



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Floodplain Development Review

Files: FP-02-20

June 25, 2020

The Planning Division has received the following APPLICATION. Please provide any written comments you may have on this project to **Melissa Anderson** at 541-704-2319 or [melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net) **before 5:00 p.m. on July 9, 2020**, so we may take your comments into account.

### Application Information

Proposal:	Floodplain Review for fill and grading in the special flood hazard area
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	City of Albany; 333 Broadalbin Street SW, Albany, Oregon 97321
Engineer / Representative:	Public Works Engineering, Nolan Nelson on Behalf of the City of Albany; 310 Waverly Drive NE, Albany, Oregon 97321
Address/Location	554 Columbus Street NE (Multiple Addresses)
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05DB; Tax Lot 5600
Zoning:	Heavy Industrial (HI) with Floodplain (/FP), Riparian Corridor Overlay (/RC) & Significant Wetland Overlay (/SW)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. ***The deadline for submission of written comments is 5:00 p.m. on July 9, 2020, 14 days from the date the City mails the Notice of Filing.***

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Melissa Anderson, Project Planner**, at 541-704-2319 or [melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

### Approval Standards for This Request

#### Grading, Fill, Excavation, and Paving (ADC 6.111):

- (1) Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.

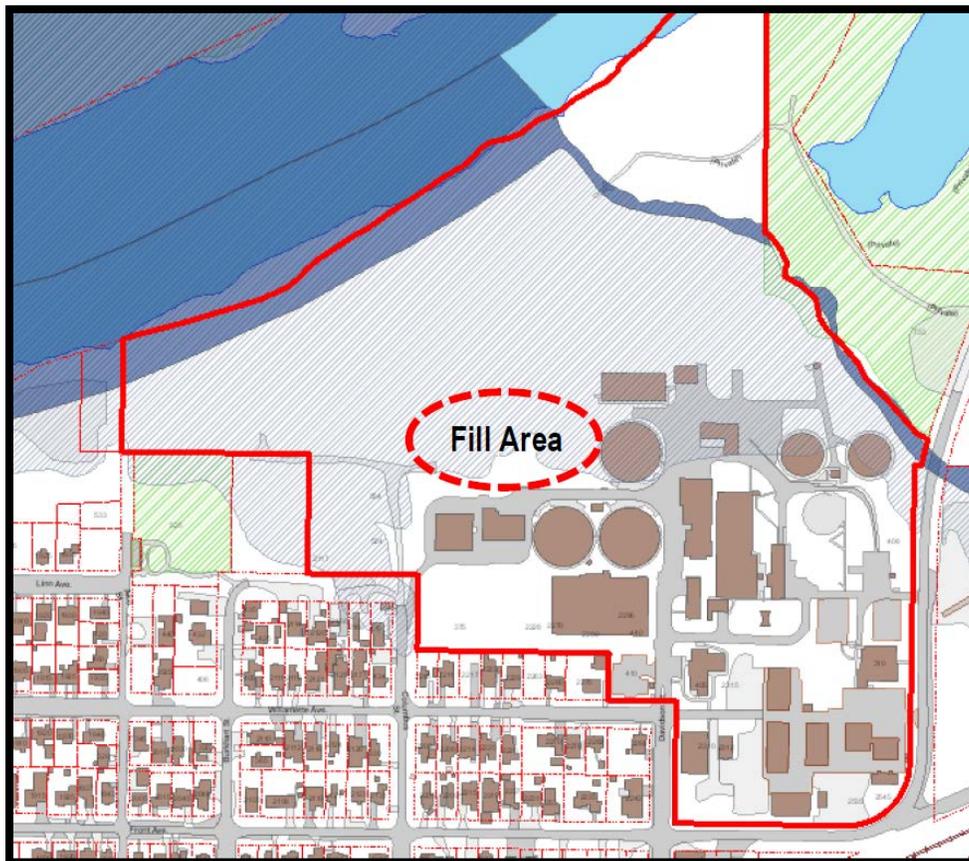
[cd.cityofalbany.net](http://cd.cityofalbany.net)



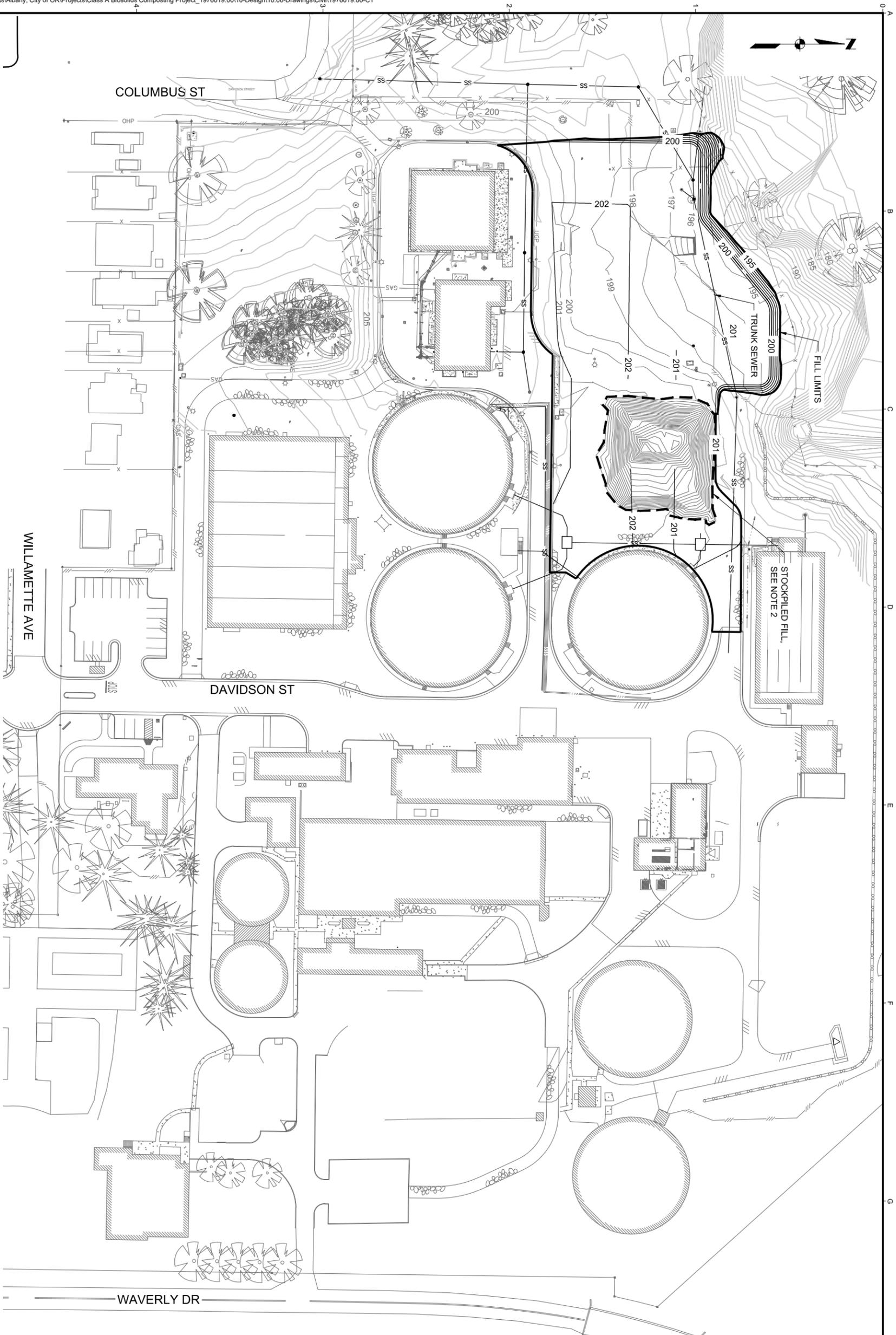
- (2) The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards, or as otherwise approved by the City Engineer.
- (3) No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer, or water line unless it can be demonstrated to the satisfaction of the City Engineer that the proposed grading, fill, excavation, or paving will not be detrimental to the anticipated service life, operation, and maintenance of the existing utility.
- (4) In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.
- (5) The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (See Section 6.101).
- (6) All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.
- (7) Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the building official or designee.

Additional review standards for this application are found in ADC Articles 1, 4, & 6.

#### Location Map



*Attachment: Grading and Fill Plan Sheet*



- NOTES:**
1. VERTICAL DATUM IS NGVD (29) 47.
  2. EXISTING STOCKPILE OF FILL MATERIAL TO BE INCORPORATED INTO THE PROJECT.
  3. PROJECT IMPACTS:
    - a. AREA IMPACTED: 86,400 SF
    - b. TOTAL CUT: 3,200 CY
    - c. TOTAL FILL: 8,800 CY
    - d. NET FILL: 5,600 CY

**LAND USE APPLICATION GRADING AND FILL PLAN**



<p><b>USE OF DOCUMENTS</b></p> <p>THIS DOCUMENT, INCLUDING THE INCORPORATED DESIGNS, IS AN INSTRUMENT OF SERVICE FOR THIS PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KENNEDYJENKS CONSULTANTS, ©.</p>		<p><b>DESIGNED</b> CLW</p>		<p>CITY OF ALBANY ALBANY, OR</p>		<p><b>LAND USE APPLICATION GRADING AND FILL PLAN</b></p>	
<p><b>NO.</b></p>		<p><b>REVISION</b></p>		<p><b>DATE</b></p>		<p><b>BY</b></p>	
<p><b>SCALES</b></p> <p>0 1' = 32mm</p> <p>IF THIS BAR IS NOT ADJUSTED TO MATCH THE DIMENSIONS SHOWN, ADJUST SCALES ACCORDINGLY.</p>		<p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>		<p><b>DRAWN</b> GAS</p>		<p><b>CLASS A BIOSOLIDS COMPOSTING PROJECT: PHASE 1</b></p>	
<p><b>FILE NAME</b> 1976019.00-C-1.dwg</p>		<p><b>JOB NO.</b> 1976019.00</p>		<p><b>DATE</b> APRIL 2020</p>		<p><b>SHEET</b> C-1</p>	
<p><b>DESIGNED</b> CLW</p>		<p><b>CHECKED</b></p>		<p><b>Kennedy Jenks</b></p>		<p><b>OF</b></p>	