



COMMUNITY DEVELOPMENT

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

Notice of Decision

Site Plan Review

Files: **SP-28-19 & FP-09-19**

May 15, 2020

Application Information

Proposal:	Site Plan Review and Floodplain Development Review to construct a 264-unit apartment complex (Brandis Meadows Apartments) with associated parking and common open space.
Review Body:	Staff (Type I-L review)
Property Owner:	Brandis Village, LLC PO Box 3308, Salem, OR 97302
Applicant:	Montagne Development Group, LLC PO Box 3308, Salem, OR 97302
Engineer:	Mark Grenz; Multi/Tech Engineering, Inc. 1155 13th Street SE, Salem, OR 97302
Representative:	Brandie Dalton; Multi/Tech Engineering, Inc. 1155 13th Street SE, Salem, OR 97302
Address/Location	4350 Knox Butte Road SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-03C; Tax Lot 100
Zoning:	MUC (Mixed Use Commercial), OS (Open Space), /FP (Floodplain Overlay), /SW (Significant Wetland Overlay) and /RC (Riparian Corridor Overlay) Districts
Comprehensive Plan	Village Center and Open Space

On May 15, 2020, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the applications referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact Laura LaRoque, Project Planner, at 541-917-7640, or David Martineau, Planning Manager, at 541-917-7561.



The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director's notice of decision is mailed [ADC 1.330(5)(a)]. 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 approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or 3) 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

Appeal Deadline: June 5, 2020

Approval Expiration Date (if not appealed): May 15, 2023

Attachments: Location Map, Site Plan, Information for the Applicant, Department of State Lands wetland land use notice response, State Historic Preservation Office notice response

Conditions of Approval

- Condition 1** Before the City will issue building permits for this project, the applicant must construct (or provide financial assurances for the construction) a public sanitary sewer main in Knox Butte Road to the east boundary of the property's frontage. Alternatively, the applicant may construct (or provide financial assurances for the construction) a public sewer main internal to the proposed development, which would serve the adjacent parcel to the northeast. Any public sewer constructed across private property shall be located within a permanent public easement a minimum of 20 feet in width. Additionally, said easement shall be located in the parking lot, private drive, or similar open area that permits unobstructed vehicle access for maintenance and inspection purposes. An all-weather access shall be provided to all public utility structures located outside of parking lots or private drives, with a minimum width of 12 feet.
- Condition 2** Before the City will issue building permits for this project, the applicant must construct (or provide financial assurances for the construction) a public sanitary sewer main in Timber Ridge Street from Knox Butte Road to the proposed northern access to the apartment complex (approximately 300 feet).
- Condition 3** Before the City will issue building permits for this project, the applicant must construct (or provide financial assurances for the construction) a public 24-inch water main in Knox Butte Road to the east boundary of the property's frontage.
- Condition 4** Before the City will issue building permits for this project, the applicant must construct (or provide financial assurances for the construction) a public 12-inch water main in Timber Ridge Street from Knox Butte Road to approximately the south boundary of the subject property.

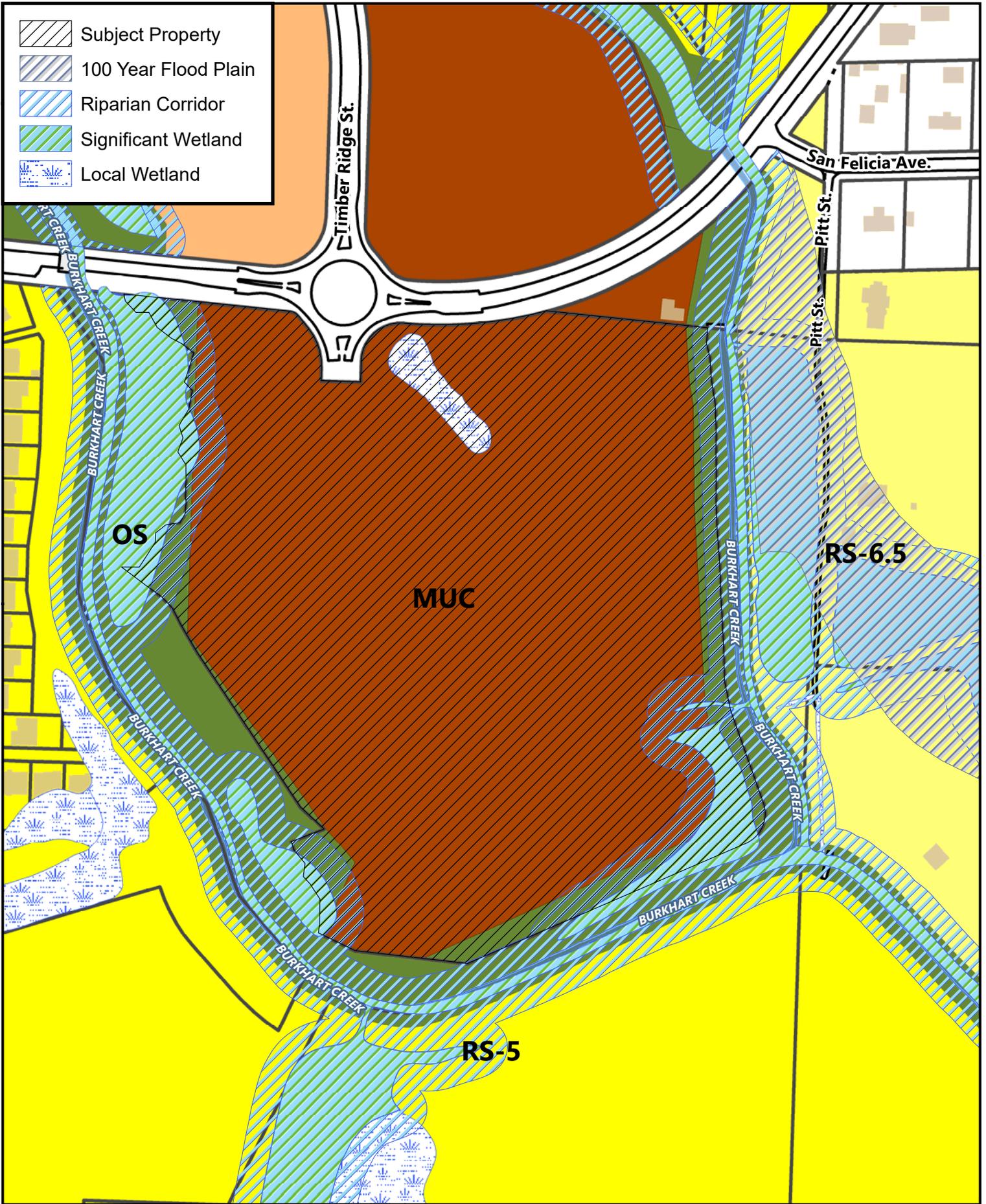
- Condition 5** Before the City will issue building permits for this project, the applicant must construct (or provide financial assurances for the construction) public storm drainage improvements in Knox Butte Road in conjunction with any required street improvements in the Knox Butte Road right-of-way.
- Condition 6** Before the City will issue a final occupancy permit for any portion of the proposed project, the applicant must obtain a stormwater quality permit from the City and construct all required stormwater quality facilities according to City codes and standards.
- Condition 7** Before the City will issue a building permit for phase one of this project, the applicant shall construct the following improvements:
- a. Public street improvements that include curb, gutter, and sidewalk improvements along the site's frontage on Knox Butte Road. The curb and gutter shall match existing improvements east of the roundabout and transition to an ultimate curb to curb width of 38 feet at the site's east boundary. Sidewalk width shall be a minimum of 6 feet and be setback from the curb with a landscape stripe having a minimum width of 6 feet.
 - b. Public street improvements along phase one's frontage on Timber Ridge Street that include: curb, gutter, and sidewalk on both sides; a vehicle travel lane in each direction; and on street bike lanes. The curb to curb width shall match existing improvements south of the roundabout and transition to a curb to curb width of 34 feet. Sidewalk width shall be a minimum of 6 feet in width and setback from the curb by a landscape strip having a minimum width of 6 feet. Striping design shall be approved by the City Engineer and include two 11-foot vehicle lanes and 6-foot bike lanes.
- Criterion 8** Before the City will issue a building permit for phase two of this project, the applicant shall construct the following improvements:
- a. Public Street improvements along the development's remaining frontage on Timber Ridge Street and across Burkhart Creek. The curb to curb width shall be 34 feet. Sidewalk width shall be a minimum of 6 feet in width and, with the exception of the bridge across the creek, be setback from the curb by a landscape strip having a minimum width of 6 feet. Striping design shall be approved by the City Engineer and include two 11-foot vehicle lanes and 6-foot bike lanes.
 - b. Construction of a bridge for the Timber Ridge Street crossing of Burkhart Creek. The bridge width shall provide for two 11-foot vehicle lanes, two 6-foot bike lanes, and a sidewalk with a minimum width of 6 feet on each side.
 - c. Construction of a gravel emergency vehicle access road on the south side of Burkhart Creek connecting Timber Ridge Street with Dogwood Avenue. The road shall have a minimum width of 20 feet and be designed to accommodate emergency vehicles.
- Condition 9** Prior to issuance of a building permit, the applicant shall submit a revised site plan to the Community Development Department for review and approval, to meet the five-foot dead-end backup area requirement, consistent with the standards of Table 9-2: Parking Lot Design and Supplemental Drawings.
- Condition 10** All lighting must be directed down, contained on site, and shielded, full cut-off design.
- Condition 11** Prior to issuance of a building permit, a final landscape and irrigation plan shall be submitted for review and approval by the Community Development Department. The plan must be consistent with the

landscaping standards of ADC 9.140, landscape parking lot standards of ADC 9.150, and irrigation standards of ADC 9.160. (Note: 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.)

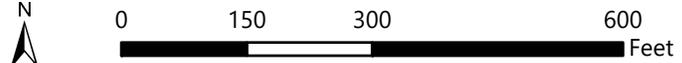
- Condition 12** Prior to issuance of a building permit, a detail plan of the trash enclosure screening shall be submitted for review and approval by the Community Development Department.
- Condition 13** Prior to installation, all landscape materials shall be inspected and approved by the Community Development Department to ensure consistency with the approved plans.
- Condition 14** Prior to issuance of the final certificate of occupancy, all proposed and required site improvements (e.g. vehicle and bicycle parking, landscaping, tot-lot, refuse enclosure, lighting, 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 15** Prior to issuance of a Site Improvement (SI) permit for development of a bridge over the Burkhart Creek/Truax Creek Diversion Channel, floodplain development review (including no-rise analysis), is required in accordance with the ADC.
- Condition 16** Prior to issuance of a building permit, the applicant shall submit a revised site plan to the Community Development Department for review and approval that includes:
- At-grade patios at least 96 square feet, with no dimension less than 8 feet and screened from view from public streets per ADC 8.230(1).
 - Above-grade patios at least 80 square feet, with no dimension less than 6 feet per ADC 8.230(1).
 - Two additional pedestrian connections, one on the north of Building 2, and one between Buildings 15 and 19 to meet the standard under ADC 8.280(3).
 - Children's play area/tot lot to include play equipment to function as a children's play area.
- Condition 17** Prior to issuance of a Site Improvement (SI) permit for the development, a detailed flood study, with updated Base Flood Elevations (BFE) and floodplain mapping is required to be submitted for review and approval by the Albany Community Development Department. If the detailed flood study shows development impacts within the Special Flood Hazard Area (SFHA), floodplain development review is required in accordance with the ADC.
- Condition 18** Prior to issuance of Building Permits for the development, the building standards under ADC 6.120 and 6.121 shall be met.
- Condition 19** The roadway crown elevation of Timber Ridge Street shall not be lower than one foot below the Base Flood Elevation (BFE), per ADC 6.110(6).

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.

-  Subject Property
-  100 Year Flood Plain
-  Riparian Corridor
-  Significant Wetland
-  Local Wetland



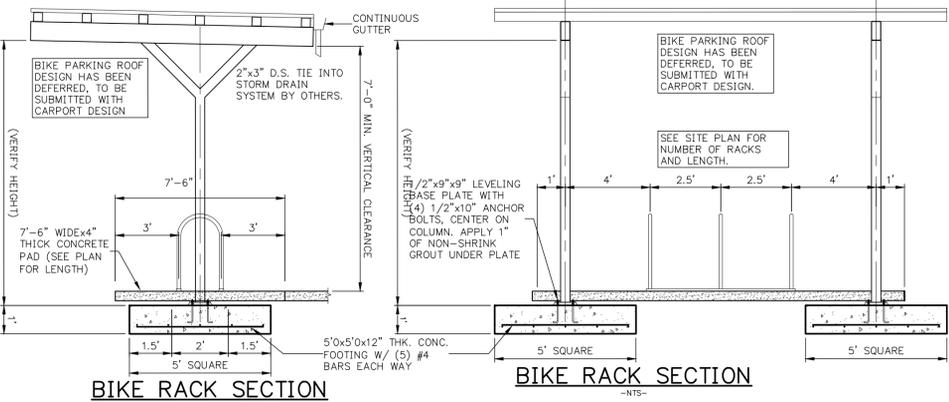
G:\Community Development\Planning\Land Use Cases\2019\05\2019 Site Plan Review (SP)\SP-04-19\4350 Knox Butte\4350 Knox Butte - Location Map.mxd



Date: 3/25/2019 Map Source: City of Albany

4350 Knox Butte Rd. E

Location / Zoning Map



PHASE 2 APARTMENT SITE:

- 96 TOTAL APARTMENTS UNITS
- 24 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
- 24 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 0 TYPE "D" 3-Bd, 2-Ba (1190 S.F.) UNITS
- 0 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS
- 24 TYPE "F" 3-Bd, 2-Ba (1210 S.F.) UNITS
- 144 TOTAL PARKING STALLS
- 131 STANDARD STALLS
- 0 COMPACT STALLS
- 3 HANDICAP STALLS
- 10 GARAGES
- 24 TOTAL BICYCLE SPACES (24 REQUIRED)
- 24 IN (4) COVERED BIKE RACKS

- 1 PLAY /RECREATION AREAS

PHASE 1 APARTMENT SITE:

- 168 TOTAL APARTMENTS UNITS
- 48 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
- 60 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 12 TYPE "D" 3-Bd, 2-Ba (1190 S.F.) UNITS
- 24 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS
- 0 TYPE "F" 3-Bd, 2-Ba (1210 S.F.) UNITS
- 414 TOTAL PARKING STALLS
- 346 STANDARD STALLS
- 0 COMPACT STALLS
- 7 HANDICAP STALLS
- 61 GARAGES (2 HANDICAP)
- 42 TOTAL BICYCLE SPACES (42 REQUIRED)
- 42 IN (7) COVERED BIKE RACKS

- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 1 PLAY /RECREATION AREAS
- 1 SWIMMING POOL
- 1 U.S. MAIL BOX AREA

TOTAL APARTMENT SITE:

- 264 TOTAL APARTMENTS UNITS
- 72 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
- 84 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 48 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 12 TYPE "D" 3-Bd, 2-Ba (1190 S.F.) UNITS
- 24 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS
- 24 TYPE "F" 3-Bd, 2-Ba (1210 S.F.) UNITS
- 558 TOTAL PARKING STALLS
- 477 STANDARD STALLS
- 0 COMPACT STALLS
- 10 HANDICAP STALLS
- 71 GARAGES (2 HANDICAP)
- 66 TOTAL BICYCLE SPACES (66 REQUIRED)
- 66 IN (11) COVERED BIKE RACKS

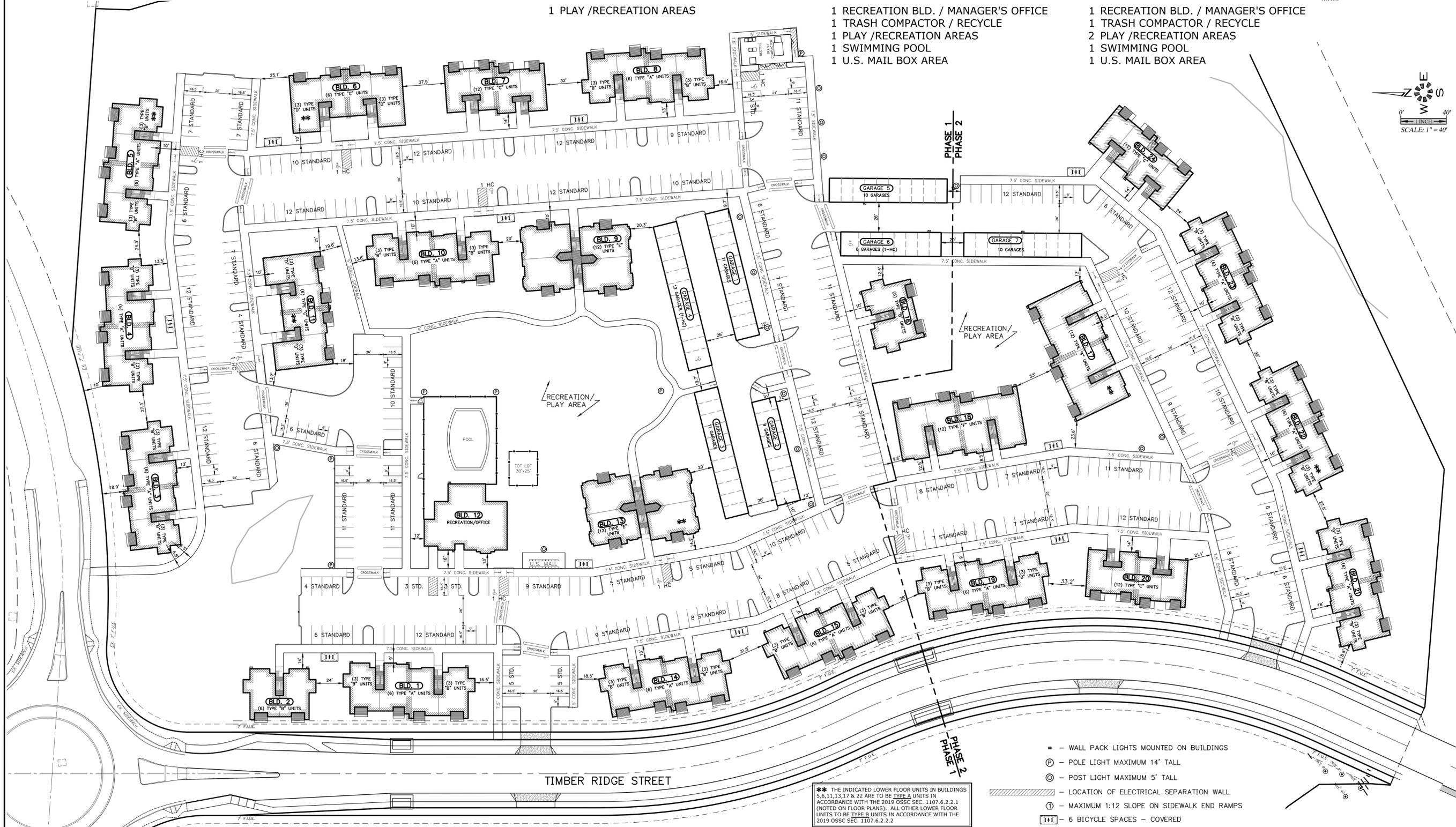
- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 2 PLAY /RECREATION AREAS
- 1 SWIMMING POOL
- 1 U.S. MAIL BOX AREA

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2014 CHAPTER 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2014 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.



PRELIMINARY SITE PLAN



*** THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5,6,11,13,17 & 22 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.2

- - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ⊞ - 6 BICYCLE SPACES - COVERED

BRANDIS MEADOWS 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: M.D.G.
 Drawn: C.D.S.
 Checked: B.M.G.
 Date: MAR 2018
 Scale: AS SHOWN



JOB # 6639
SDR08

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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 Municipal Code (AMC) or Development Code (ADC) regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must 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 assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute Building or Public Works permit approvals.
2. Construction of the development must substantially conform to the approved site plan review.

Engineering

3. 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
4. The project is proposed to be constructed in phases. All public infrastructure will be required to be constructed along the frontage(s) of each successive phase of the project. Public facilities for each phase of the project must be designed and constructed so as to provide the required services to that phase independent of any future phase of the development.

Fire Department

5. The fire department has reviewed the above project for conformance to the 2019 Oregon Fire Code (OFC) per your request and has the following comments:
6. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
7. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (OFC D106.2 & D106.3)
8. Until the bridge is completed and connected to a functional road system, only 200 units may be constructed.
9. 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)
10. Turning radii for all fire apparatus access roads shall be provided and maintained at no less than 30 feet inner and 50 feet outer (OFC 503.2.4 & Appendix D 103.3)

11. The location and spacing requirements for fire hydrants are based on four project-specific criteria:
 - (a) The distance from the most remote exterior point of the building(s) to the closest available fire hydrant.
 - (b) The calculated “fire flow” of the proposed building(s)
 - (c) The spacing of the existing fire hydrants along the public and private fire apparatus roads serving the property.
 - (d) The location of new required public or private fire apparatus access roads located adjacent to the proposed building(s) to be constructed.

Building Division

PERMITS & PLAN REVIEW

12. Prior to beginning construction, permit application(s) and plan reviews will need to be completed by the Building Division and other departments. All projects requiring plan review will need to have the plans submitted electronically through ePlans. Information on the ePlans process is available at cd.Cityofalbany.net or by contacting the Building Division at ePlans@Cityofalbany.net for details.

FIRE SEPARATION & AREA

13. The proposed buildings will need to maintain fire separation distance, as requirements of Table 602.

FIRE SPRINKLER & ALARMS

14. The proposed S-1 buildings with an occupancy area of more than 2,500 square feet would require the installation of a fire sprinkler system in that building per 903.2.9 #5. Please see ICC interpretation 20-14.

ACCESSIBILITY

15. Where parking is required, the proposed site would need to be provided with accessible parking stalls complying with OSSC 1106 and the associated figures. Please note that these have changed.
16. The proposed site would need to be provided with accessible routes as required in OSSC 1104.
17. Accessible bathrooms would need to be provided as required in 1109.1.
18. The proposed site will need to demonstrate compliance with the accessible storage facilities requirements of 1108.3.

SANITATION

19. The proposed site would need to be provided with bathroom facilities in compliance with Chapter 29 for the total occupancy load based on use category. Travel distance would need to comply with 2902.3.2 Ex 1 if a separate facility is proposed.



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2019-0712

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Laura LaRoque	City	Albany
Local case file #	County	
SP-27-19/FP-09-19	Linn	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
11S	03W	03		100

Street Address

4350 Knox Butte Rd SE

Address Line 2

City

Albany

Postal / Zip Code

97322

State / Province / Region

OR

Country

Linn

Latitude

44.642012

Longitude

-123.040645

Township	Range	Section	QQ section	Tax Lot(s)
11S	03W	03		100

Street Address

Address Line 2

City

Postal / Zip Code

Latitude

44.642012

State / Province / Region

Country

Longitude

-123.040645

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
- Local 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

- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

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.
- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.
- A state permit is required for any amount of fill or removal activity within State Scenic Waterways.
- A state permit is required for any amount of fill or removal activity within a compensatory mitigation site.

Closing Information

Additional Comments

After review of mapping and associated documentation submitted (approved WD2019-0116 & site plan), it appears that wetlands, waterways and other waters of the state will be avoided (not be impacted) by the proposed project (264 unit apartment complex, associated parking and common space). Therefore, it does not appear that a permit is required by DSL. However, if site plans change, or site development creates disturbance to jurisdictional wetlands, waterways or other waters on the subject property that exceed state thresholds/limits (as stipulated above), a state permit will be required.

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/wstaff.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

12/31/2019

Response by:

Grey Wolf

Response Phone:

503-986-5321



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



January 29, 2020

Ms. Laura LaRoque
City of Albany
333 Broadalbin Street SW
Albany, OR 97322

RE: SHPO Case No. 19-1940
City of Albany Project SP-28-19 FP-19-19, Brandis Meadow Apartments
Construct a 264-unit apartment complex
4350 Knox Butte Road SE (11S 3W 3 TL100), Albany, Linn County

Dear Ms. LaRoque:

The Oregon State Historic Preservation Office (SHPO) received a request to review an application for the above referenced undertaking (project). According to the SHPO statewide database, archaeological sites are not known to exist within the proposed project location. Based on the information provided, Oregon SHPO does not have any concerns with the project proceeding as planned.

During project implementation, if an archaeological object or feature is encountered, please stop all ground disturbing activity at that location, and contact our office (503 986-0980) to report the find. According to Oregon Revised Statute (ORS) 358.905(a)(A-C), "archaeological objects are at least 75 years old, are part of the physical record of an indigenous or other culture found in the state or waters of the state and are the material remains of past human life or activity." Archaeological objects can include historic items (e.g., bottles, cans, bricks, window glass) and prehistoric items (e.g., stone tools, chipped stone flakes, butchered animal bones, ground stone implements, fire-cracked rock, charcoal, lithic quarries, house pit villages, camps). Archaeological features can be historic (e.g., foundations, privies, ships, homesteads, townsites) or prehistoric (e.g., housepit villages, hearths, cairns [clustered or piled rocks], rock images, shell midden). Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. A person may not excavate, injure, destroy or alter an archaeological site or object located on public or private lands in Oregon unless that activity is authorized by a permit issued under ORS 390.235.

If you have any questions, please feel free to contact our office at your convenience. In order to help track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

John Pouley, M.A., RPA
Assistant State Archaeologist
(503) 986-0675



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john.pouley@oregon.gov

cc: Brandi Dalton, Multi/Tech Engineering Inc