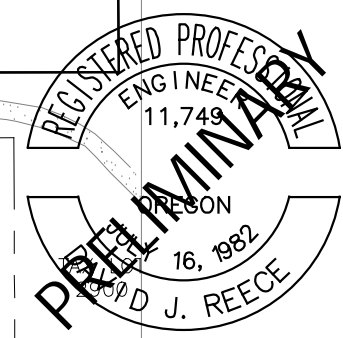
D1



AREA (AC)	CN	DESCRIPTION
4.75	80	>75% GRASS COVER, GOOD, HSG D
2.00	78	WETLAND, NO OPEN WATER, HSG C/D

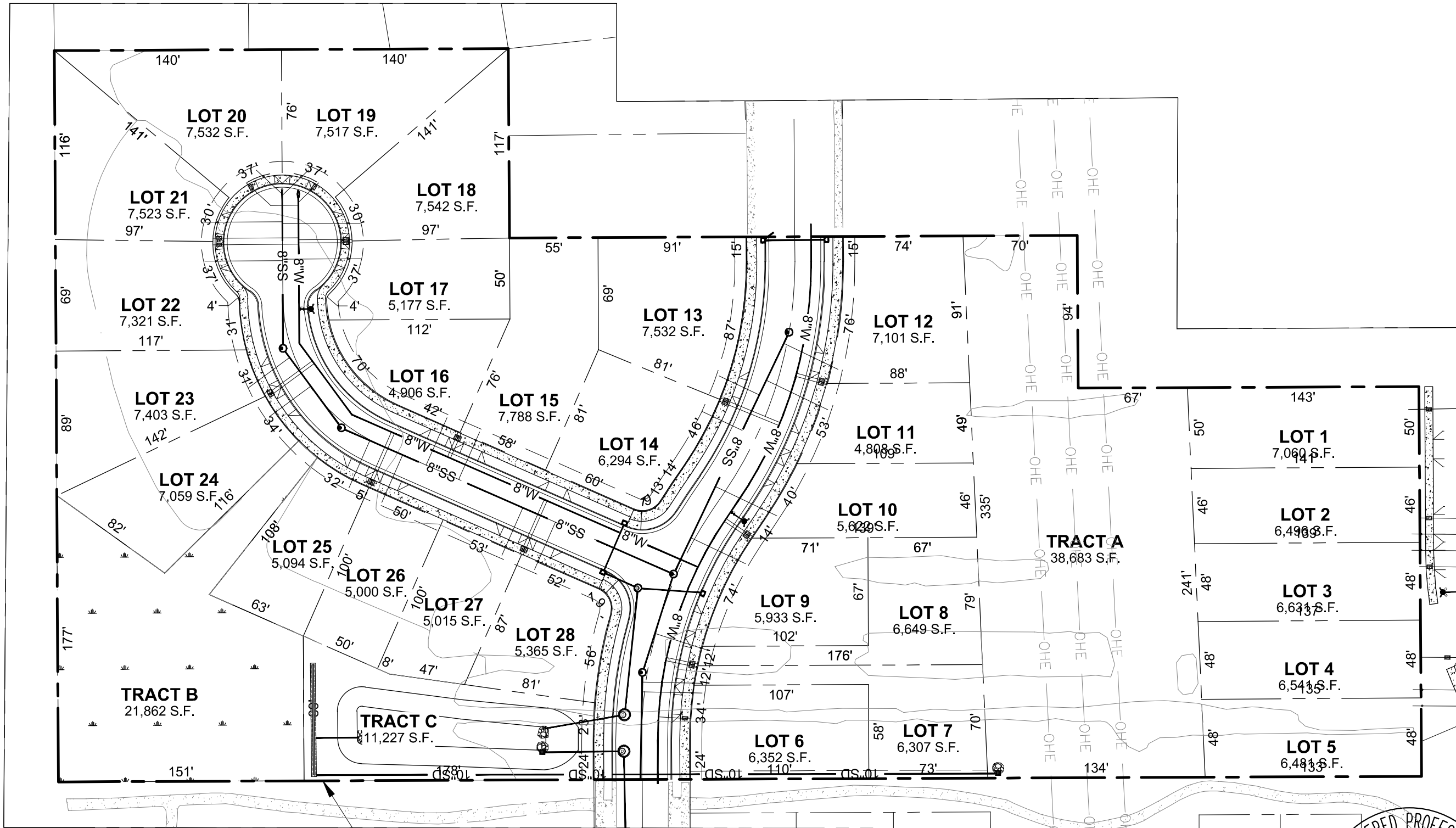
SOIL TYPES:

8	AMITY SILT LOAM
51	CONCORD SILT LOAM
177	WOODBURN SILT LOAM

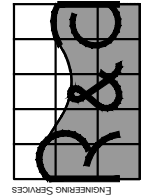


RENEWS 12/31/22

PRELIMINARY - NOT FOR CONSTRUCTION



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 Albany, Oregon 97321
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 Fax: 541-926-2456
 www.r-a-engineering.com



NORTH HILLS ESTATES
 POST-DEVELOPMENT DRAINAGE
 MYERS CONSTRUCTION COMPANY
 ALBANY, OREGON

PLAN REVISIONS
 No. DATE BY

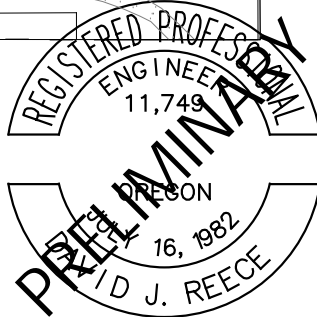
R&A PROJECT NO.: MCC2002
 DATE: 05-07-21
 DESIGNED: A. CECCHINI
 ENGINEER: D. REECE
 CHECKED: J. WHITE
 SCALE: AS INDICATED
 SHEET NUMBER

D2



POST-DEVELOPMENT DRAINAGE AREA BOUNDARY (AREA B)

AREA (AC)	CN	DESCRIPTION
1.74	98	MAXIMUM BUILDBLE AREA, LOTS
0.84	98	SIDEWALKS, STREETS
4.17	80	>75% GRASS COVER, GOOD, HSG D



RENEWS 12/31/22
 PRELIMINARY - NOT FOR CONSTRUCTION





































EXHIBIT A - USGS SOILS MAP

Soil Map—Benton County, Oregon
(24th Ave Subdivision)



Soil Map—Benton County, Oregon
(24th Ave Subdivision)

MAP LEGEND

- | | | | | |
|-------------------------------|---|------------------------|---|-----------------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  | Spoil Area |
| Soils |  | Soil Map Unit Polygons |  | Stony Spot |
| |  | Soil Map Unit Lines |  | Very Stony Spot |
| |  | Soil Map Unit Points |  | Wet Spot |
| Special Point Features |  | Blowout |  | Other |
| |  | Borrow Pit |  | Special Line Features |
| |  | Clay Spot | Water Features | |
| |  | Closed Depression |  | Streams and Canals |
| |  | Gravel Pit | Transportation | |
| |  | Gravelly Spot |  | Rails |
| |  | Landfill |  | Interstate Highways |
| |  | Lava Flow |  | US Routes |
| |  | Marsh or swamp |  | Major Roads |
| |  | Mine or Quarry |  | Local Roads |
| |  | Miscellaneous Water | Background | |
| |  | Perennial Water |  | Aerial Photography |
| |  | Rock Outcrop | | |
| |  | Saline Spot | | |
| |  | Sandy Spot | | |
| |  | Severely Eroded Spot | | |
| |  | Sinkhole | | |
| |  | Slide or Slip | | |
| |  | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County, Oregon
Survey Area Data: Version 18, Jun 11, 2020

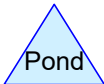
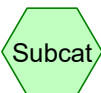
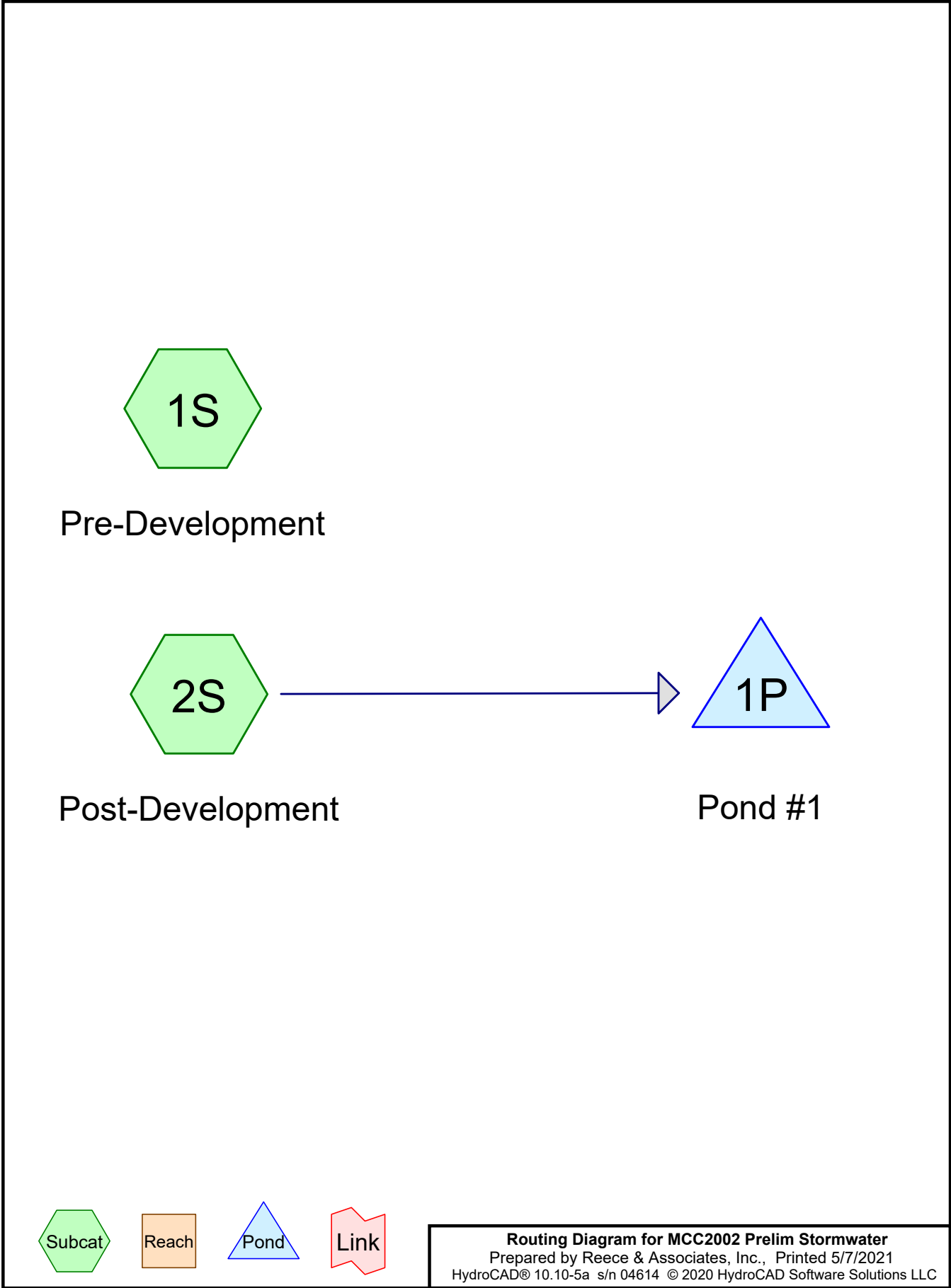
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 23, 2020—May 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8 "HSG C/D"	Amity silt loam, 0 to 3 percent slopes	0.1	1.5%
51 "HSG D"	Concord silt loam, 0 to 2 percent slopes	5.8	77.5%
177 "HSG C"	Woodburn silt loam, 0 to 3 percent slopes	1.6	21.0%
Totals for Area of Interest		7.4	100.0%



Routing Diagram for MCC2002 Prelim Stormwater
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MCC2002 Prelim Stormwater

Prepared by Reece & Associates, Inc.

Printed 5/7/2021

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 Year	Type IA 24-hr		Default	24.00	1	2.47	2
2	5 Year	Type IA 24-hr		Default	24.00	1	2.86	2
3	10 Year	Type IA 24-hr		Default	24.00	1	3.37	2
4	25 Year	Type IA 24-hr		Default	24.00	1	3.94	2
5	100 Year	Type IA 24-hr		Default	24.00	1	4.83	2

MCC2002 Prelim Stormwater

Type IA 24-hr 2 Year Rainfall=2.47"

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Page 3

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-Development

Runoff Area=6.750 ac 0.00% Impervious Runoff Depth=0.82"
Flow Length=300' Slope=0.0200 '/' Tc=29.7 min CN=79 Runoff=0.86 cfs 0.460 af

Subcatchment2S: Post-Development

Runoff Area=6.750 ac 38.22% Impervious Runoff Depth=1.29"
Flow Length=525' Slope=0.0220 '/' Tc=23.1 min CN=87 Runoff=1.87 cfs 0.723 af

Pond 1P: Pond #1

Peak Elev=284.54' Storage=6,095 cf Inflow=1.87 cfs 0.723 af
Primary=0.64 cfs 0.709 af Secondary=0.00 cfs 0.000 af Outflow=0.64 cfs 0.709 af

Total Runoff Area = 13.500 ac Runoff Volume = 1.183 af Average Runoff Depth = 1.05"
80.89% Pervious = 10.920 ac 19.11% Impervious = 2.580 ac

MCC2002 Prelim Stormwater

Type IA 24-hr 2 Year Rainfall=2.47"

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Summary for Subcatchment 1S: Pre-Development

CN 78 for wetlands, no open water, calculating for 25-Year events or less, regardless of soil type.
 CN 85 for wetlands, 1/3 of wetlands is water year round, regardless of soil type.

Runoff = 0.86 cfs @ 8.28 hrs, Volume= 0.460 af, Depth= 0.82"

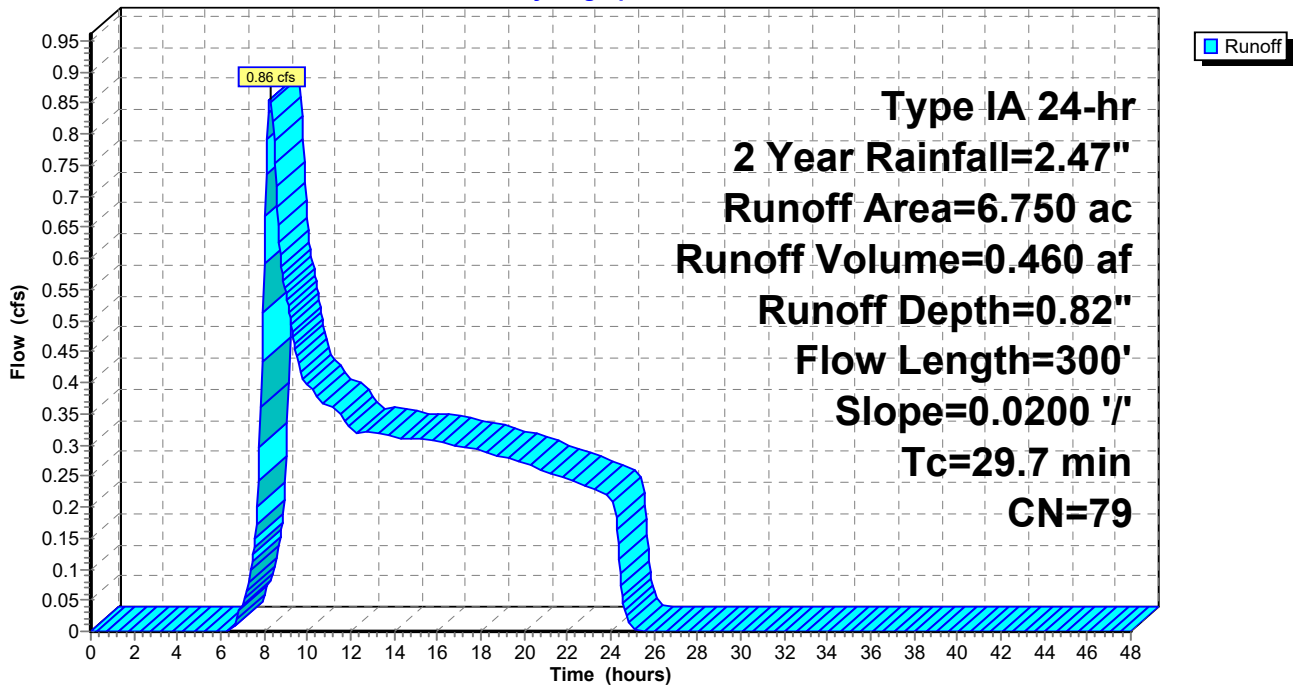
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 2 Year Rainfall=2.47"

Area (ac)	CN	Description
* 2.000	78	Wetland, no open water, HSG C/D
4.750	80	>75% Grass cover, Good, HSG D
6.750	79	Weighted Average
6.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.7	300	0.0200	0.17		Sheet Flow, Pasture Cultivated: Residue>20% n= 0.170 P2= 2.47"

Subcatchment 1S: Pre-Development

Hydrograph



MCC2002 Prelim Stormwater

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Type IA 24-hr 2 Year Rainfall=2.47"

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Page 5

Summary for Subcatchment 2S: Post-Development

Runoff = 1.87 cfs @ 8.15 hrs, Volume= 0.723 af, Depth= 1.29"

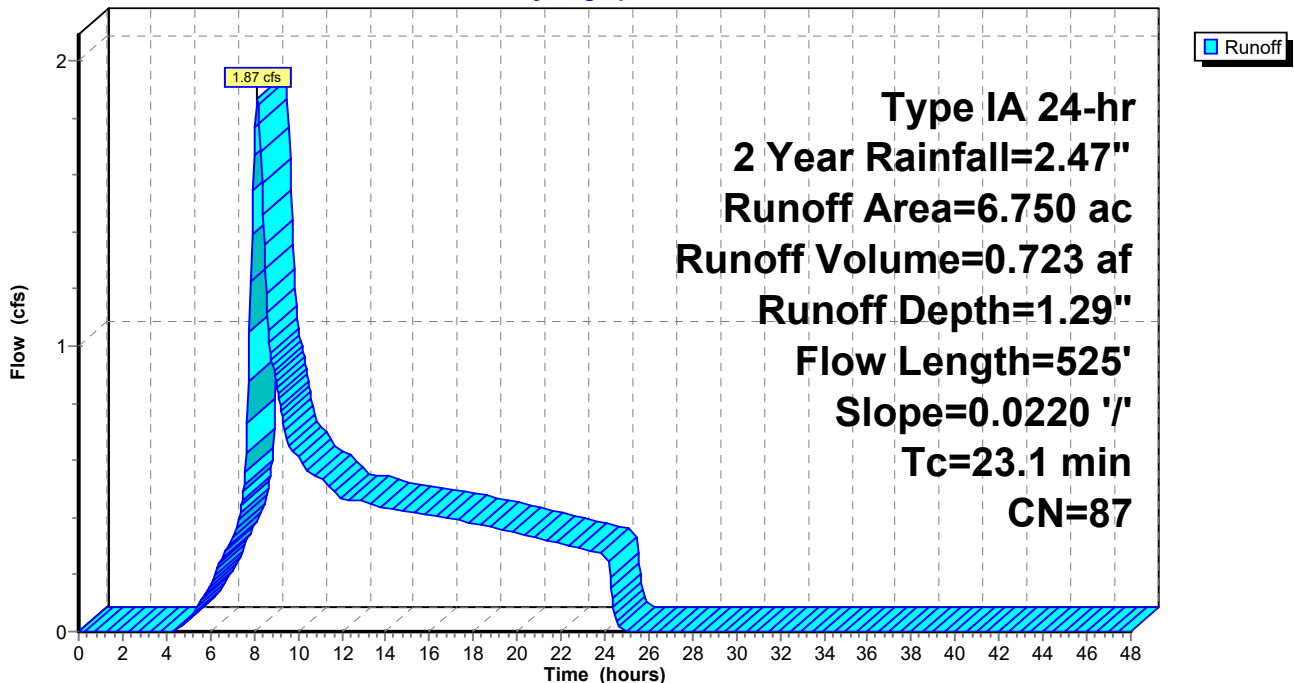
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 Year Rainfall=2.47"

Area (ac)	CN	Description
* 1.740	98	Max Buildable Area
* 0.840	98	Sidewalks/Streets
4.170	80	>75% Grass cover, Good, HSG D
6.750	87	Weighted Average
4.170		61.78% Pervious Area
2.580		38.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0220	0.11		Sheet Flow, Lawn Grass: Dense n= 0.240 P2= 2.47"
0.6	100	0.0220	3.01		Shallow Concentrated Flow, Gutter Paved Kv= 20.3 fps
6.9	325	0.0220	0.79		Lag/CN Method, Wetland Flows
23.1	525	Total			

Subcatchment 2S: Post-Development

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 2 Year Rainfall=2.47"

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Summary for Pond 1P: Pond #1

Inflow Area = 6.750 ac, 38.22% Impervious, Inflow Depth = 1.29" for 2 Year event
 Inflow = 1.87 cfs @ 8.15 hrs, Volume= 0.723 af
 Outflow = 0.64 cfs @ 9.71 hrs, Volume= 0.709 af, Atten= 66%, Lag= 93.3 min
 Primary = 0.64 cfs @ 9.71 hrs, Volume= 0.709 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 284.54' @ 9.71 hrs Surf.Area= 3,790 sf Storage= 6,095 cf

Plug-Flow detention time= 141.7 min calculated for 0.709 af (98% of inflow)
 Center-of-Mass det. time= 128.9 min (939.2 - 810.3)

Volume	Invert	Avail.Storage	Storage Description
#1	282.00'	12,508 cf	Tract C Pond (Prismatic) Listed below
#2	282.00'	98 cf	5.00'D x 5.00'H Pre-Treatment Manhole
		12,606 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
282.00	0	0	0
283.00	2,410	1,205	1,205
284.00	3,258	2,834	4,039
285.00	4,212	3,735	7,774
286.00	5,255	4,734	12,508

Device	Routing	Invert	Outlet Devices
#1	Primary	282.50'	2.0" Vert. 2" Low Flow Outlet C= 0.600 Limited to weir flow at low heads
#2	Primary	283.00'	4.0" Vert. 4" Ditch Inlet C= 0.600 Limited to weir flow at low heads
#3	Secondary	285.00'	12.0" Vert. Overflow 12" C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.64 cfs @ 9.71 hrs HW=284.54' (Free Discharge)

↑ **1=2" Low Flow Outlet** (Orifice Controls 0.15 cfs @ 6.73 fps)

└ **2=4" Ditch Inlet** (Orifice Controls 0.49 cfs @ 5.64 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=282.00' (Free Discharge)

↑ **3=Overflow 12"** (Controls 0.00 cfs)

MCC2002 Prelim Stormwater

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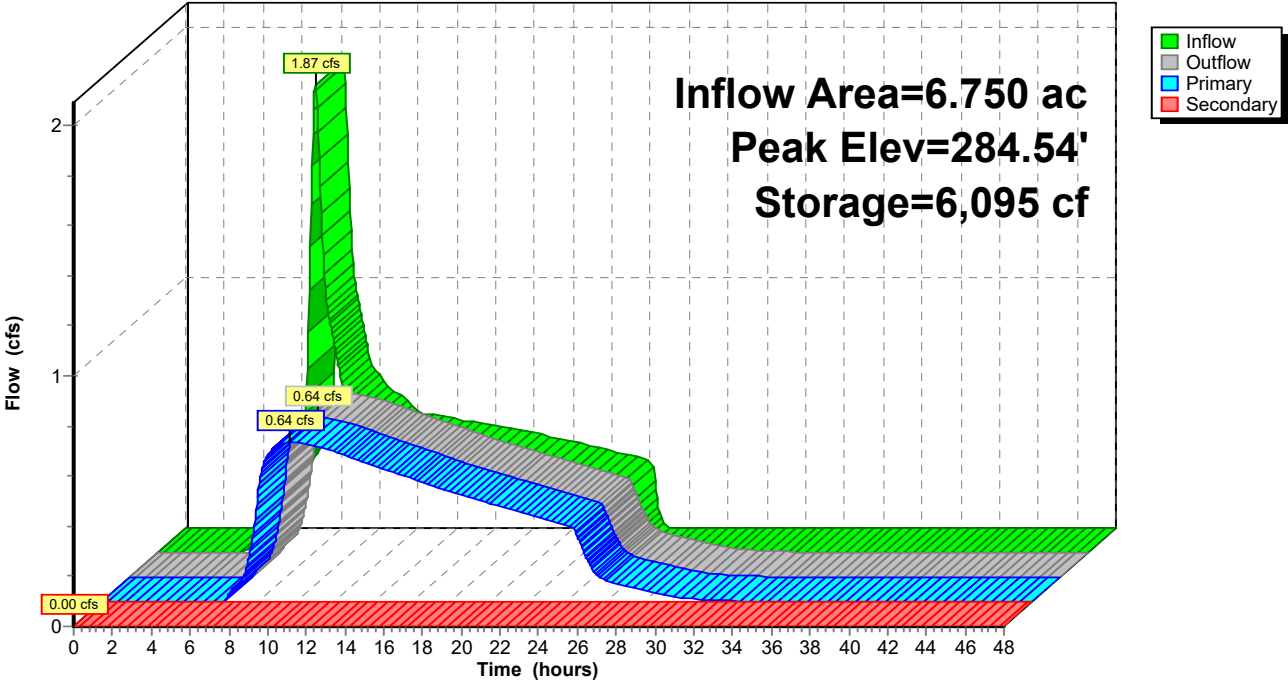
Type IA 24-hr 2 Year Rainfall=2.47"

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Pond 1P: Pond #1

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 5 Year Rainfall=2.86"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-Development

Runoff Area=6.750 ac 0.00% Impervious Runoff Depth=1.09"
Flow Length=300' Slope=0.0200 '/' Tc=29.7 min CN=79 Runoff=1.26 cfs 0.612 af

Subcatchment2S: Post-Development

Runoff Area=6.750 ac 38.22% Impervious Runoff Depth=1.62"
Flow Length=525' Slope=0.0220 '/' Tc=23.1 min CN=87 Runoff=2.43 cfs 0.910 af

Pond 1P: Pond #1

Peak Elev=285.09' Storage=8,241 cf Inflow=2.43 cfs 0.910 af
Primary=0.75 cfs 0.892 af Secondary=0.03 cfs 0.004 af Outflow=0.78 cfs 0.896 af

Total Runoff Area = 13.500 ac Runoff Volume = 1.521 af Average Runoff Depth = 1.35"
80.89% Pervious = 10.920 ac 19.11% Impervious = 2.580 ac

MCC2002 Prelim Stormwater

Type IA 24-hr 5 Year Rainfall=2.86"

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Summary for Subcatchment 1S: Pre-Development

CN 78 for wetlands, no open water, calculating for 25-Year events or less, regardless of soil type.
 CN 85 for wetlands, 1/3 of wetlands is water year round, regardless of soil type.

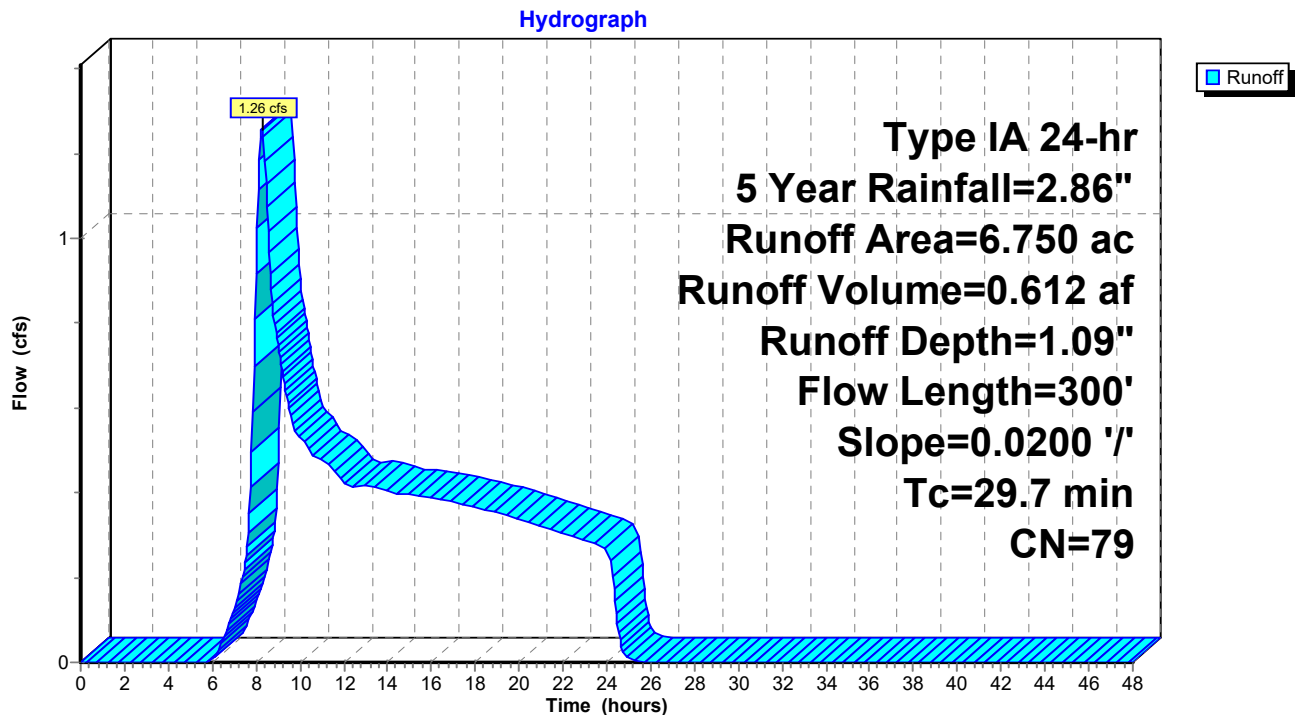
Runoff = 1.26 cfs @ 8.27 hrs, Volume= 0.612 af, Depth= 1.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 5 Year Rainfall=2.86"

Area (ac)	CN	Description
* 2.000	78	Wetland, no open water, HSG C/D
4.750	80	>75% Grass cover, Good, HSG D
6.750	79	Weighted Average
6.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.7	300	0.0200	0.17		Sheet Flow, Pasture Cultivated: Residue>20% n= 0.170 P2= 2.47"

Subcatchment 1S: Pre-Development



MCC2002 Prelim Stormwater

Type IA 24-hr 5 Year Rainfall=2.86"

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Summary for Subcatchment 2S: Post-Development

Runoff = 2.43 cfs @ 8.15 hrs, Volume= 0.910 af, Depth= 1.62"

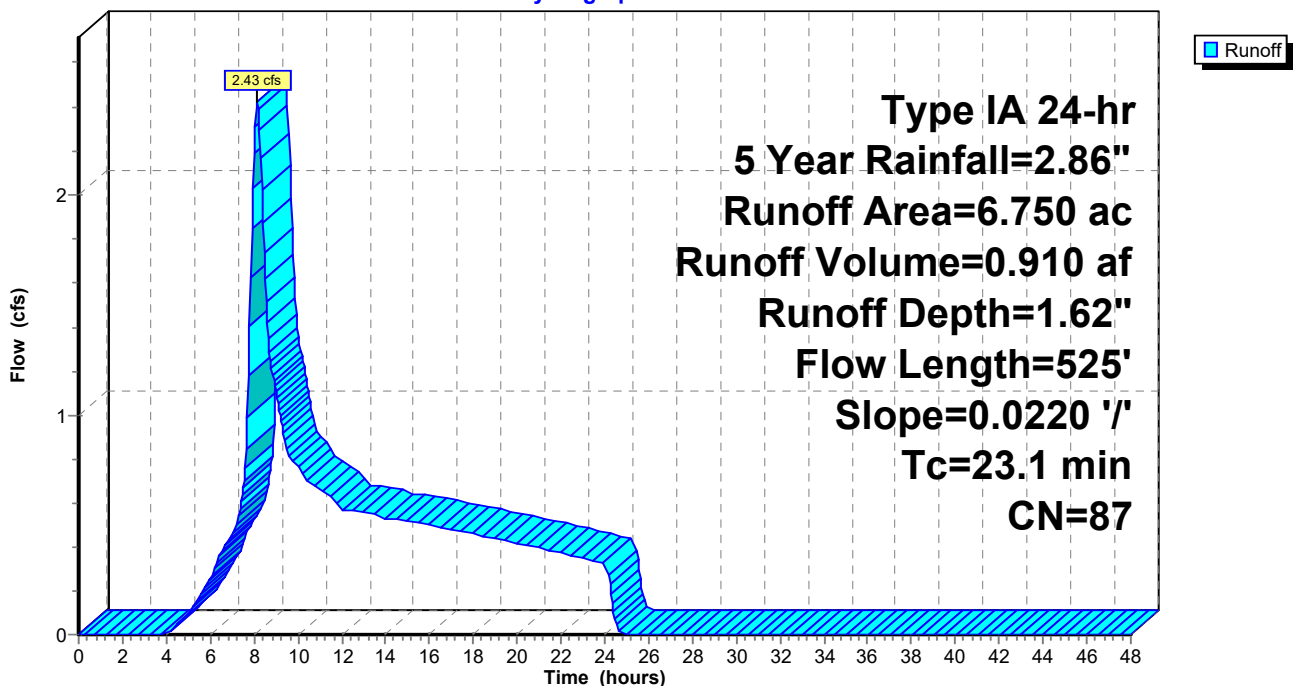
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5 Year Rainfall=2.86"

Area (ac)	CN	Description
* 1.740	98	Max Buildable Area
* 0.840	98	Sidewalks/Streets
4.170	80	>75% Grass cover, Good, HSG D
6.750	87	Weighted Average
4.170		61.78% Pervious Area
2.580		38.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0220	0.11		Sheet Flow, Lawn Grass: Dense n= 0.240 P2= 2.47"
0.6	100	0.0220	3.01		Shallow Concentrated Flow, Gutter Paved Kv= 20.3 fps
6.9	325	0.0220	0.79		Lag/CN Method, Wetland Flows
23.1	525	Total			

Subcatchment 2S: Post-Development

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 5 Year Rainfall=2.86"

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Summary for Pond 1P: Pond #1

Inflow Area = 6.750 ac, 38.22% Impervious, Inflow Depth = 1.62" for 5 Year event
 Inflow = 2.43 cfs @ 8.15 hrs, Volume= 0.910 af
 Outflow = 0.78 cfs @ 9.83 hrs, Volume= 0.896 af, Atten= 68%, Lag= 100.7 min
 Primary = 0.75 cfs @ 9.83 hrs, Volume= 0.892 af
 Secondary = 0.03 cfs @ 9.83 hrs, Volume= 0.004 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 285.09' @ 9.83 hrs Surf.Area= 4,321 sf Storage= 8,241 cf

Plug-Flow detention time= 155.2 min calculated for 0.896 af (98% of inflow)
 Center-of-Mass det. time= 144.8 min (941.4 - 796.6)

Volume	Invert	Avail.Storage	Storage Description
#1	282.00'	12,508 cf	Tract C Pond (Prismatic) Listed below
#2	282.00'	98 cf	5.00'D x 5.00'H Pre-Treatment Manhole
		12,606 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
282.00	0	0	0
283.00	2,410	1,205	1,205
284.00	3,258	2,834	4,039
285.00	4,212	3,735	7,774
286.00	5,255	4,734	12,508

Device	Routing	Invert	Outlet Devices
#1	Primary	282.50'	2.0" Vert. 2" Low Flow Outlet C= 0.600 Limited to weir flow at low heads
#2	Primary	283.00'	4.0" Vert. 4" Ditch Inlet C= 0.600 Limited to weir flow at low heads
#3	Secondary	285.00'	12.0" Vert. Overflow 12" C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.75 cfs @ 9.83 hrs HW=285.09' (Free Discharge)

↑ **1=2" Low Flow Outlet** (Orifice Controls 0.17 cfs @ 7.62 fps)

└ **2=4" Ditch Inlet** (Orifice Controls 0.58 cfs @ 6.67 fps)

Secondary OutFlow Max=0.03 cfs @ 9.83 hrs HW=285.09' (Free Discharge)

↑ **3=Overflow 12"** (Orifice Controls 0.03 cfs @ 1.00 fps)

MCC2002 Prelim Stormwater

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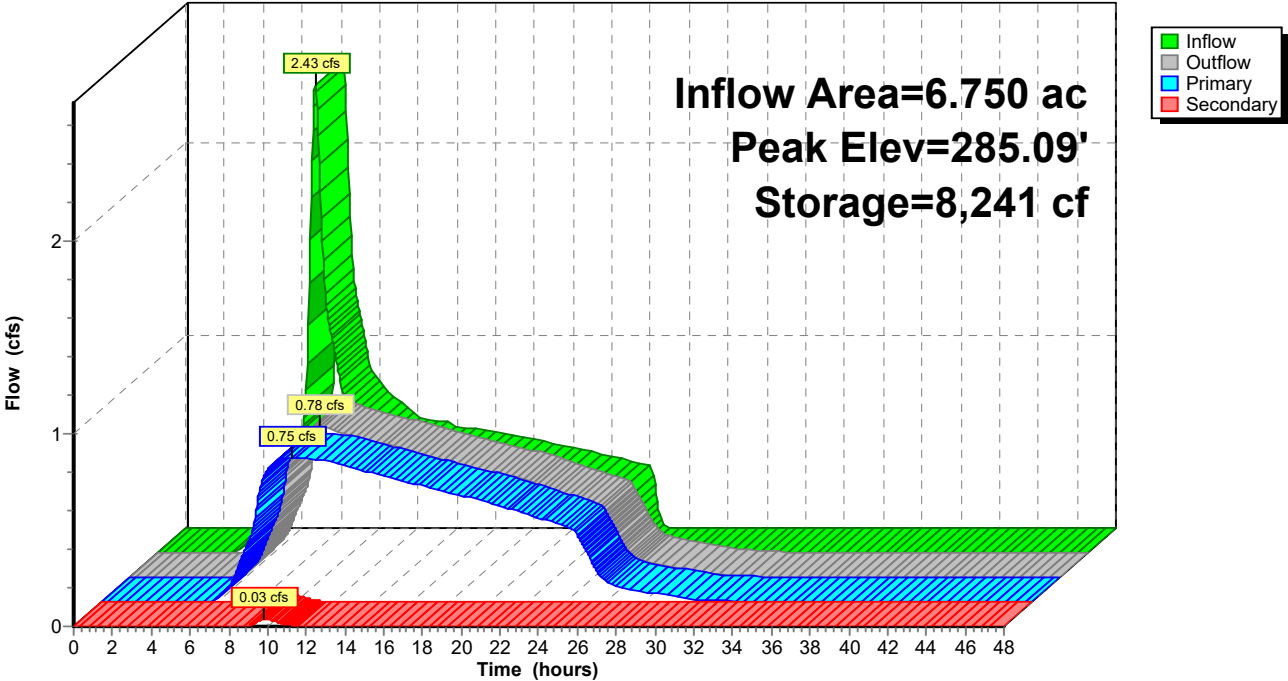
Type IA 24-hr 5 Year Rainfall=2.86"

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Pond 1P: Pond #1

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 10 Year Rainfall=3.37"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-Development

Runoff Area=6.750 ac 0.00% Impervious Runoff Depth=1.47"
Flow Length=300' Slope=0.0200 '/' Tc=29.7 min CN=79 Runoff=1.84 cfs 0.824 af

Subcatchment2S: Post-Development

Runoff Area=6.750 ac 38.22% Impervious Runoff Depth=2.07"
Flow Length=525' Slope=0.0220 '/' Tc=23.1 min CN=87 Runoff=3.18 cfs 1.162 af

Pond 1P: Pond #1

Peak Elev=285.39' Storage=9,702 cf Inflow=3.18 cfs 1.162 af
Primary=0.80 cfs 1.052 af Secondary=0.61 cfs 0.096 af Outflow=1.42 cfs 1.148 af

Total Runoff Area = 13.500 ac Runoff Volume = 1.987 af Average Runoff Depth = 1.77"
80.89% Pervious = 10.920 ac 19.11% Impervious = 2.580 ac

MCC2002 Prelim Stormwater

Type IA 24-hr 10 Year Rainfall=3.37"

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Summary for Subcatchment 1S: Pre-Development

CN 78 for wetlands, no open water, calculating for 25-Year events or less, regardless of soil type.
 CN 85 for wetlands, 1/3 of wetlands is water year round, regardless of soil type.

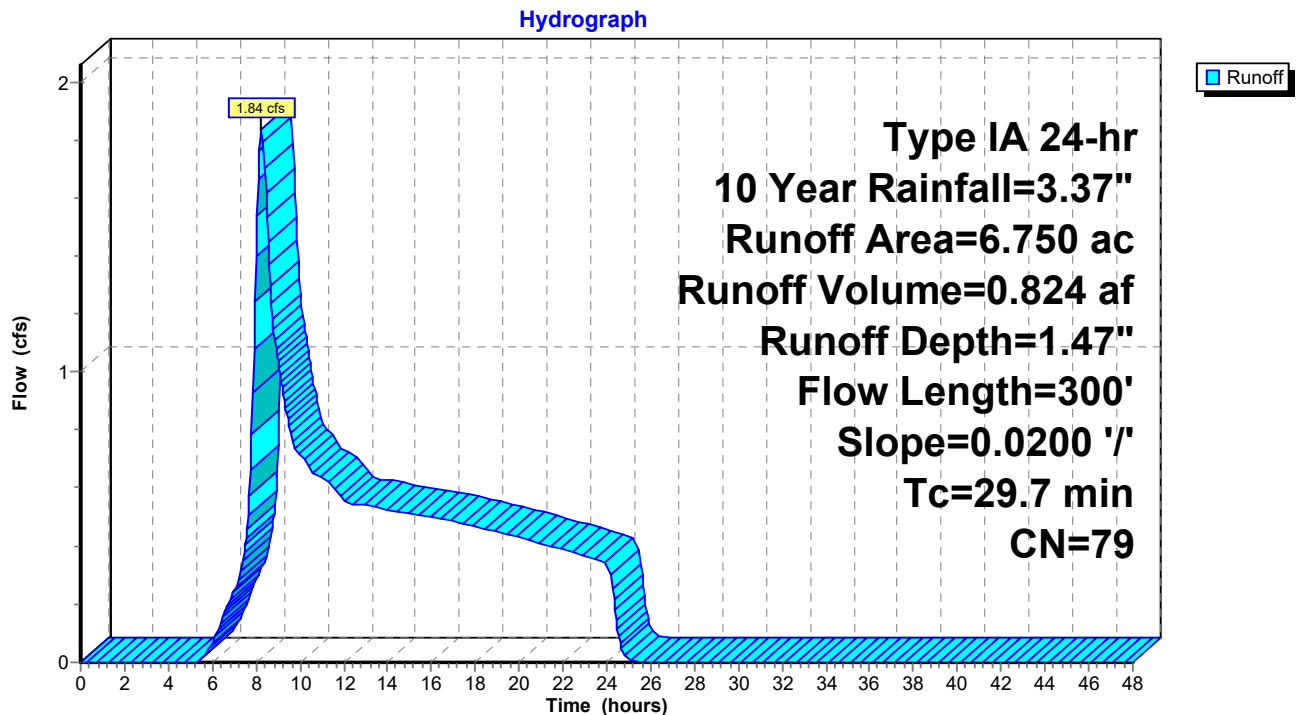
Runoff = 1.84 cfs @ 8.25 hrs, Volume= 0.824 af, Depth= 1.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10 Year Rainfall=3.37"

Area (ac)	CN	Description
* 2.000	78	Wetland, no open water, HSG C/D
4.750	80	>75% Grass cover, Good, HSG D
6.750	79	Weighted Average
6.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.7	300	0.0200	0.17		Sheet Flow, Pasture Cultivated: Residue>20% n= 0.170 P2= 2.47"

Subcatchment 1S: Pre-Development



MCC2002 Prelim Stormwater

Type IA 24-hr 10 Year Rainfall=3.37"

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Summary for Subcatchment 2S: Post-Development

Runoff = 3.18 cfs @ 8.14 hrs, Volume= 1.162 af, Depth= 2.07"

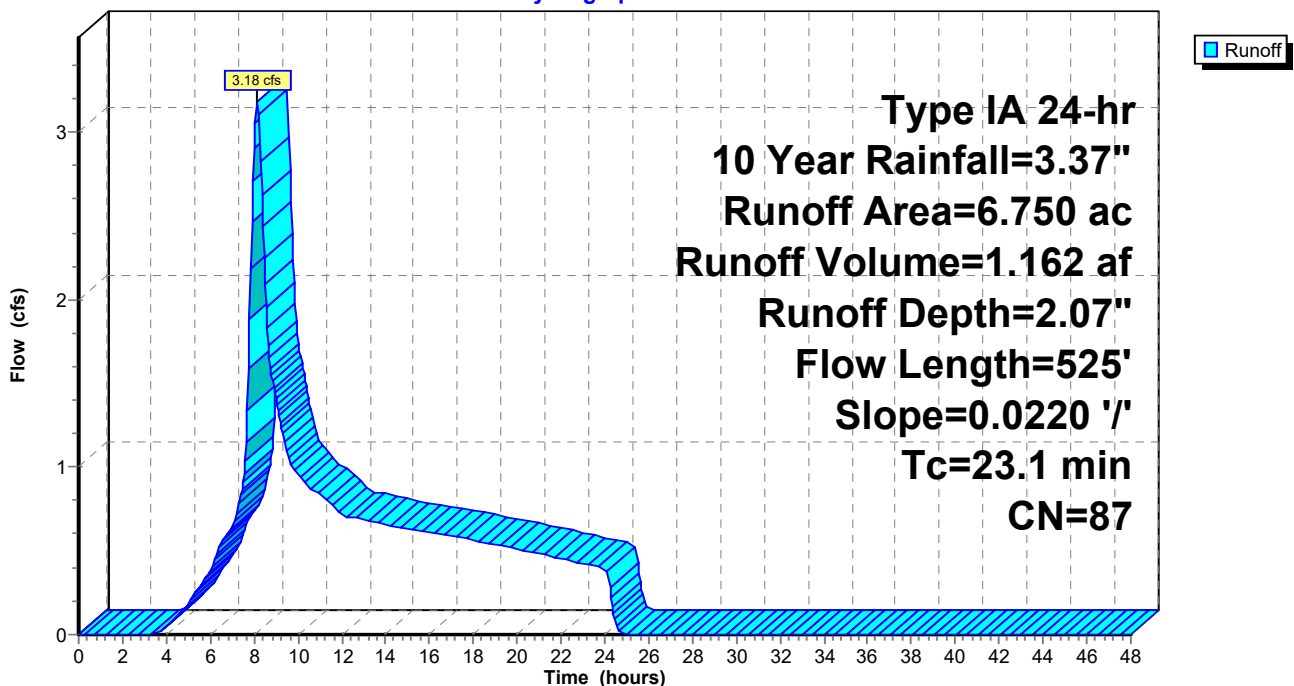
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 Year Rainfall=3.37"

Area (ac)	CN	Description
* 1.740	98	Max Buildable Area
* 0.840	98	Sidewalks/Streets
4.170	80	>75% Grass cover, Good, HSG D
6.750	87	Weighted Average
4.170		61.78% Pervious Area
2.580		38.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0220	0.11		Sheet Flow, Lawn Grass: Dense n= 0.240 P2= 2.47"
0.6	100	0.0220	3.01		Shallow Concentrated Flow, Gutter Paved Kv= 20.3 fps
6.9	325	0.0220	0.79		Lag/CN Method, Wetland Flows
23.1	525	Total			

Subcatchment 2S: Post-Development

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 10 Year Rainfall=3.37"

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Summary for Pond 1P: Pond #1

Inflow Area = 6.750 ac, 38.22% Impervious, Inflow Depth = 2.07" for 10 Year event
 Inflow = 3.18 cfs @ 8.14 hrs, Volume= 1.162 af
 Outflow = 1.42 cfs @ 8.99 hrs, Volume= 1.148 af, Atten= 56%, Lag= 51.1 min
 Primary = 0.80 cfs @ 8.99 hrs, Volume= 1.052 af
 Secondary = 0.61 cfs @ 8.99 hrs, Volume= 0.096 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 285.39' @ 8.99 hrs Surf.Area= 4,642 sf Storage= 9,702 cf

Plug-Flow detention time= 152.2 min calculated for 1.147 af (99% of inflow)
 Center-of-Mass det. time= 144.7 min (927.1 - 782.4)

Volume	Invert	Avail.Storage	Storage Description
#1	282.00'	12,508 cf	Tract C Pond (Prismatic) Listed below
#2	282.00'	98 cf	5.00'D x 5.00'H Pre-Treatment Manhole
		12,606 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
282.00	0	0	0
283.00	2,410	1,205	1,205
284.00	3,258	2,834	4,039
285.00	4,212	3,735	7,774
286.00	5,255	4,734	12,508

Device	Routing	Invert	Outlet Devices
#1	Primary	282.50'	2.0" Vert. 2" Low Flow Outlet C= 0.600 Limited to weir flow at low heads
#2	Primary	283.00'	4.0" Vert. 4" Ditch Inlet C= 0.600 Limited to weir flow at low heads
#3	Secondary	285.00'	12.0" Vert. Overflow 12" C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.80 cfs @ 8.99 hrs HW=285.39' (Free Discharge)

↑ **1=2" Low Flow Outlet** (Orifice Controls 0.18 cfs @ 8.07 fps)

└ **2=4" Ditch Inlet** (Orifice Controls 0.63 cfs @ 7.18 fps)

Secondary OutFlow Max=0.61 cfs @ 8.99 hrs HW=285.39' (Free Discharge)

↑ **3=Overflow 12"** (Orifice Controls 0.61 cfs @ 2.13 fps)

MCC2002 Prelim Stormwater

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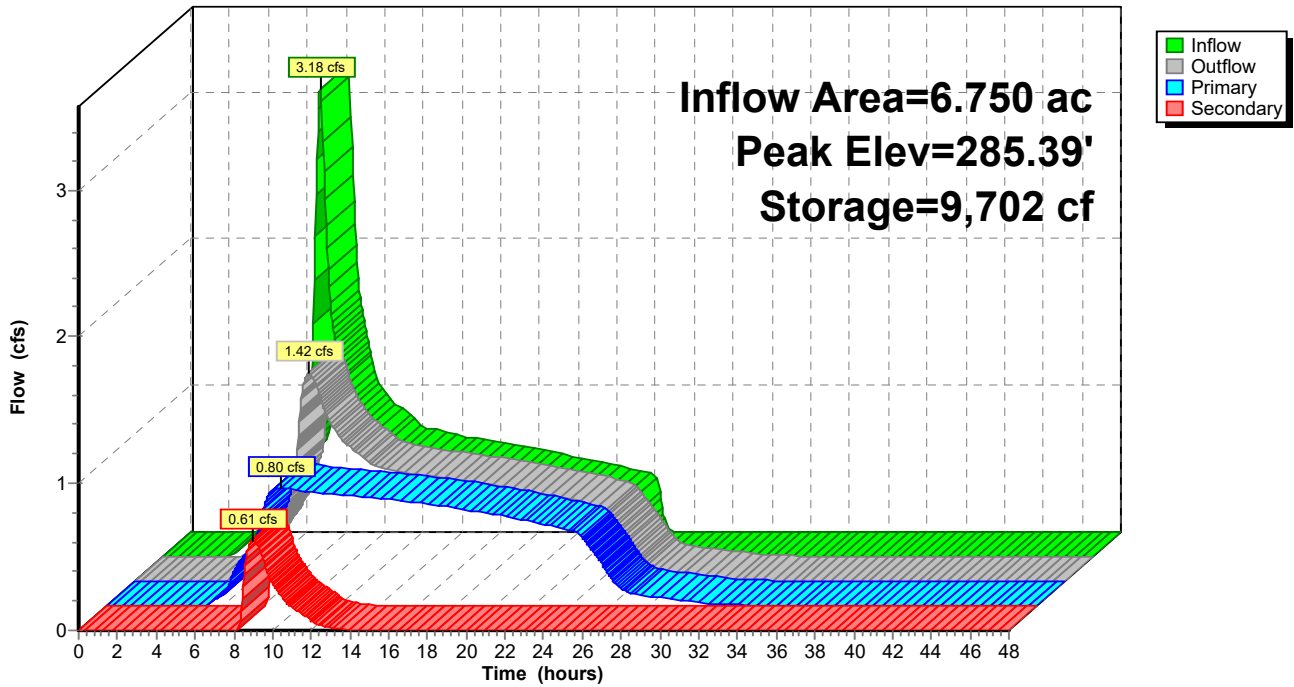
Type IA 24-hr 10 Year Rainfall=3.37"

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Pond 1P: Pond #1

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 25 Year Rainfall=3.94"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-Development

Runoff Area=6.750 ac 0.00% Impervious Runoff Depth=1.91"
Flow Length=300' Slope=0.0200 '/' Tc=29.7 min CN=79 Runoff=2.54 cfs 1.077 af

Subcatchment2S: Post-Development

Runoff Area=6.750 ac 38.22% Impervious Runoff Depth=2.58"
Flow Length=525' Slope=0.0220 '/' Tc=23.1 min CN=87 Runoff=4.06 cfs 1.452 af

Pond 1P: Pond #1

Peak Elev=285.66' Storage=10,994 cf Inflow=4.06 cfs 1.452 af
Primary=0.85 cfs 1.189 af Secondary=1.54 cfs 0.249 af Outflow=2.39 cfs 1.438 af

Total Runoff Area = 13.500 ac Runoff Volume = 2.529 af Average Runoff Depth = 2.25"
80.89% Pervious = 10.920 ac 19.11% Impervious = 2.580 ac

MCC2002 Prelim Stormwater

Type IA 24-hr 25 Year Rainfall=3.94"

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Summary for Subcatchment 1S: Pre-Development

CN 78 for wetlands, no open water, calculating for 25-Year events or less, regardless of soil type.
 CN 85 for wetlands, 1/3 of wetlands is water year round, regardless of soil type.

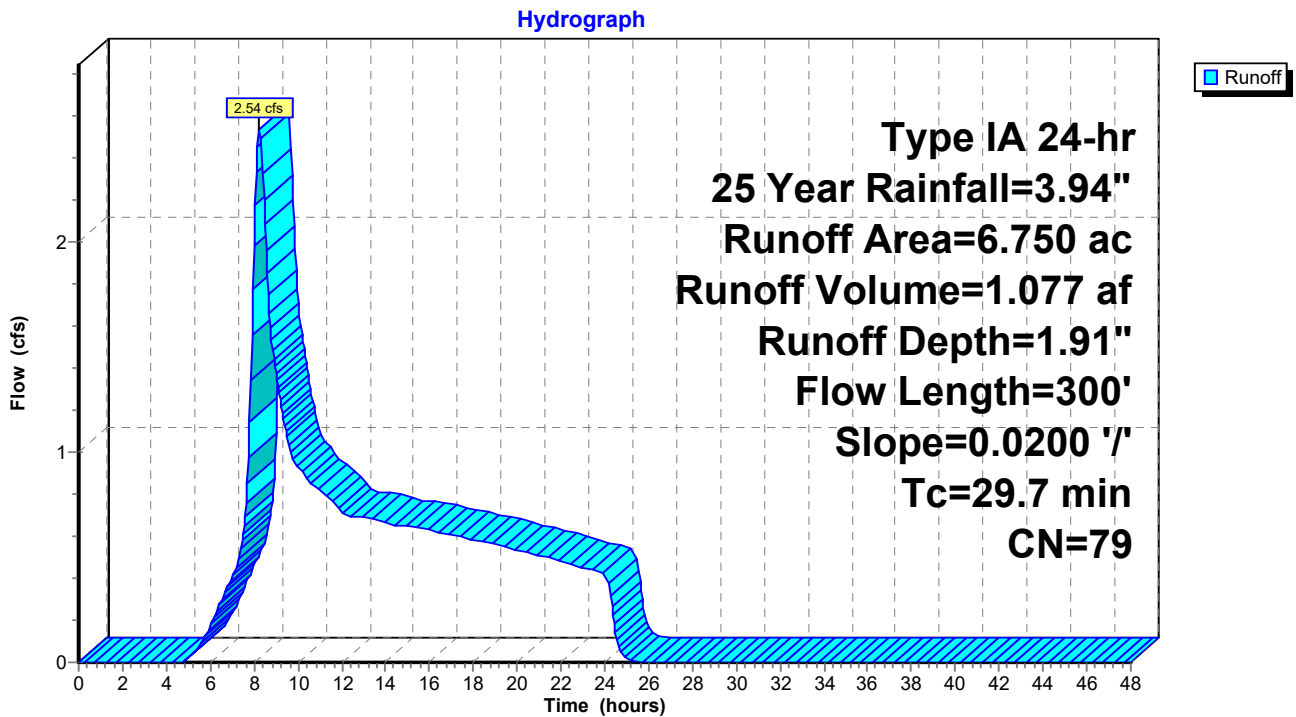
Runoff = 2.54 cfs @ 8.24 hrs, Volume= 1.077 af, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 Year Rainfall=3.94"

Area (ac)	CN	Description
* 2.000	78	Wetland, no open water, HSG C/D
4.750	80	>75% Grass cover, Good, HSG D
6.750	79	Weighted Average
6.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.7	300	0.0200	0.17		Sheet Flow, Pasture Cultivated: Residue>20% n= 0.170 P2= 2.47"

Subcatchment 1S: Pre-Development



MCC2002 Prelim Stormwater

Type IA 24-hr 25 Year Rainfall=3.94"

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Summary for Subcatchment 2S: Post-Development

Runoff = 4.06 cfs @ 8.14 hrs, Volume= 1.452 af, Depth= 2.58"

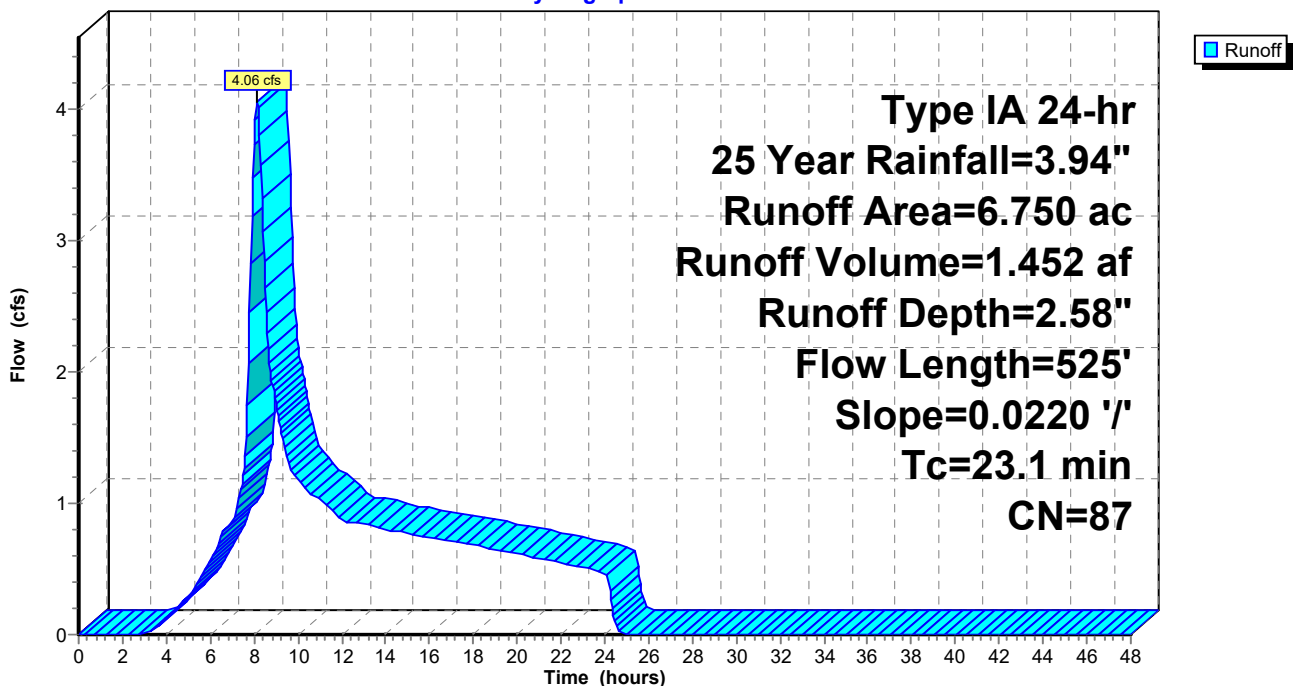
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25 Year Rainfall=3.94"

Area (ac)	CN	Description
* 1.740	98	Max Buildable Area
* 0.840	98	Sidewalks/Streets
4.170	80	>75% Grass cover, Good, HSG D
6.750	87	Weighted Average
4.170		61.78% Pervious Area
2.580		38.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0220	0.11		Sheet Flow, Lawn Grass: Dense n= 0.240 P2= 2.47"
0.6	100	0.0220	3.01		Shallow Concentrated Flow, Gutter Paved Kv= 20.3 fps
6.9	325	0.0220	0.79		Lag/CN Method, Wetland Flows
23.1	525	Total			

Subcatchment 2S: Post-Development

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 25 Year Rainfall=3.94"

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Summary for Pond 1P: Pond #1

Inflow Area = 6.750 ac, 38.22% Impervious, Inflow Depth = 2.58" for 25 Year event
 Inflow = 4.06 cfs @ 8.14 hrs, Volume= 1.452 af
 Outflow = 2.39 cfs @ 8.57 hrs, Volume= 1.438 af, Atten= 41%, Lag= 26.1 min
 Primary = 0.85 cfs @ 8.57 hrs, Volume= 1.189 af
 Secondary = 1.54 cfs @ 8.57 hrs, Volume= 0.249 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 285.66' @ 8.57 hrs Surf.Area= 4,925 sf Storage= 10,994 cf

Plug-Flow detention time= 145.0 min calculated for 1.438 af (99% of inflow)
 Center-of-Mass det. time= 138.1 min (908.0 - 769.9)

Volume	Invert	Avail.Storage	Storage Description
#1	282.00'	12,508 cf	Tract C Pond (Prismatic) Listed below
#2	282.00'	98 cf	5.00'D x 5.00'H Pre-Treatment Manhole
		12,606 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
282.00	0	0	0
283.00	2,410	1,205	1,205
284.00	3,258	2,834	4,039
285.00	4,212	3,735	7,774
286.00	5,255	4,734	12,508

Device	Routing	Invert	Outlet Devices
#1	Primary	282.50'	2.0" Vert. 2" Low Flow Outlet C= 0.600 Limited to weir flow at low heads
#2	Primary	283.00'	4.0" Vert. 4" Ditch Inlet C= 0.600 Limited to weir flow at low heads
#3	Secondary	285.00'	12.0" Vert. Overflow 12" C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.85 cfs @ 8.57 hrs HW=285.66' (Free Discharge)

↑ **1=2" Low Flow Outlet** (Orifice Controls 0.18 cfs @ 8.45 fps)

└ **2=4" Ditch Inlet** (Orifice Controls 0.66 cfs @ 7.61 fps)

Secondary OutFlow Max=1.54 cfs @ 8.57 hrs HW=285.66' (Free Discharge)

↑ **3=Overflow 12"** (Orifice Controls 1.54 cfs @ 2.77 fps)

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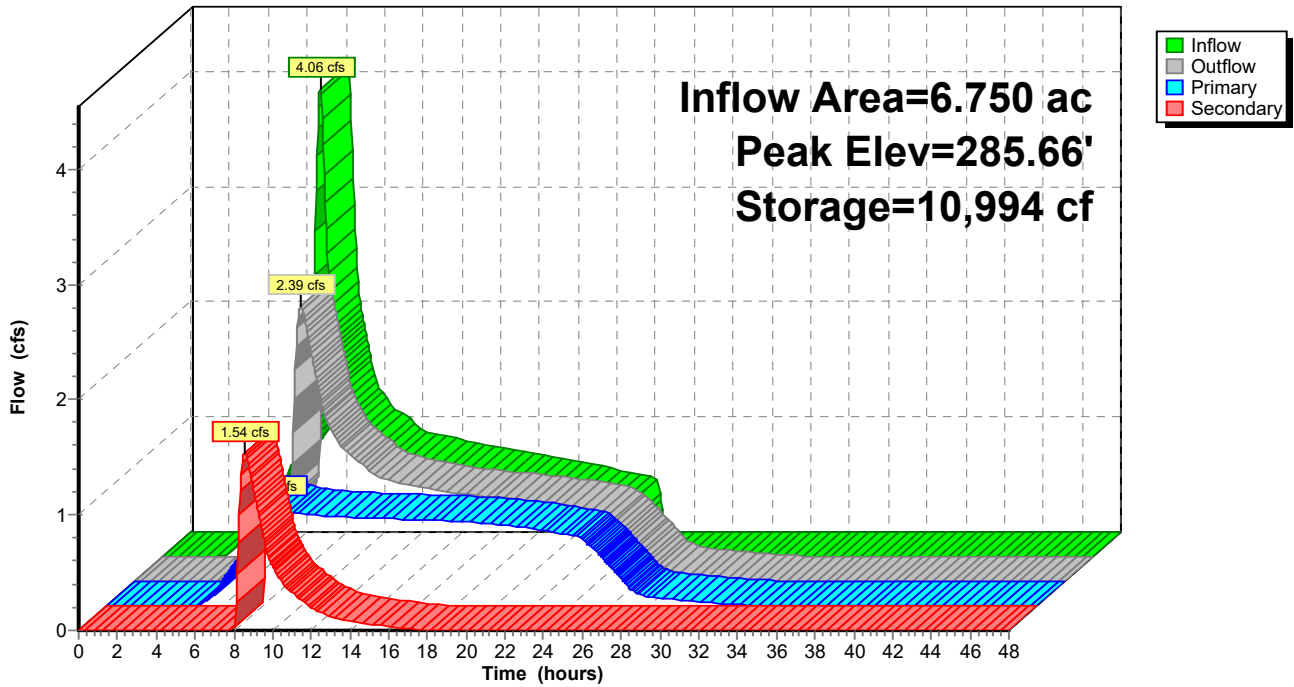
Type IA 24-hr 25 Year Rainfall=3.94"

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Pond 1P: Pond #1

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 100 Year Rainfall=4.83"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-Development

Runoff Area=6.750 ac 0.00% Impervious Runoff Depth=2.66"
Flow Length=300' Slope=0.0200 '/' Tc=29.7 min CN=79 Runoff=3.71 cfs 1.494 af

Subcatchment2S: Post-Development

Runoff Area=6.750 ac 38.22% Impervious Runoff Depth=3.41"
Flow Length=525' Slope=0.0220 '/' Tc=23.1 min CN=87 Runoff=5.44 cfs 1.917 af

Pond 1P: Pond #1

Peak Elev=287.11' Storage=12,606 cf Inflow=5.44 cfs 1.917 af
Primary=1.06 cfs 1.329 af Secondary=4.80 cfs 0.574 af Outflow=5.86 cfs 1.903 af

Total Runoff Area = 13.500 ac Runoff Volume = 3.411 af Average Runoff Depth = 3.03"
80.89% Pervious = 10.920 ac 19.11% Impervious = 2.580 ac

MCC2002 Prelim Stormwater

Type IA 24-hr 100 Year Rainfall=4.83"

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Summary for Subcatchment 1S: Pre-Development

CN 78 for wetlands, no open water, calculating for 25-Year events or less, regardless of soil type.
 CN 85 for wetlands, 1/3 of wetlands is water year round, regardless of soil type.

Runoff = 3.71 cfs @ 8.23 hrs, Volume= 1.494 af, Depth= 2.66"

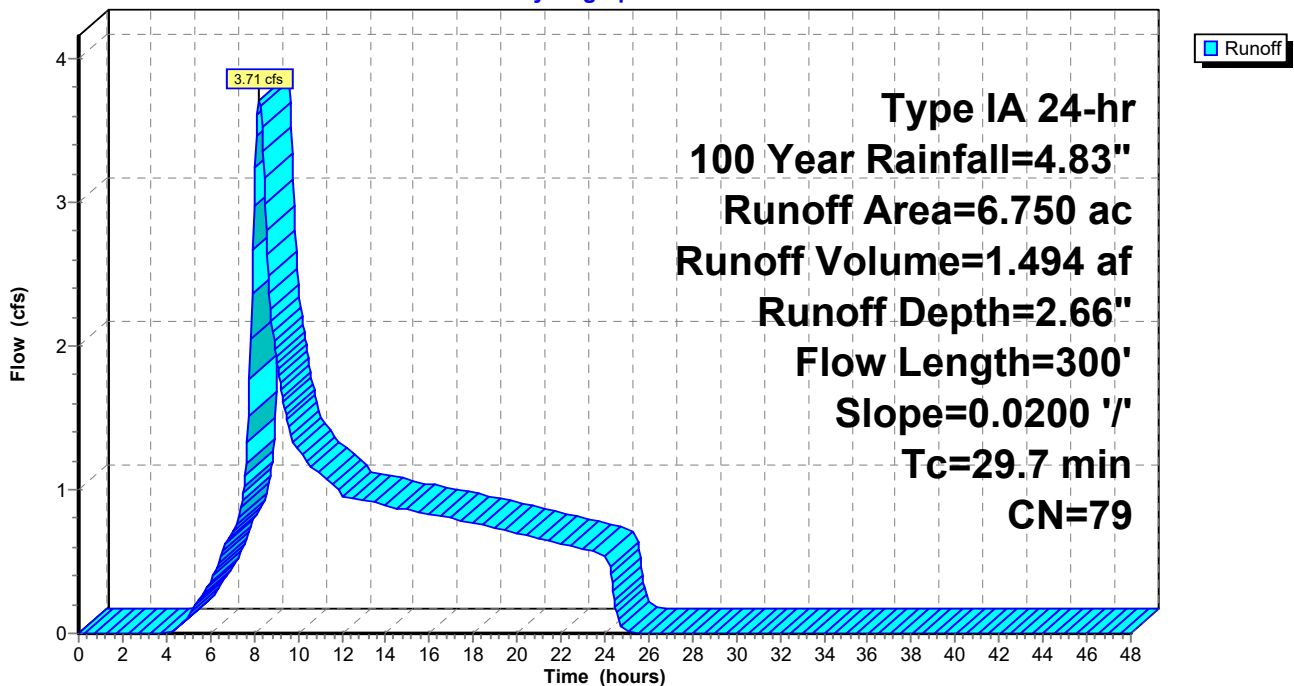
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 100 Year Rainfall=4.83"

Area (ac)	CN	Description
* 2.000	78	Wetland, no open water, HSG C/D
4.750	80	>75% Grass cover, Good, HSG D
6.750	79	Weighted Average
6.750		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.7	300	0.0200	0.17		Sheet Flow, Pasture Cultivated: Residue>20% n= 0.170 P2= 2.47"

Subcatchment 1S: Pre-Development

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 100 Year Rainfall=4.83"

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Summary for Subcatchment 2S: Post-Development

Runoff = 5.44 cfs @ 8.13 hrs, Volume= 1.917 af, Depth= 3.41"

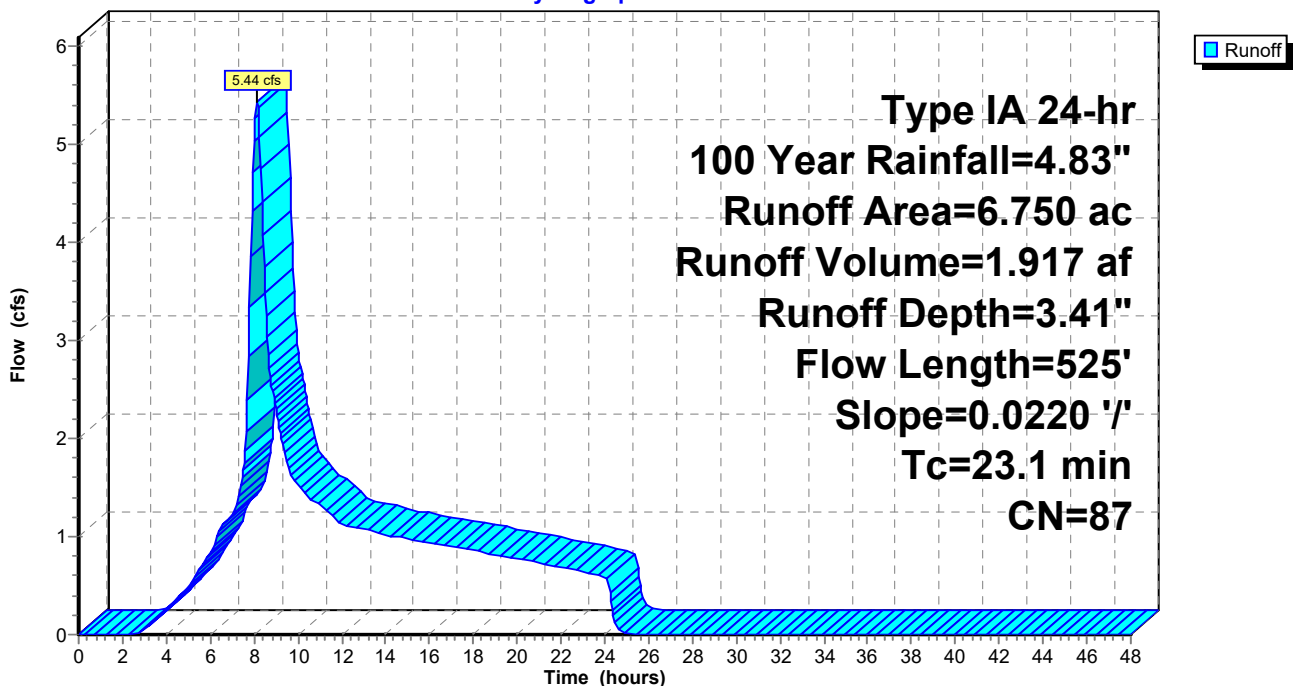
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100 Year Rainfall=4.83"

Area (ac)	CN	Description
* 1.740	98	Max Buildable Area
* 0.840	98	Sidewalks/Streets
4.170	80	>75% Grass cover, Good, HSG D
6.750	87	Weighted Average
4.170		61.78% Pervious Area
2.580		38.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0220	0.11		Sheet Flow, Lawn Grass: Dense n= 0.240 P2= 2.47"
0.6	100	0.0220	3.01		Shallow Concentrated Flow, Gutter Paved Kv= 20.3 fps
6.9	325	0.0220	0.79		Lag/CN Method, Wetland Flows
23.1	525	Total			

Subcatchment 2S: Post-Development

Hydrograph



MCC2002 Prelim Stormwater

Type IA 24-hr 100 Year Rainfall=4.83"

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Summary for Pond 1P: Pond #1

[93] Warning: Storage range exceeded by 0.11'

[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 6.750 ac, 38.22% Impervious, Inflow Depth = 3.41" for 100 Year event
 Inflow = 5.44 cfs @ 8.13 hrs, Volume= 1.917 af
 Outflow = 5.86 cfs @ 8.30 hrs, Volume= 1.903 af, Atten= 0%, Lag= 10.0 min
 Primary = 1.06 cfs @ 8.30 hrs, Volume= 1.329 af
 Secondary = 4.80 cfs @ 8.30 hrs, Volume= 0.574 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 287.11' @ 8.30 hrs Surf.Area= 5,275 sf Storage= 12,606 cf

Plug-Flow detention time= 127.8 min calculated for 1.903 af (99% of inflow)
 Center-of-Mass det. time= 122.4 min (877.3 - 754.9)

Volume	Invert	Avail.Storage	Storage Description
#1	282.00'	12,508 cf	Tract C Pond (Prismatic) Listed below
#2	282.00'	98 cf	5.00'D x 5.00'H Pre-Treatment Manhole
		12,606 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
282.00	0	0	0
283.00	2,410	1,205	1,205
284.00	3,258	2,834	4,039
285.00	4,212	3,735	7,774
286.00	5,255	4,734	12,508

Device	Routing	Invert	Outlet Devices
#1	Primary	282.50'	2.0" Vert. 2" Low Flow Outlet C= 0.600 Limited to weir flow at low heads
#2	Primary	283.00'	4.0" Vert. 4" Ditch Inlet C= 0.600 Limited to weir flow at low heads
#3	Secondary	285.00'	12.0" Vert. Overflow 12" C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.06 cfs @ 8.30 hrs HW=287.11' (Free Discharge)

└─**1=2" Low Flow Outlet** (Orifice Controls 0.22 cfs @ 10.24 fps)

└─**2=4" Ditch Inlet** (Orifice Controls 0.83 cfs @ 9.56 fps)

Secondary OutFlow Max=4.80 cfs @ 8.30 hrs HW=287.11' (Free Discharge)

└─**3=Overflow 12"** (Orifice Controls 4.80 cfs @ 6.11 fps)

MCC2002 Prelim Stormwater

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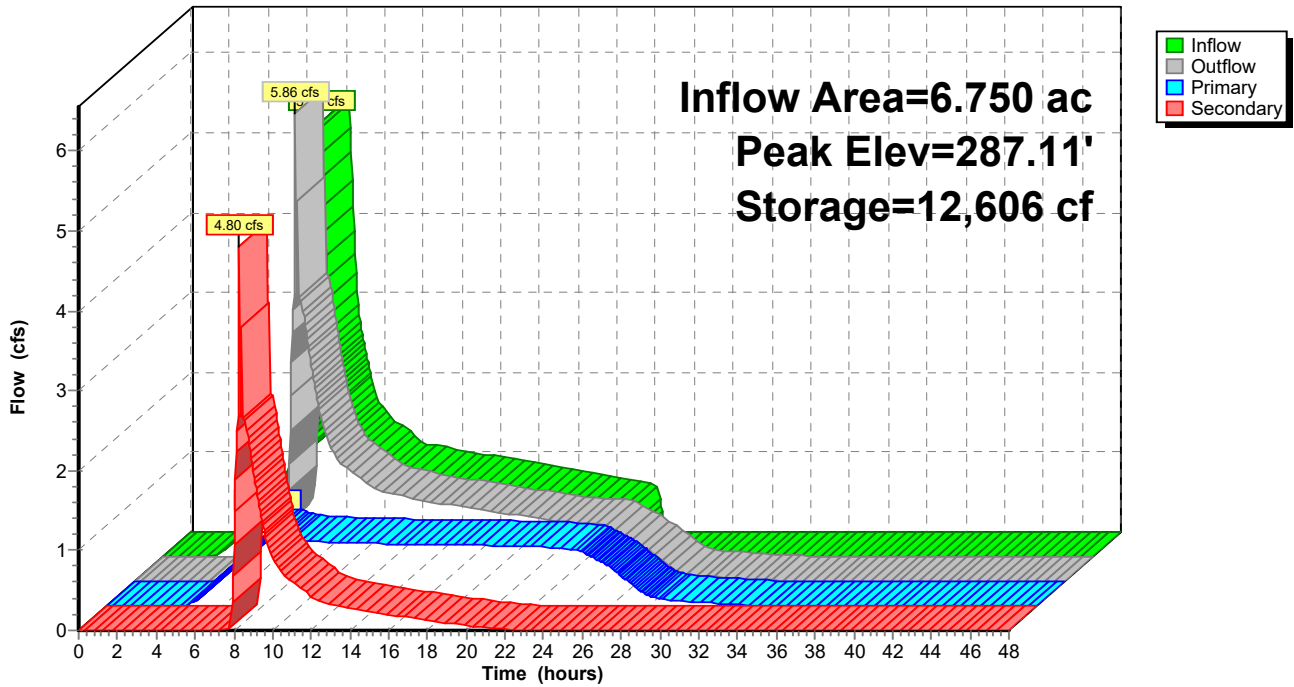
Type IA 24-hr 100 Year Rainfall=4.83"

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Pond 1P: Pond #1

Hydrograph



NORTH HILLS ESTATES TENTATIVE PLAT

ALBANY, OREGON

OWNER/APPLICANT:
 MYERS CONSTRUCTION COMPANY
 BRYAN MYERS
 630 HICKORY ST NW SUITE 120-101
 ALBANY, OR 97321
 TELEPHONE: 541-974-3197
 EMAIL: homes@myersconstructioncompany.com

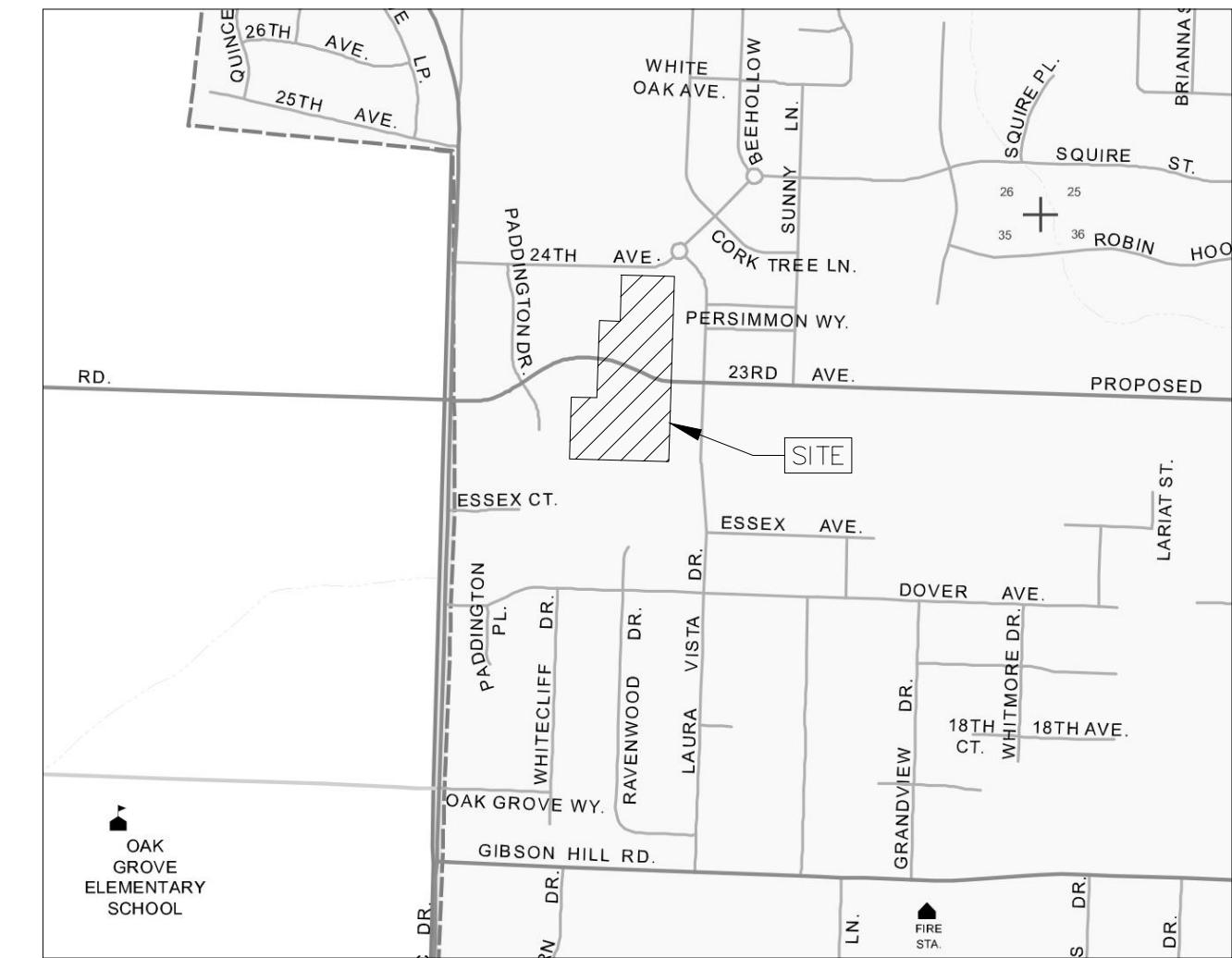
CIVIL ENGINEERING:
 REECE & ASSOCIATES, INC
 C/O DAVID J. REECE, PE
 321 FIRST AVENUE EAST SUITE 3A
 ALBANY, OR 97321
 TELEPHONE: 541-926-2428
 EMAIL: dave@r-a-engineering.com

SURVEYOR:
 NORTHSTAR SURVEYING
 720 NW 4TH STREET
 CORVALLIS, OR 97330
 TELEPHONE: 541-757-9050
 WWW.NORTHSTARSURVEYING.COM

TAX LOT INFORMATION:
 TAX LOTS 100 & 200
 N.W.1/4 N.E.1/4 SEC.35 T.10S. R.4W. W.M.
 BENTON COUNTY

WETLAND CONSULTANT:
 ZION NATURAL RESOURCES CONSULTING
 C/O ERIC HENNING
 P.O. BOX 545
 MONMOUTH, OR 97361
 PHONE: 503-838-0103
 EMAIL: eric@zionconsulting.org

ZONING:
 RS10 - RESIDENTIAL SINGLE FAMILY
 CLUSTER SUBDIVISION



VICINITY MAP
 SCALE: 1" = 800'

HORIZONTAL DATA:

THE PROPERTY LINES WERE DETERMINED BY EXAMINING THE SURVEYS OF RECORD. THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN ON THIS SURVEY ARE A GRAPHIC REPRESENTATION TO SHOW THE APPROXIMATE LOCATION OF BOUNDARIES TO EXISTING IMPROVEMENTS.

VERTICAL DATA:

THE BENCHMARK USED FOR THIS SURVEY IS LINN COUNTY SURVEYOR GPS STATION 93633. AN ALUMINUM CAP IN A MONUMENT BOX WITH AN ELEVATION OF 309.57 FEET NGVD 29.

UTILITY DATA:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF ALBANY

SANITARY SEWER:

SANITARY SEWER IS BY THE CITY OF ALBANY

AREA RATIONALE:

GROSS AREA: 294,057 SQ. FT. (6.75 ACRES)
 AREA IN LOTS: 180,049 SQ. FT. (4.13 ACRES)
 AREA IN RW: 42,220 SQ. FT. (0.97 ACRES)
 NATURAL AREA: 50,545 SQ. FT. (1.39 ACRES)
 # OF LOTS: 28 LOTS
 DENSITY: 4.1 UNITS / ACRE

SHEET INDEX

- 1.0 COVER SHEET
- 2.0 EXISTING SITE CONDITIONS
- 3.0 PROPOSED SUBDIVISION LAYOUT
- 4.0 PROPOSED GRADING & DRAINAGE
- 5.0 PROPOSED UTILITIES LAYOUT
- 6.0 PROPOSED STREET PROFILES

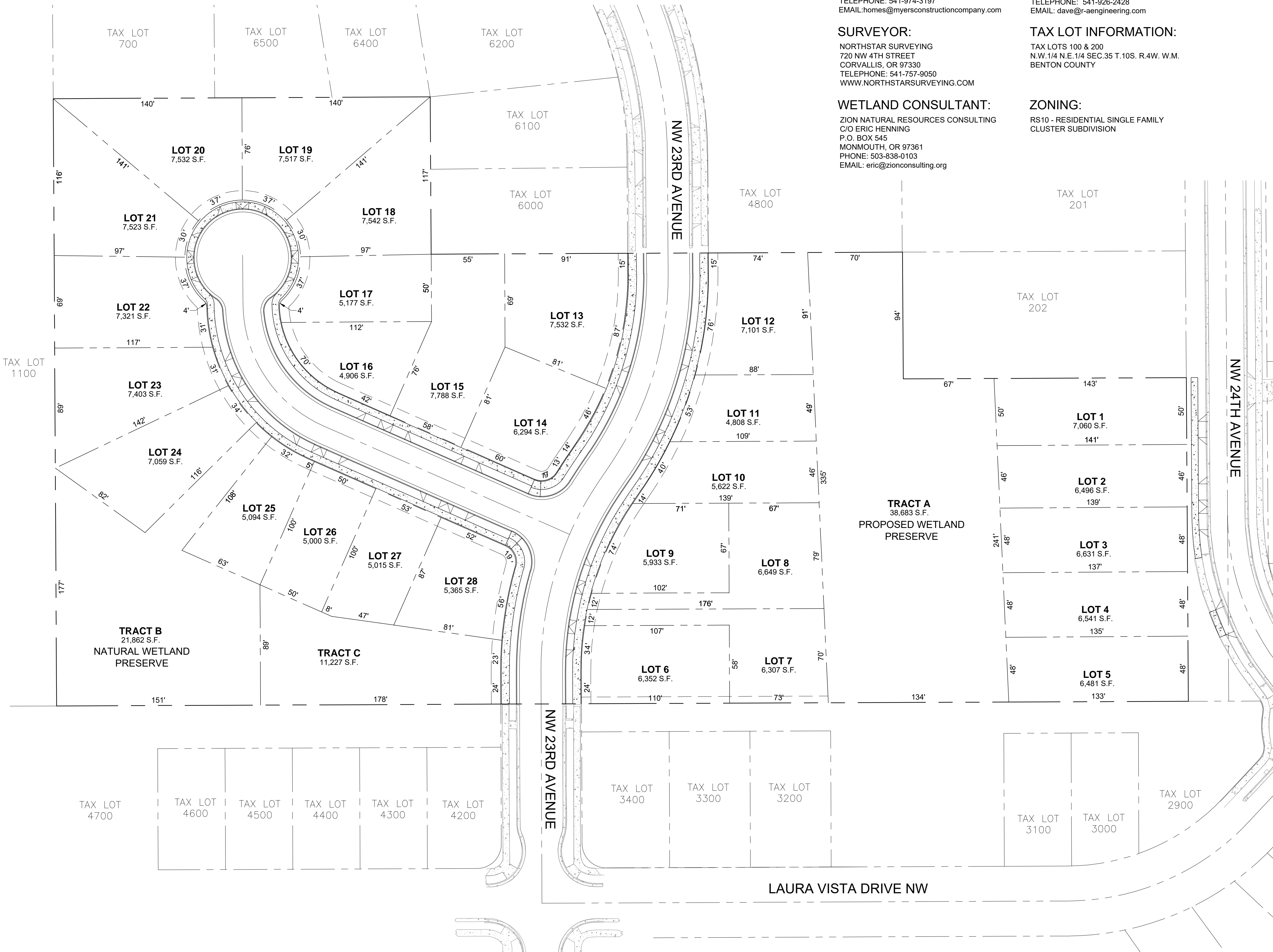
SITE PLAN
 SCALE: 1" = 40'

GRAPHIC SCALE

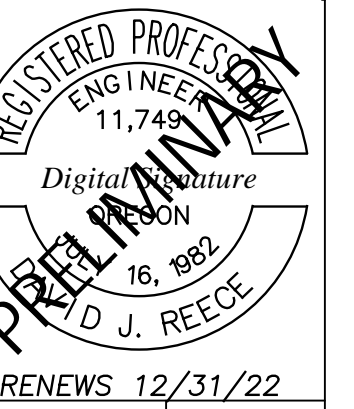
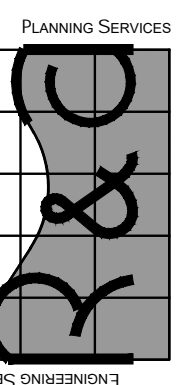


(IN FEET)
 1 inch = 40 ft.

PRELIMINARY - NOT FOR CONSTRUCTION



Reece & Associates, Inc.
 321 First Avenue East, Suite 3A
 Albany, Oregon 97321
 Phone: 541-926-2428
 Fax: 541-926-2456



NORTH HILLS ESTATES
 COVER SHEET
 MYERS CONSTRUCTION COMPANY
 ALBANY, OR

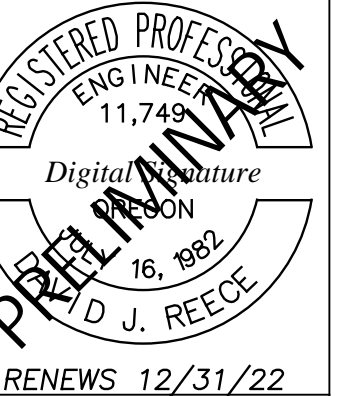
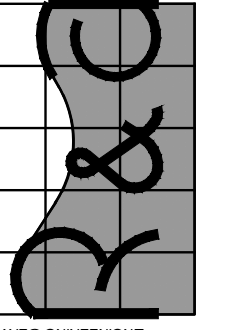
PLAN REVISIONS		
No.	DATE	BY

R&A PROJECT NO.	MCC2002
DATE	05-19-2021
DESIGNED BY	A. VASQUEZ
ENGINEER	D. REECE
CHECKED	H. WOOLTON
SCALE	AS INDICATED

SHEET NUMBER
1.0

Reece & Associates, Inc.
321 First Avenue East, Suite 3a
Albany, Oregon 97321
phone: 541-926-2428
fax: 541-926-2456

PLANNING SERVICES



**NORTH HILLS ESTATES
EXISTING SITE CONDITIONS**

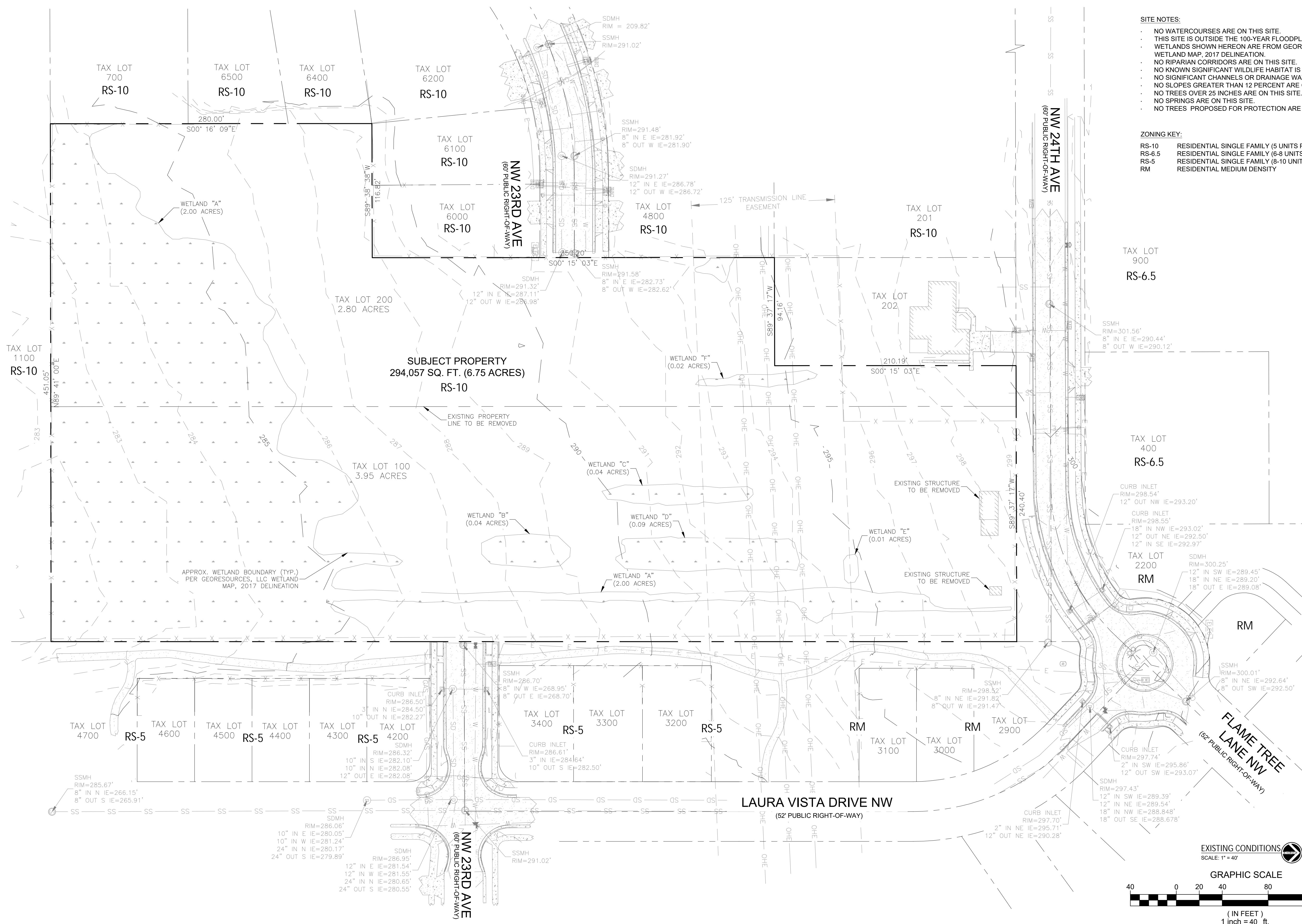
MYERS CONSTRUCTION COMPANY
ALBANY, OR

PLAN REVISIONS
No. DATE BY

R&A PROJECT NO.
MCC2002
DATE 05-06-2021
DESIGNED A. VASQUEZ
ENGINEER D. REECE
CHECKED H. WOOTON
SCALE AS INDICATED

SHEET NUMBER

2.0



- SITE NOTES:**
- NO WATERCOURSES ARE ON THIS SITE.
 - THIS SITE IS OUTSIDE THE 100-YEAR FLOODPLAN.
 - WETLANDS SHOWN HEREON ARE FROM GEORESOURCES, LLC WETLAND MAP, 2017 DELINEATION.
 - NO RIPARIAN CORRIDORS ARE ON THIS SITE.
 - NO KNOWN SIGNIFICANT WILDLIFE HABITAT IS ON THIS SITE.
 - NO SIGNIFICANT CHANNELS OR DRAINAGE WAYS ARE ON THIS SITE.
 - NO SLOPES GREATER THAN 12 PERCENT ARE ON THIS SITE.
 - NO TREES OVER 25 INCHES ARE ON THIS SITE.
 - NO SPRINGS ARE ON THIS SITE.
 - NO TREES PROPOSED FOR PROTECTION ARE ON THIS SITE.

- ZONING KEY:**
- RS-10 RESIDENTIAL SINGLE FAMILY (5 UNITS PER ACRE)
 - RS-6.5 RESIDENTIAL SINGLE FAMILY (6-8 UNITS PER ACRE)
 - RS-5 RESIDENTIAL SINGLE FAMILY (8-10 UNITS PER ACRE)
 - RM RESIDENTIAL MEDIUM DENSITY

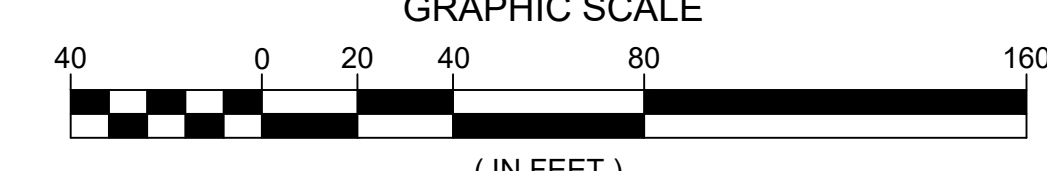
TAX LOT 900
RS-6.5

TAX LOT 400
RS-6.5

TAX LOT 2200
RM

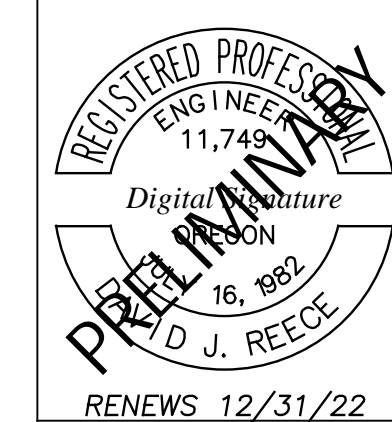
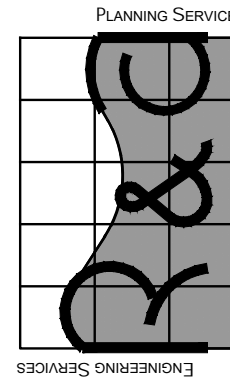
TAX LOT 2900
RM

TAX LOT 3000
RM



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Reece & associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
phone: 541-926-2428
fax: 541-926-2456



NORTH HILLS ESTATES
PROPOSED SUBDIVISION LAYOUT
 MYERS CONSTRUCTION COMPANY
 ALBANY, OR

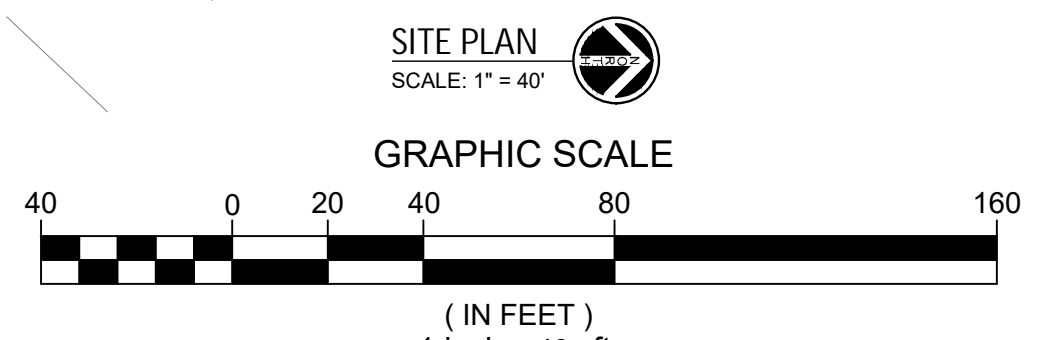
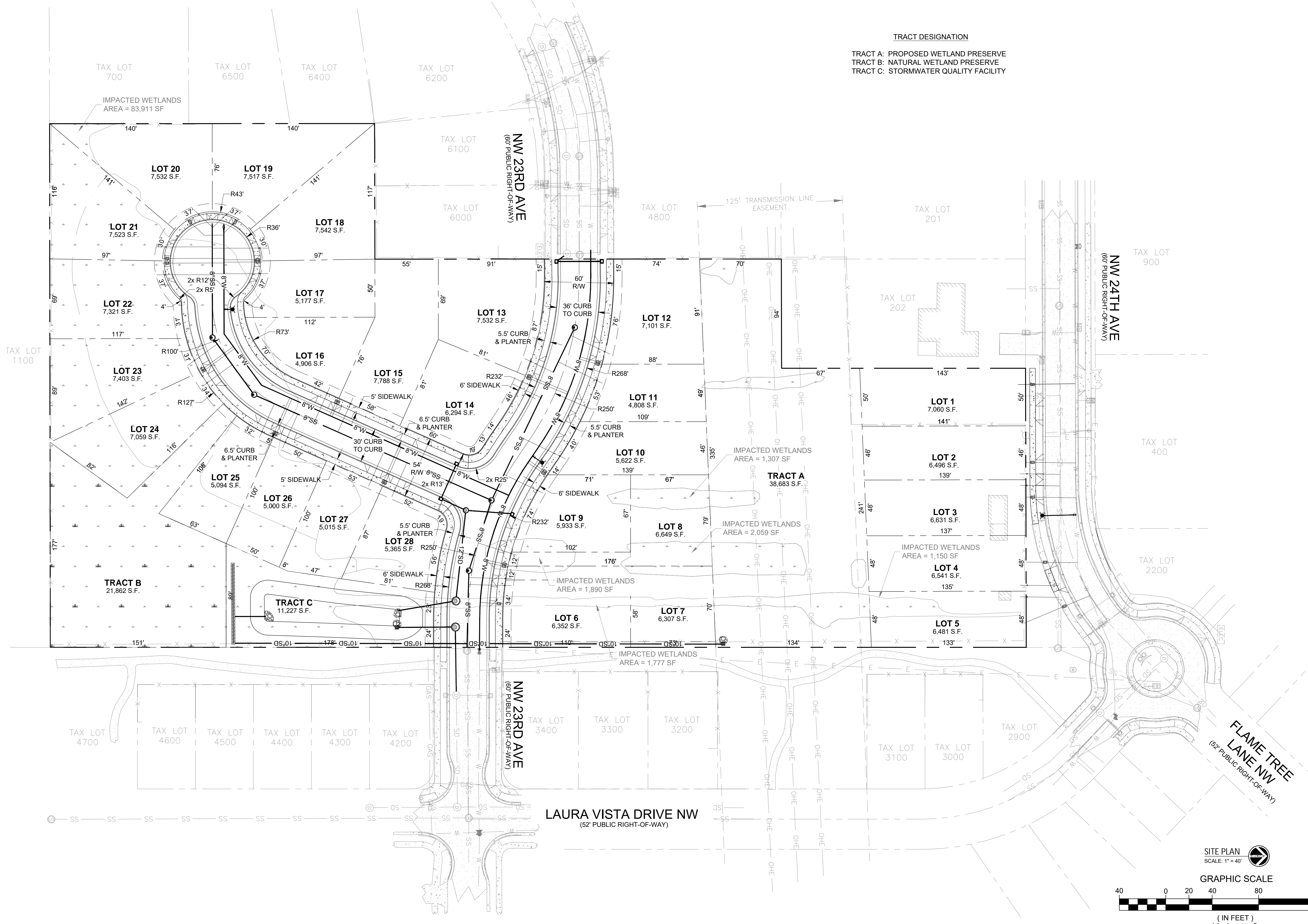
PLAN REVISIONS	DATE	BY

PROJECT NO. **MCC2002**
 DATE 05-06-2021
 DESIGNED BY A. VASQUEZ
 ENGINEER D. REECE
 CHECKED H. WOOTON
 SCALE AS INDICATED

SHEET NUMBER

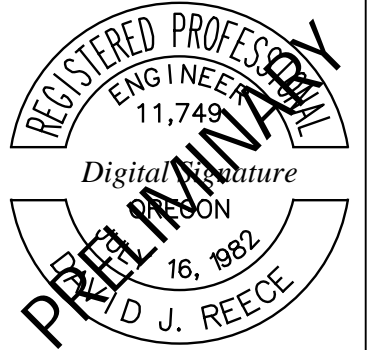
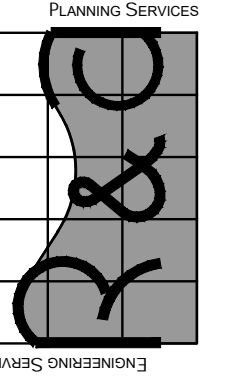
3.0

TRACT DESIGNATION
 TRACT A: PROPOSED WETLAND PRESERVE
 TRACT B: NATURAL WETLAND PRESERVE
 TRACT C: STORMWATER QUALITY FACILITY



PRELIMINARY - NOT FOR CONSTRUCTION

Reece & associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
phone: 541-925-2428
fax: 541-925-2456



RENEWS 12/31/22

NORTH HILLS ESTATES
PROPOSED GRADING & DRAINAGE

MYERS CONSTRUCTION COMPANY
ALBANY, OR

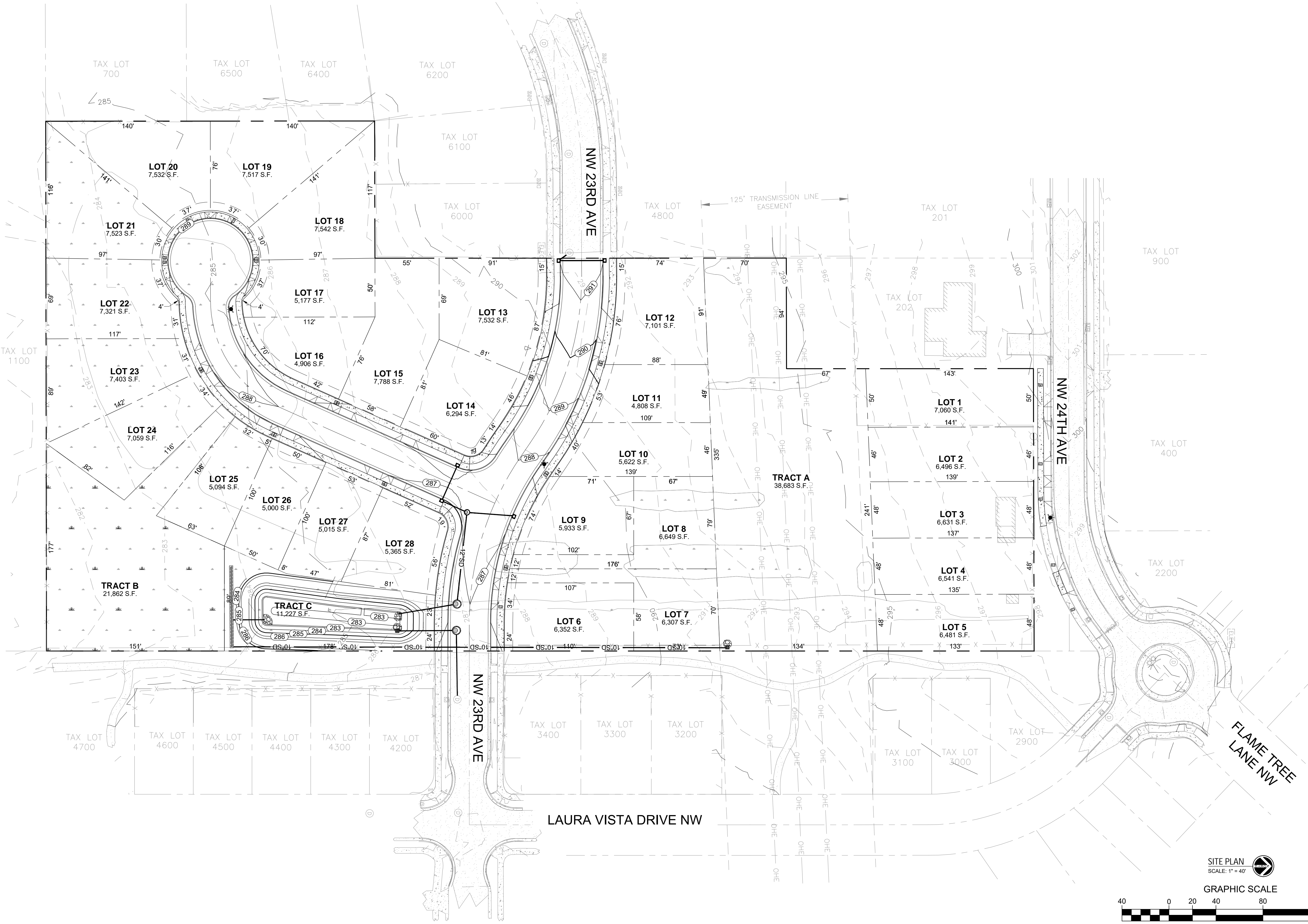
PLAN REVISIONS
No. DATE BY

No.	DATE	BY

R&A PROJECT NO.
MCC2002
DATE 05-06-2021
DESIGNED A. VASQUEZ
ENGINEER D. REECE
CHECKED H. WOOTON
SCALE AS INDICATED

SHEET NUMBER

4.0



SITE PLAN
SCALE: 1" = 40'

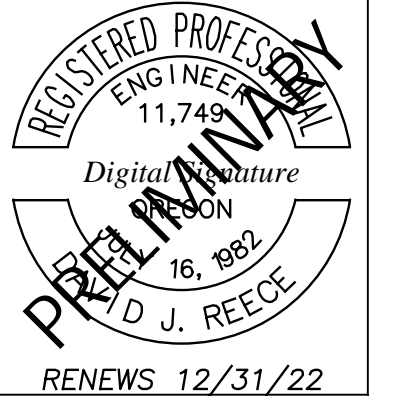
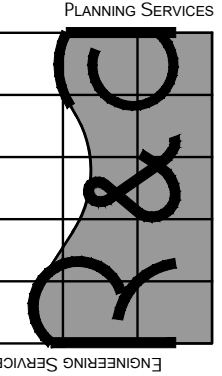
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PRELIMINARY - NOT FOR CONSTRUCTION

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321 first avenue east, suite 3a
albany, oregon 97321
phone: 541-926-2428
fax: 541-926-2456



NORTH HILLS ESTATES PROPOSED UTILITIES LAYOUT MYERS CONSTRUCTION COMPANY ALBANY, OR

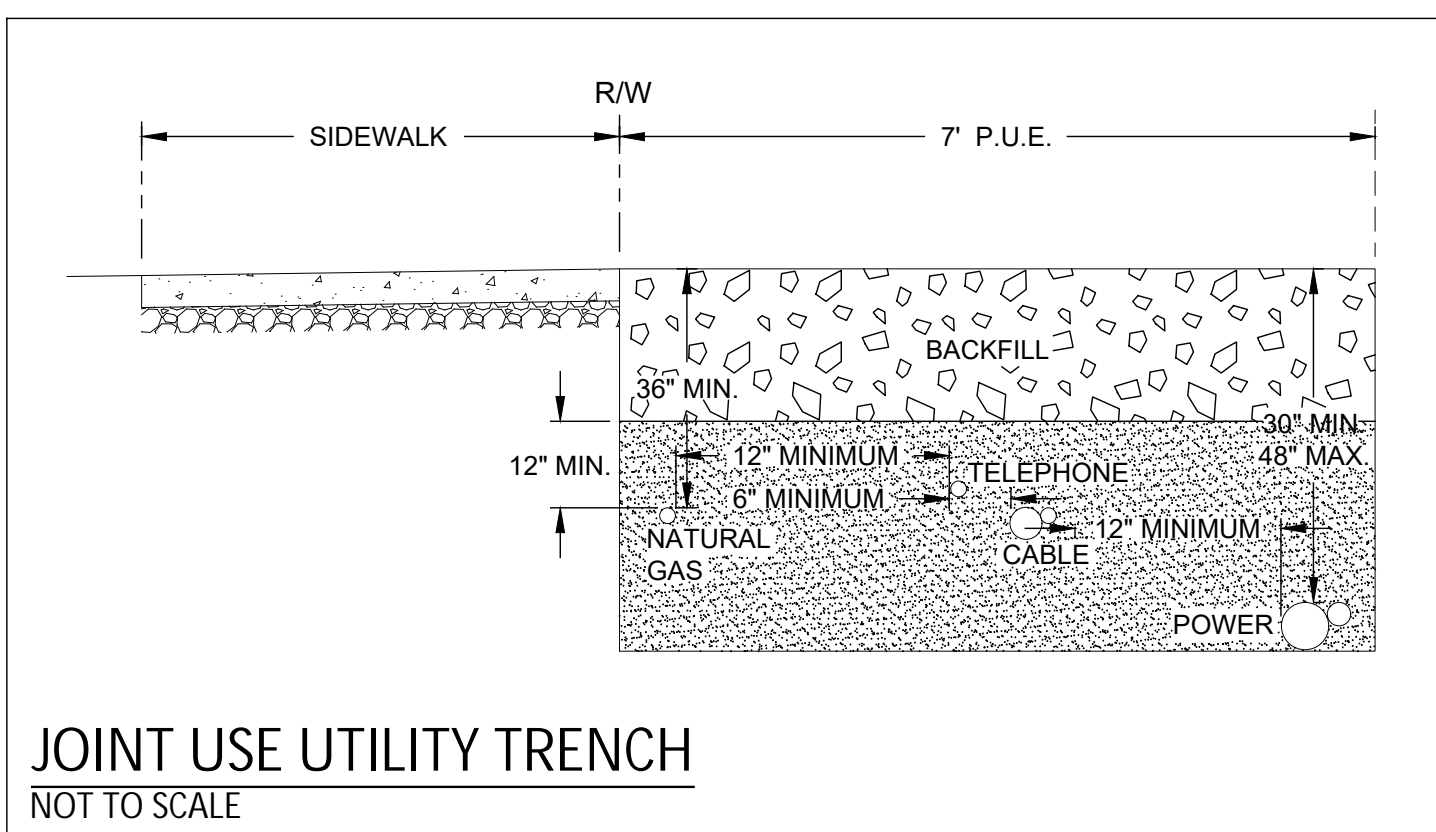
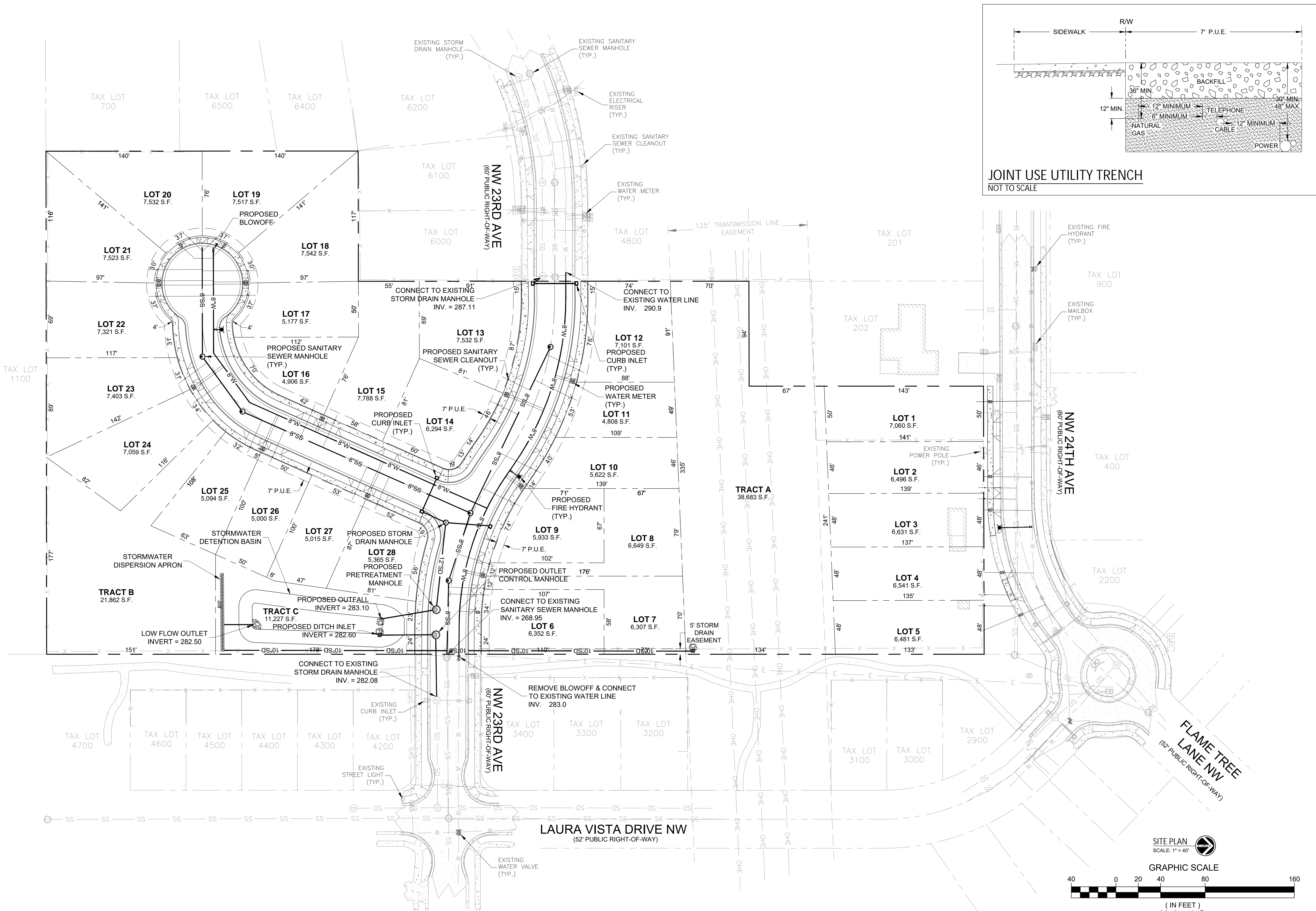
PLAN REVISIONS		
No.	DATE	BY

R&A PROJECT NO.
MCC2002

DATE 05-19-2021
DESIGNED A. VASQUEZ
ENGINEER D. REECE
CHECKED H. WOOTON
SCALE AS INDICATED

SHEET NUMBER

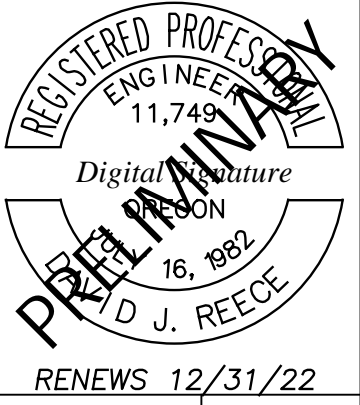
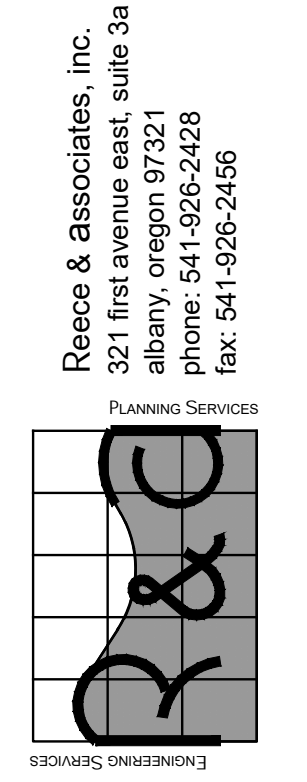
5.0



SITE PLAN
SCALE: 1" = 40'



PRELIMINARY - NOT FOR CONSTRUCTION



NORTH HILLS ESTATES
PROPOSED STREET PROFILES
MYERS CONSTRUCTION COMPANY
ALBANY, OR

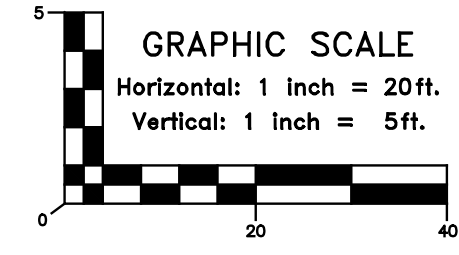
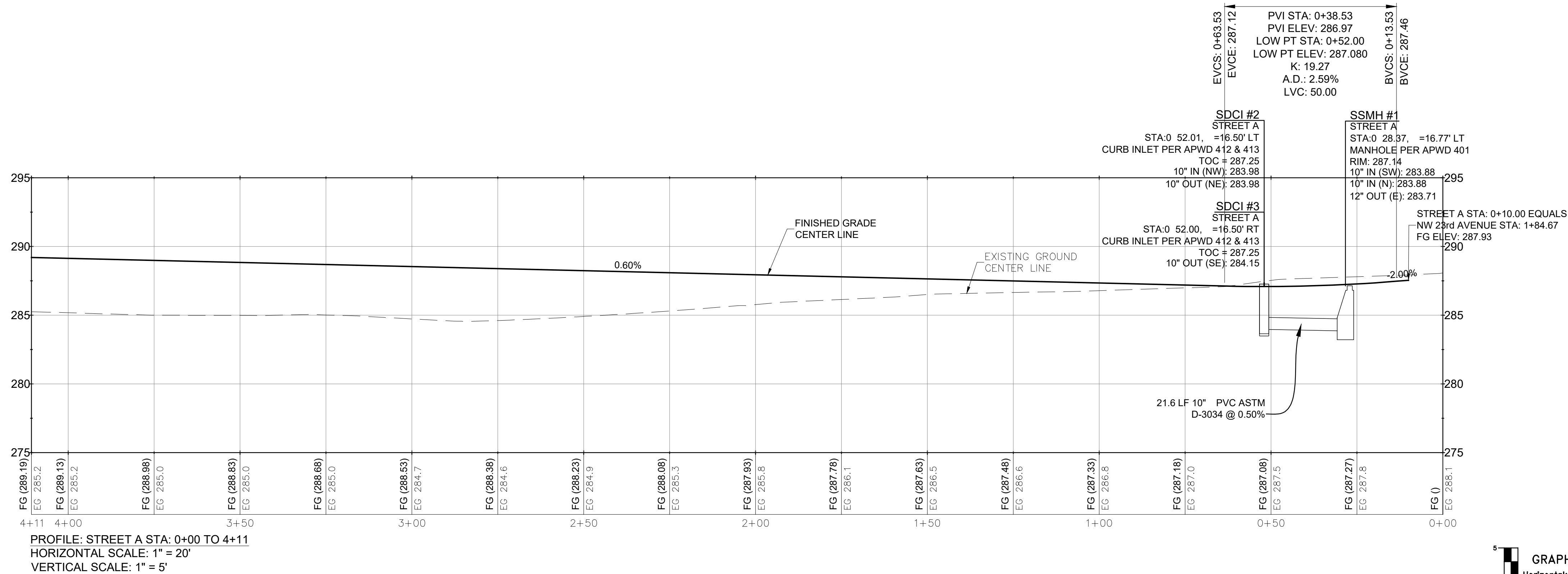
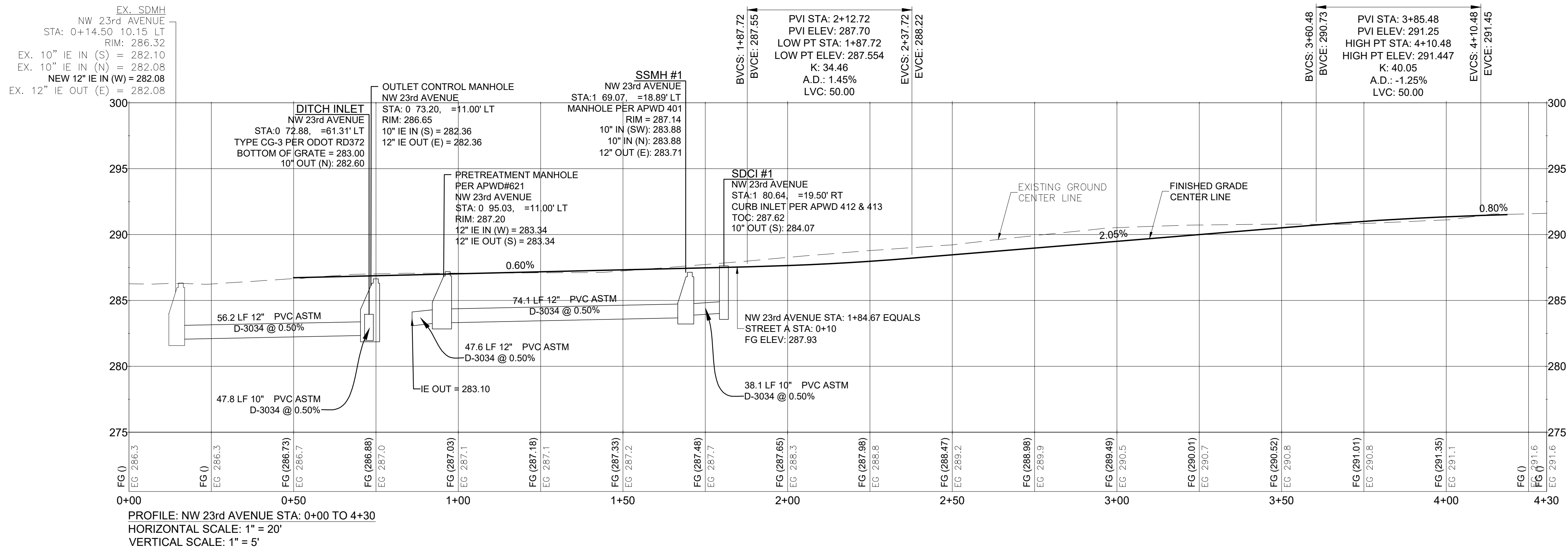
PLAN REVISIONS		
No.	DATE	BY

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MCC2002

DATE 05-19-2021
DESIGNED A. VASQUEZ
ENGINEER D. REECE
CHECKED H. WOOTON
SCALE AS INDICATED

SHEET NUMBER

6.0



PRELIMINARY - NOT FOR CONSTRUCTION

SOLAR ACCESS LOT SUMMARY

SOLAR ACCESS PROVIDED	SOLAR ACCESS NOT PROVIDED
LOT 1	
LOT 2	
LOT 3	
LOT 4	
LOT 5	
LOT 6	
	LOT 7
	LOT 8
LOT 9	
LOT 10	
LOT 11	
LOT 12	
	LOT 13
	LOT 14
	LOT 15
LOT 16	
LOT 17	
LOT 18	
LOT 19	
	LOT 20
LOT 21	
LOT 22	
LOT 23	
LOT 24	
LOT 25	
	LOT 26
	LOT 27
	LOT 28

R&D
PLANNING SERVICES

REGISTERED PROFESSIONAL
ENGINEER
11,745
Digital Signature
D. J. REECE
16, 1987
RENEWES 12/31/22

NORTH HILLS ESTATES
SOLAR ACCESS SETBACKS
MYERS CONSTRUCTION COMPANY
ALBANY, OR

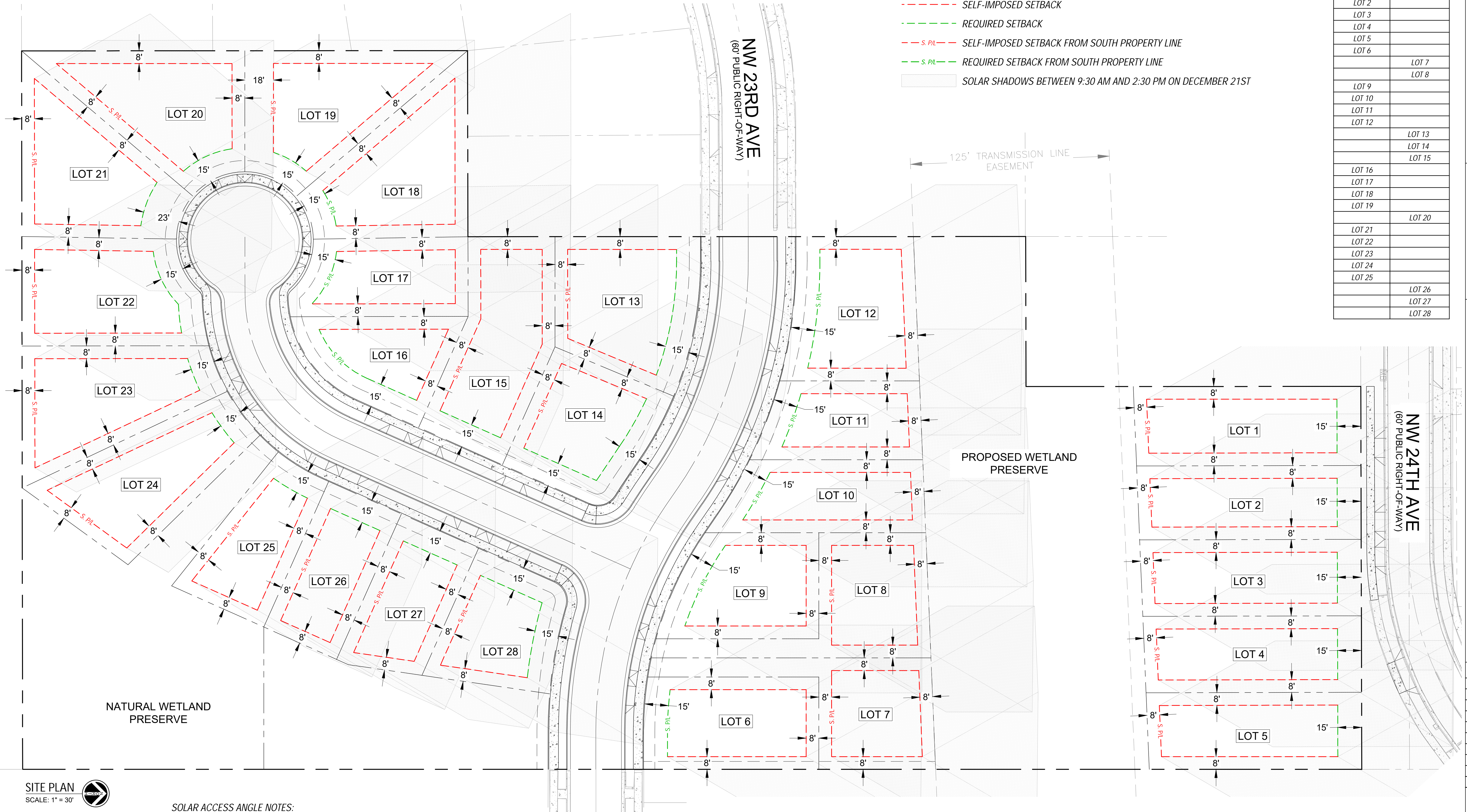
PLAN REVISIONS	No.	DATE	BY

R&D PROJECT NO.	MCC2002
DATE	05-06-2021
DESIGNED	A. VASQUEZ
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER

LEGEND

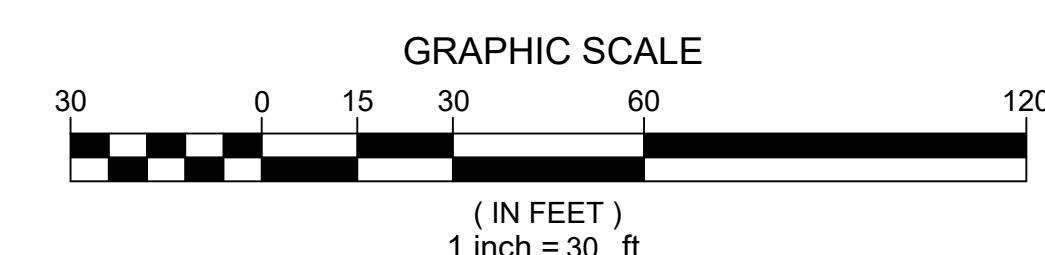
- SELF-IMPOSED SETBACK
- REQUIRED SETBACK
- SELF-IMPOSED SETBACK FROM SOUTH PROPERTY LINE
- REQUIRED SETBACK FROM SOUTH PROPERTY LINE
- SOLAR SHADOWS BETWEEN 9:30 AM AND 2:30 PM ON DECEMBER 21ST



SOLAR ACCESS ANGLE NOTES:

- SUN ANGLES ARE PROVIDED FOR A SITE LOCATION OF LATITUDE = 44.5408° LONGITUDE = -123.3084°
- PER ADC 3.220(5), SOLAR ACCESS IS REQUIRED FOR AT LEAST 5-HOURS BETWEEN 9:30 AM AND 2:30 PM ON DECEMBER 21ST. THE SOLAR ACCESS SHOWN REPRESENTS THE 5 HOURS BETWEEN 9:30 AM AND 2:30 PM SATISFYING CITY REQUIREMENTS.
- SOLAR ACCESS SHOWN IS FOR 9:30 AM AND 2:30 PM WHICH REPRESENTS THE GREATEST SOLAR SHADOWS FROM PROPOSED STRUCTURES.
- SOLAR ACCESS IS PROVIDED TO 19 PROPOSED LOTS FOR 5-HOURS BETWEEN 9:30 AM AND 2:30 PM REPRESENTING 68% OF THE TOTAL PROPOSED LOTS WHICH EXCEEDS THE 60% MINIMUM SOLAR ACCESS STANDARD PER ADC 3.220(5).

SITE PLAN
SCALE: 1" = 30'



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