



Community Development Department

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Phone: 541-917-7550 Facsimile: 541-917-7598
www.cityofalbany.net

NOTICE OF TENTATIVE DECISION

DATE OF REPORT: March 28, 2018
FILE: CU-03-18
TYPE OF APPLICATION: Conditional Use Review to add a two-classroom, 28-foot by 64-foot modular building to the existing North Albany Elementary School.
REVIEW BODY: Planning Staff (Type II)
PROPERTY OWNER / APPLICANT: Russ Allen, Greater Albany School District, 718 Seventh Avenue SW, Albany, OR 97321
REPRESENTATIVE: Rich Catlin, Reece & Associates Inc.; 321 1st Avenue E., Suite 3A, Albany, OR 97321
ADDRESS/LOCATION: 815 East Thornton Lake Drive NW
MAP/TAX LOT: Linn County Assessor's Map No. 10S-04W-36DD Tax Lot 700 and 800
ZONING: RS-10 – Residential Single-Family District

On March 28, 2018, the City of Albany's Community Development Director granted **TENTATIVE APPROVAL WITH CONCITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information or questions, please contact Project **Planner Melissa Anderson**, at 541-704-2319 or Planning Manager Bob Richardson at 541-917-7555.

This notice of the tentative decision is mailed to the applicant and any party who provided written comments on the proposal. A public hearing may be requested in writing ten days from notification if a person with standing believes that the conditions of approval do not adequately address the established approval criteria or alleviate adverse impacts on the neighborhood. If no one requests a public hearing within the ten-day response period (by 5:00 p.m. on April 7, 2018), the tentative decision automatically becomes final without further notice [ADC 1.350(3)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This land use decision shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Request for Public Hearing Deadline: April 7, 2018
Approval Expiration Date (if not appealed): March 28, 2021

APPROVAL CRITERIA FOR THIS DECISION:

CONDITIONAL USE (ADC 2.250)

- (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- (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 mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
- (3) The transportation system can support 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.
- (4) Public services for water, sanitary and storm sewer, water management and for fire and police protection can service the proposed use.
- (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, or hours of operation. (b) Privacy and safety issues.
- (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.

CONDITIONS OF APPROVAL

1. Landscape buffering shall be provided between the northern property boundary and the proposed modular building, in accordance with ADC 9.240. As proposed on the site plan, landscaping shall include a five-foot-wide, 200-foot-long buffer with one row of trees a minimum of 10 feet tall planted, spaced a maximum of 30 feet on center with five five-gallon shrubs. and grass ground cover.
2. The required buffer shall be provided with a piped underground irrigation system unless the applicant submits written verification from a licensed landscape architect, landscape construction professional, or certified nurseryman that the proposed plant materials do not require irrigation.
3. Prior to issuance of a building permit, the applicant shall submit a landscape plan, and irrigation plan (as needed), for Planning Division verification of compliance and approval.
4. Prior to issuance of a certificate of occupancy, the applicant shall complete the installation of required buffer landscaping and irrigation (if any) in accordance with the approved landscape plan.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Attachments: Location Map and Site Plan

INFORMATION FOR THE APPLICANT

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process.

You must also comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

PLANNING

1. The development must be constructed in conformance with the approved plans, as conditioned. The Planning staff must approve any changes to the plans. Any substantial changes to the project must be approved by the Planning Division.
2. Land use approval does not constitute Building or Public Works permit approvals.

ENGINEERING

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 information 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.

FIRE

Fire Department Comments have been provided by Lora Ratcliff, Senior Deputy Fire Marshal 541-917-7728. The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) and has the following comments:

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1)

BUILDING

Building Division Comments have been provided by Gary Stutzman Building Official (541-917-7626).

PERMITS

1. Obtain Building Permits prior to any construction.
2. Inspections on permits for modular unit permits will be limited to foundation and setup, access ways, ramps, exterior mechanical and plumbing, and parking lot permits.
3. Separate applications are required for electrical work, fire hydrant/fire water supply lines, fire sprinklers, fire alarms, and signs.
4. Erosion Sediment Control Permits are required by Public Works.

PLAN REVIEW FOR PERMITS

5. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

CODES

6. The current building codes are:
 - a. The 2014 Oregon Structural Specialty Code (OSSC) based on the 2012 International Building Code (IBC) (Will change 2019.)
 - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
 - c. The 2014 Oregon Mechanical Specialty Code (OMSC) based on the 2012 International Mechanical Code (IMC) and 2012 International Fuel Gas Code
 - d. The 2017 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
 - e. The 2014 Oregon Fire Code (OFC) based on the 2012 International Fire Code (IFC)
 - f. The 2017 National Electrical Code (NEC) with Oregon amendments.
 - g. 2013 NFPA 13 for fire sprinklers
 - h. 2013 NFPA 72 for fire alarms.

OCCUPANCY

7. The occupancy of this structure will be Group E occupancy for educational use.

OCCUPANT LOAD

8. The occupant load of a classroom is determined by dividing the net classroom square footage floor area by 20. The 1,800-square-foot classroom will add approximately 90 students.

DESIGN

9. Provide a geotechnical report from a soils-engineer that shows the soil conditions will support the proposed structures.
10. Prefabricated structures are reviewed and inspected by the State of Oregon and this building must be provided an insignia of compliance for an educational occupancy using the following design parameters:
 - a. The building is to be designed for wind loads determined per Chapters 26 to 30 of ASCE 7 (2010) and 2014 OSSC 1609 using Figures 1609A, B, or C for the Ultimate Design Wind Speeds for the appropriate Risk Category determined from OSSC Table 1604.5. Snow loads shall be determined by Chapter 7 of the ASCE 7 (2010) and the December 2007 Snow Load Analysis for Oregon. Design roof snow to be not less than required by ice, drifting, rain on roof and other calculations but never less than 20 psf.

FIRE RESISTANCE

11. Fire resistance rating of exterior walls of commercial buildings shall be per OSSC Tables 601 and 602 with opening protection as per OSSC 705.8.1 through 705.8.6 and OSSC Table 705.8.

ALLOWABLE AREA

12. OSSC Table 503 for Group E Type VB construction allows up to 9500 square feet for Group E occupancy plus any increases for yards and fire sprinklers per OSSC 506.1 Equation 5-1.

Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in OSSC Chapter 5 for a single building. (OSSC 705.3) An analysis has been submitted that appears to show compliance with this section. With the addition of this modular building, the area of this section of building is 9,924 square feet.

FIRE SPRINKLERS

13. Fire sprinklers are required per OSSC 903.2.3 when the area exceeds 12,000 square feet.

FIRE ALARM

See agreement from Greater Albany Public School System dating back to 2015 when the last modular went in. This completion will be a condition for this modular to be used.

14. OSSC 907.2.3 requires a manual fire alarm system is requires when the occupant load is over 50 a Voice/alarm when more than 100 occupants.
 - a. OSSC 907.2.3 requires a manual fire alarm system to be installed that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of OSSC 907.5.2.2 and installed per OSSC 907.6.
 - b. The operation of any automatic fire detector, sprinkler water flow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation per fire safety and evacuation plans required by OFC 404. (OSSC 907.5.2.2)
 - c. Wired per NFPA 72. (OSSC 907.6)

DRAINAGE

15. Provide a complete drainage plan for all hard surface drainage areas. Shape lot to facilitate surface, gutter, and under-floor drainage to the street or an approved system or area.

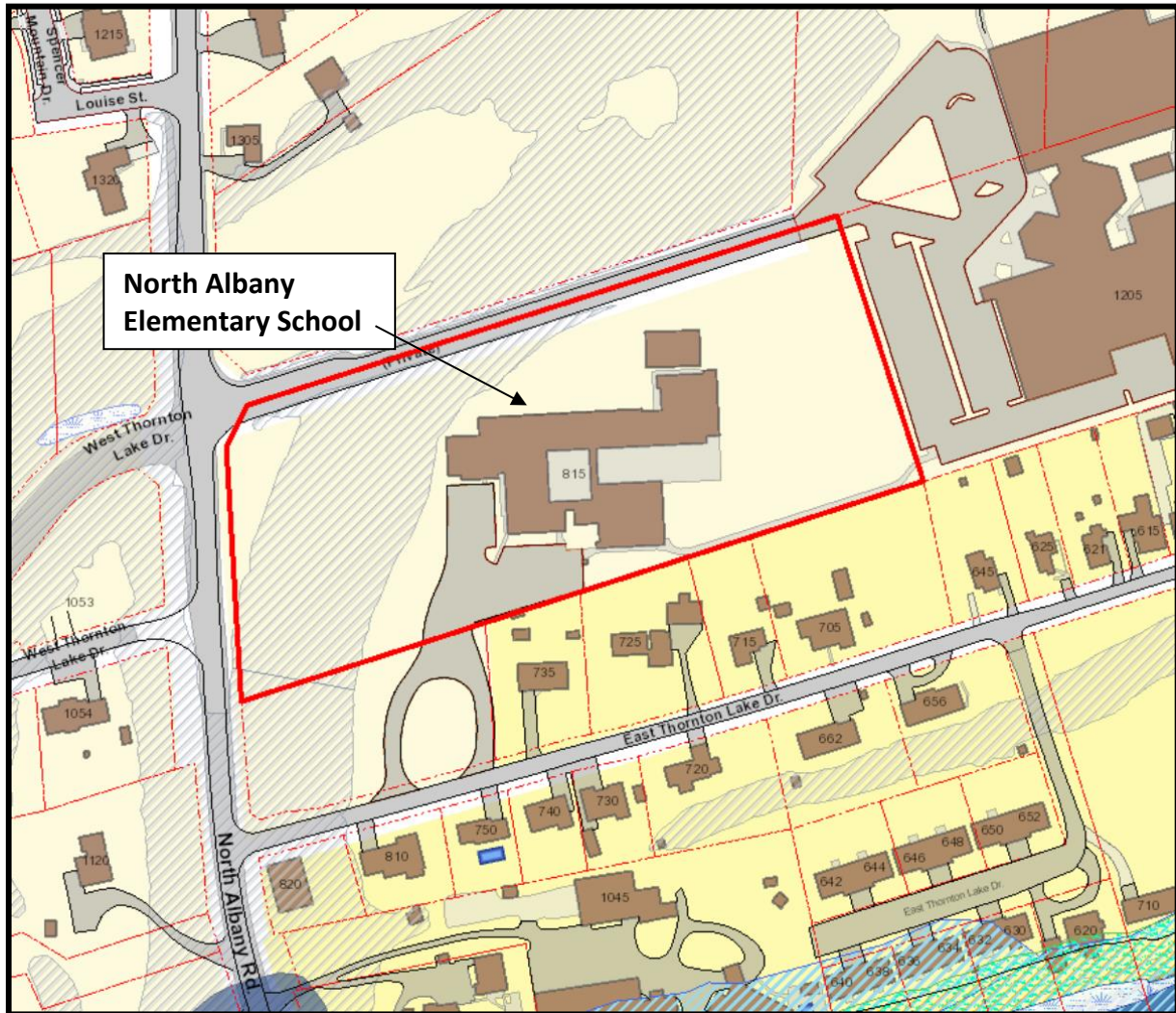
ACCESSIBILITY TO THE DISABLED-

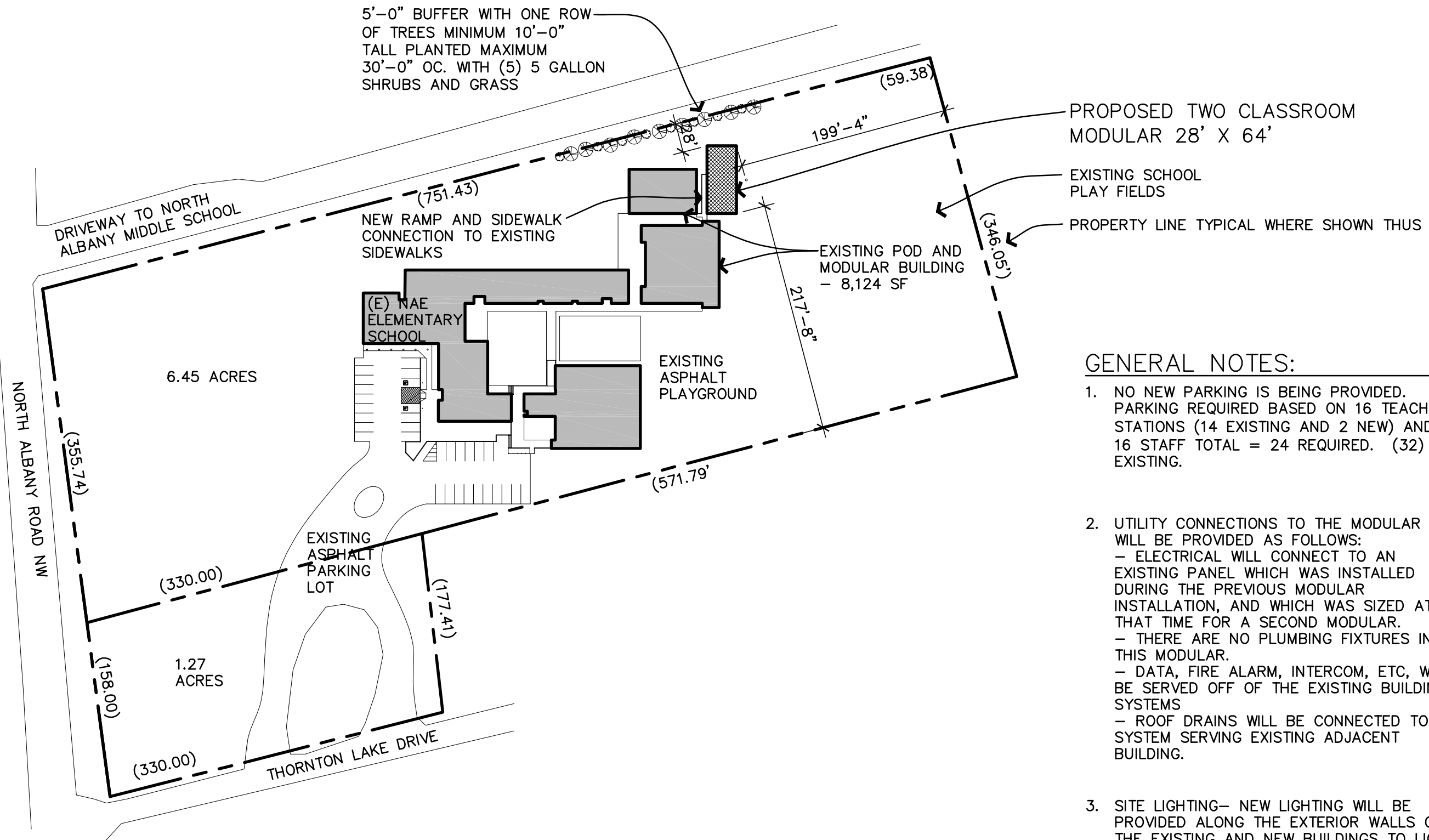
16. All commercial sites, buildings, structures, facilities, elements, and spaces, temporary or permanent, are to be accessible to persons with physical disabilities. OSSC 1103.1
17. Where drinking fountains are provided, no fewer than two are required. One for a standup person and one for people who use wheelchairs. A single unit meeting the requirements of both is also allowed. (OSSC 1109.5) Refer to ICC 602 for specific details.
18. Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets, and drawers are provided in required accessible spaces, at least five percent but not less than one of each type shall be accessible. OSSC 1109.9

RESTROOMS

19. The number of restrooms required is based on occupant load of the structure and OSSC Table 2902.1 based on occupancy.

NORTH ALBANY ELEMENTARY SCHOOL
815 East Thornton Lake Drive NW





GENERAL NOTES:

- NO NEW PARKING IS BEING PROVIDED. PARKING REQUIRED BASED ON 16 TEACHING STATIONS (14 EXISTING AND 2 NEW) AND 16 STAFF TOTAL = 24 REQUIRED. (32) EXISTING.
- UTILITY CONNECTIONS TO THE MODULAR WILL BE PROVIDED AS FOLLOWS:
 - ELECTRICAL WILL CONNECT TO AN EXISTING PANEL WHICH WAS INSTALLED DURING THE PREVIOUS MODULAR INSTALLATION, AND WHICH WAS SIZED AT THAT TIME FOR A SECOND MODULAR.
 - THERE ARE NO PLUMBING FIXTURES IN THIS MODULAR.
 - DATA, FIRE ALARM, INTERCOM, ETC, WILL BE SERVED OFF OF THE EXISTING BUILDING SYSTEMS
 - ROOF DRAINS WILL BE CONNECTED TO SYSTEM SERVING EXISTING ADJACENT BUILDING.
- SITE LIGHTING- NEW LIGHTING WILL BE PROVIDED ALONG THE EXTERIOR WALLS OF THE EXISTING AND NEW BUILDINGS TO LIGHT THE SIDEWALK CONNECTIONS. LIGHTING WILL BE LIMITED TO DOWNLIGHTING AND AS NECESSARY FOR EXITING.

1
A1

NORTH ALBANY ELEMENTARY SCHOOL SITE PLAN

SCALE: 1" = 80' - 0"

815 THORNTON LAKE DRIVE NW
TAX LOT 10S04W36DD00700

