



TO: Albany Planning Commission  
FROM: Heather Hansen, Planning Manager *HAH*  
DATE: October 25, 2010, for the November 2, 2010 Work Session  
SUBJECT: Goal 5 Course Corrections

Now that the City's new floodplain ordinance is in effect and we have nearly completed our 5-Year FEMA Community Rating System review, we will be restarting the Goal 5 adoption process in December or January.

Since the last time we met regarding Goal-5, there have been a few "course corrections" we'd like to review and discuss with you. They include:

1. Removal of Significance Classification for Some Wetlands: Most of the wetlands that were added to the significance list during the recent update to the local wetland inventory, due to their proximity to Oak Creek, did not actually need to be considered significant. We will explain and discuss at the work session.
2. Safe Harbor Riparian Corridor Widths for All Goal 5 Water Bodies: The staff recommendation you last reviewed included riparian corridor widths for Oak Creek and the Calapooia River that were based on the Potential Tree Height along the various stretches of the waterways (60'-120'). The recommendation that will be brought to you in December will propose the Safe Harbor widths for all water bodies (75' for the Willamette, and 50' for all others).
3. Goal 15 (Willamette River Greenway) Supersedes Goal 5: Long story short, the Willamette River Greenway protections take the place of Goal 5 protection of the riparian corridor along the Willamette. We still need to address significant wetlands along the waterfront, but the two identified significant wetlands are owned by the City and are not planned for development. This recent "discovery" means that we do not need to proceed with an ESEE Analysis for the significant Goal 5 resources along the downtown waterfront.
4. ESEE Analysis for Oak Creek Area: In order to provide new infrastructure and extend services to new development that will occur in the undeveloped portions of South Albany, it will be difficult to avoid crossing some significant wetlands. The ESEE (Environmental, Economic, Social, Energy) Analysis will be done to address the planned street alignments, bridge widenings, interceptor sewer, and other known infrastructure on a site-specific basis.

hah



TO: Albany Planning Commission

FROM: Greg Byrne, Community Development Director  
Heather Hansen, Planning Manager *HAH*

DATE: October 25, 2010, for the November 2, 2010 work session

SUBJECT: South Albany Plan and TGM Grant

As you are aware, Albany has been awarded a Transportation and Growth Management Grant (TGM) from the State of Oregon for an area plan in the south end of our Urban Growth Boundary (UGB). Staff is currently negotiating the scope of work with our project manager from Oregon Department of Transportation. The final grant amount is not yet determined; we expect it to be in the range of \$165,000.

When finalized, we will issue an RFP for consulting services. There are a number of Oregon firms who are prequalified to work on these grants. We anticipate getting started shortly after the first of the year. The project is expected to take between 18 and 24 months.

The study area would generally be bounded on the west by Highway 99, on the north by developed land north of Oak Creek, on the east by Interstate 5, and on the south by the UGB. It contains most of the vacant land within our UGB, and will involve residential, commercial, and industrial property.

After several drafts, the scope of work is nearing completion. Staff would like to review with you the objectives of the area plan, and highlight several of the issues we see emerging in our background work.

- ❖ The impact of Oak Creek on extending streets and utilities;
- ❖ Preservation of significant natural resources;
- ❖ Options for land use and zoning, including neighborhood commercial;
- ❖ Design standards for streets and storm water facilities;
- ❖ Coordination with ODOT on major transportation corridors, both highways and rail;
- ❖ The high probability of significant archeological resources.

There will be a public participation process, as well as a technical advisory committee with representatives from city departments and outside agencies who will have an interest in the outcome, or who can contribute expertise.

We also expect participation by GAPS, Linn County and City of Tangent. Staff or elected officials of these jurisdictions have told us they will be active participants in the plan.

A successful planning project will result in amendments to the Albany Comprehensive Plan, some changes in zoning designations, a more refined street system plan, and a clearer inventory of significant natural and cultural resources that require protection. Toward the end of the process, the Planning Commission will be asked to make recommendations to the City Council on all these issues.

GB/smd

*U:\Community Development\Planning\Agendas\PlanCom2010\PC memo South Albany Plan worksession 11-10 (4).docx*



## NOTICE OF PUBLIC MEETING

**CITY OF ALBANY**  
**PLANNING COMMISSION WORK SESSION**  
City Council Chambers, 333 Broadalbin Street SW  
Tuesday, November 2, 2010  
5:15 p.m.

### AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL
4. APPROVAL OF THE February 1, May 24, June 7 and 21, 2010 MINUTES
5. GOAL 5 "COURSE CORRECTION"
6. SOUTH ALBANY AREA PLAN
7. ACTIVITY UPDATE
8. NEXT PLANNING COMMISSION MEETING DATE: November 15, 2010
9. ADJOURN

(Chair Faller)

#### Rules of Conduct for Public Hearing

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No person shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the hearing.

U:\Community Development\Planning\Agendas\PlanCom2010\PC Agenda 10.1102.docx

---

*The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.*

*City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)*

---