



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Decision

Natural Resource Impact Review

NR-03-24 & VR-10-24

January 27, 2025

Application Information

Proposal:	The application is for a Natural Resource Impact Review and Minor Variance to locate a transformer vault together with restoration of the riparian setback along Periwinkle Creek.
Review Body:	Planning Staff (Type I-L review)
Staff Report Prepared By:	David Martineau, project planner
Property Owner/Applicant:	Chris Looney; Paradigm Properties; 1361 Pearl Street; Eugene, OR 97401
Applicant's Representative:	Shane McCloskey; Dustrud Architecture PC; 1622 Pearl Street; Eugene, OR 97401
Address/Location:	1755 Geary Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08CD; Tax Lot 0210
Zoning:	Residential Medium Density Attached (RMA)
Comprehensive Plan:	Residential – Medium Density
Overlay Districts:	Riparian Corridor Overlay (/RC)

On January 27, 2025, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application described above.

The City based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code (ADC) with an effective date of July 12, 2024. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact Planning Supervisor David Martineau at 541-917-7555, david.martineau@albanyoregon.gov.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. 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 expires in three years unless an extension request has been submitted to the City's Planning Division.

Signature on file

Community Development Director

Appeal Deadline: February 10, 2025

Approval Expiration Date (if not appealed): January 27, 2028

Attachments: Information for the Applicant, Location Map, Approved Mitigation 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 ensure compliance with all applicable regulations.

Conditions of Approval

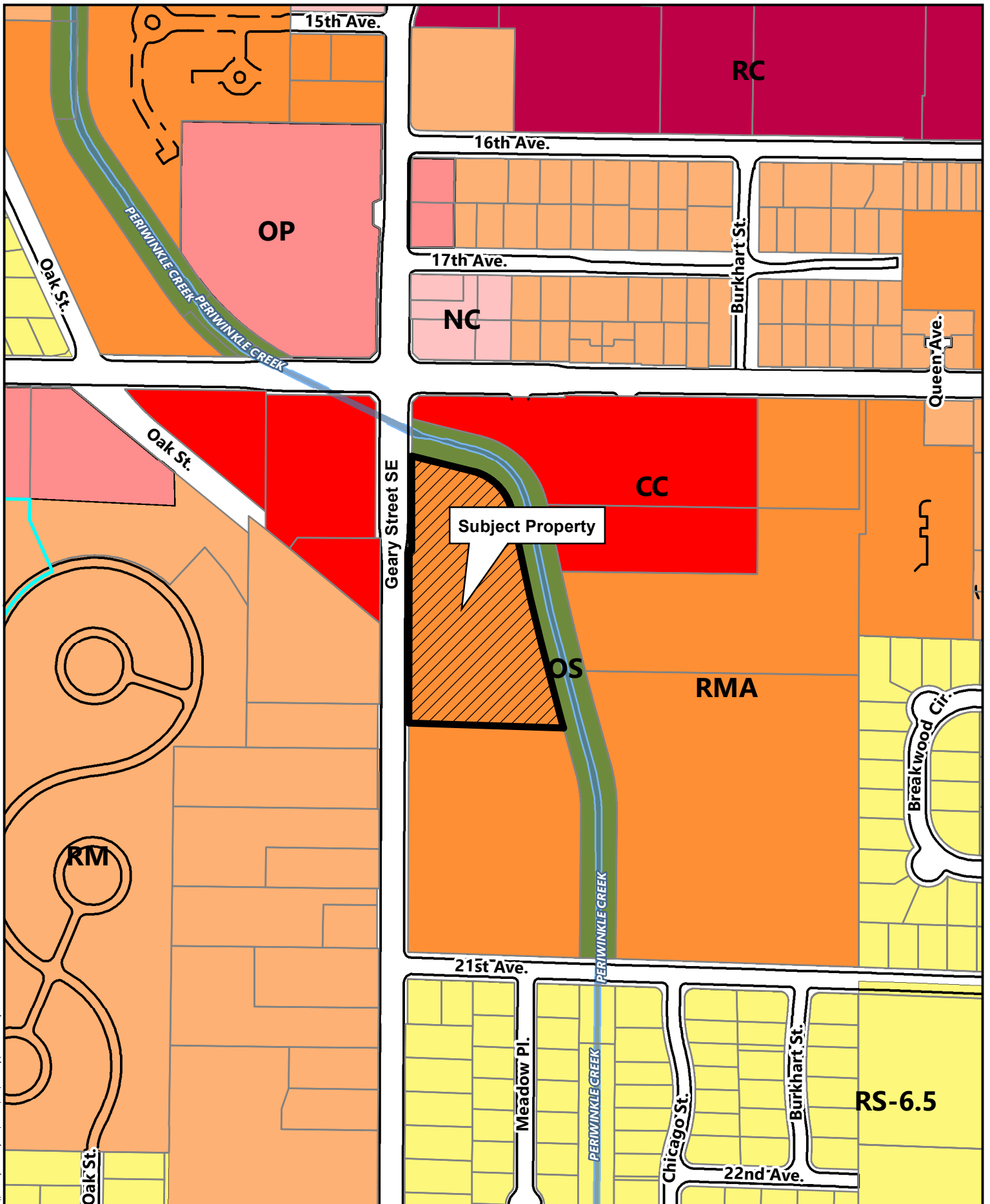
- Condition 1 The applicant or property owner must provide assurance of completion in the form of a surety or performance bond, cash, negotiable security deposit, letter of credit, or other guarantees approved by the City Attorney that is equal to 120 percent of the value of the improvements installed pursuant to the plan for a 2-year period. If mitigation improvements fail during the 2-year period, the assurance shall both be forfeited and used by the City to correct the problem pursuant to the approved mitigation plan, or the bond period may be extended for a 2½-year period with Director's approval to allow for another replanting strategy.
- Condition 2 A report on the survival and health of planted vegetation, and the status of invasive species, must be performed by a qualified professional at the expense of the applicant, and will be provided to the Community Development Department between 18 and 24 months from the initial planting that describes the health of all vegetation and shows pictures of the vegetation.
- Condition 3 The applicant must coordinate timing for removing invasive plant species, controlling weeds, and installing landscaping with the City of Albany Parks Department.
- Condition 4 The invasive Himalayan blackberry and any other non-native species must be removed from the mitigation planting area through manual removal.
- Condition 5 The mitigation plan must be followed as proposed. Any changes or deviations from the approved plan will require additional review.

Information for the Applicant

Please read through 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 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.

PLANNING

1. Land use approval does not constitute building or public works permit approvals.



\\cc.cityofalbany.net\homes\jira\Desktop\Location Map.mxd

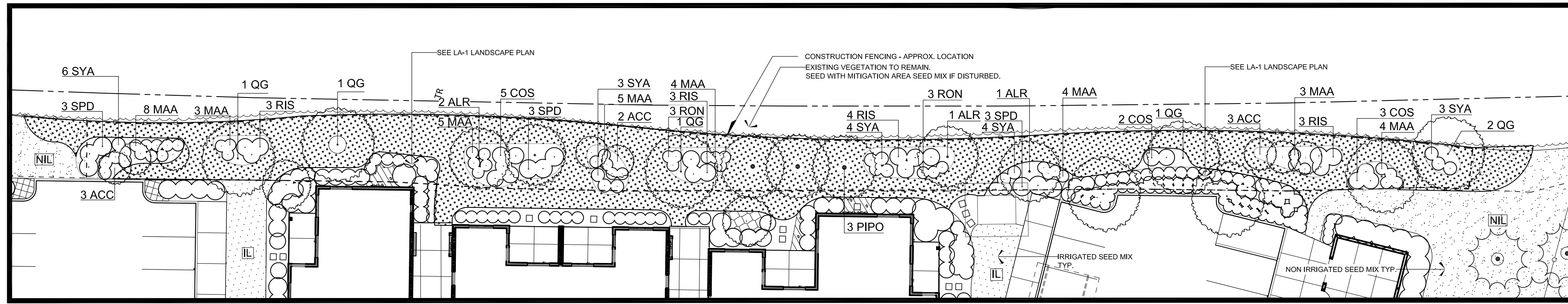


0 50 100 200 300 Feet

Date: 1/12/2024 Map Source: City of Albany

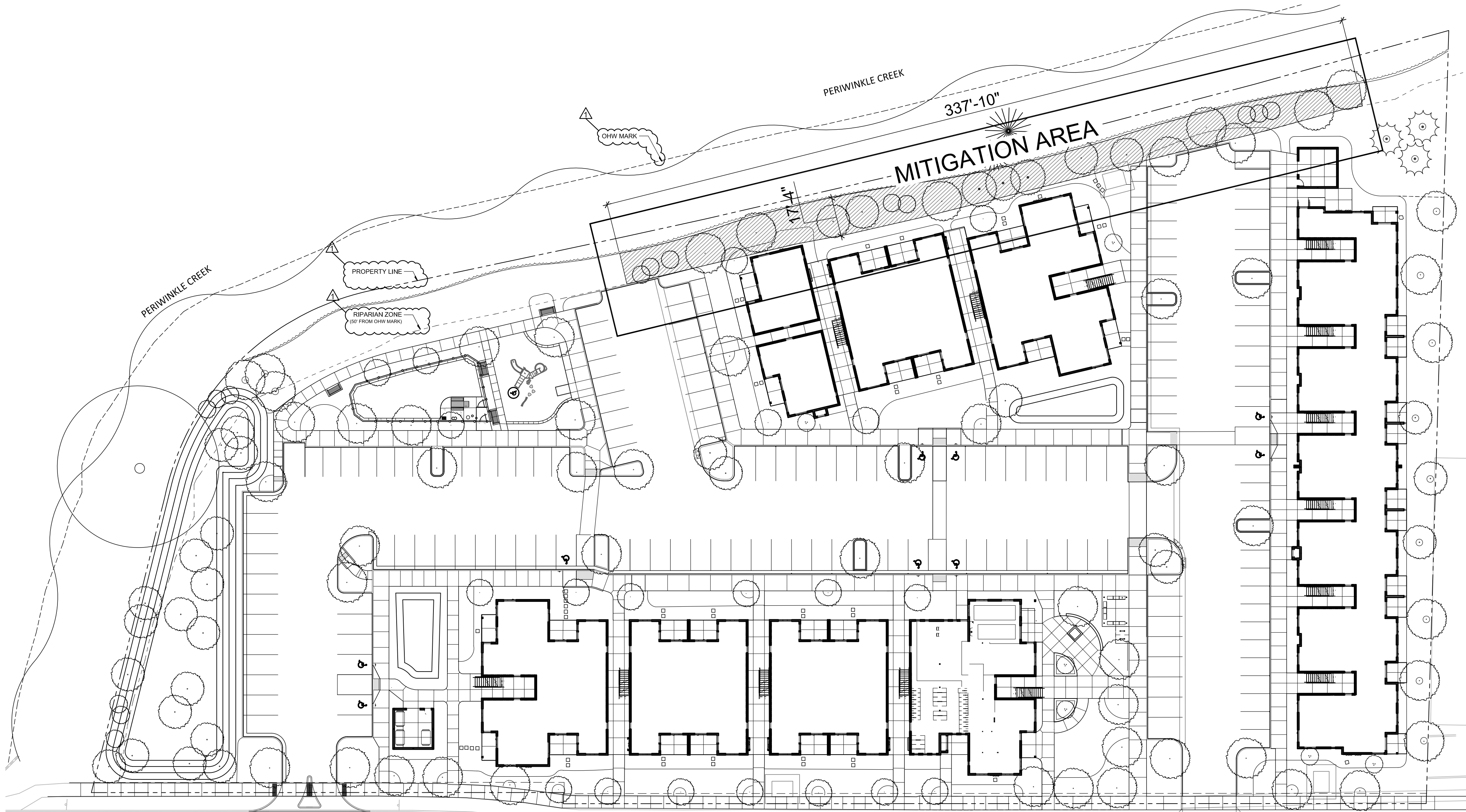
1755 Geary Street SE

Location / Zoning Map



MITIGATION AREA

SCALE: 1" = 20'-0"



OVERALL SITE

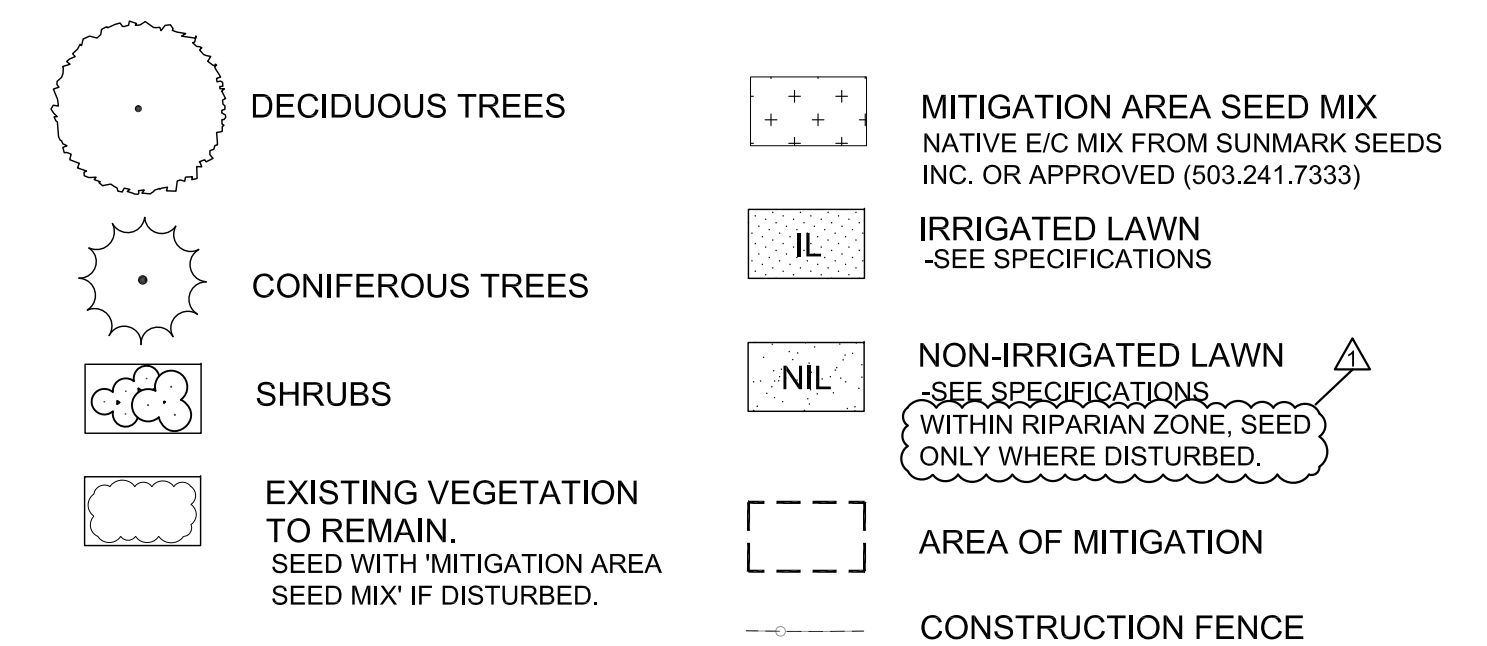
SCALE: 1"=30'-0"

Mitigation Area Planting Schedule					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ACC	8	Acer circinatum	Vine Maple	6" ht.	Multi-stem, B&B
ALR	4	Alnus rubra	Red Alder	2" cal.	Matching
QG	6	Quercus garryana	Oregon White Oak	1.5" cal.	Single stem, full, well branched
CONIFERS					
PIPO	3	Pinus ponderosa	Ponderosa Pine	6" ht.	matching, full, B&B
SHRUBS					
COS	10	Cornus sericea	Red Twig Dogwood	30" ht.	Matching, full.
MAA	36	Mahonia aquifolium	Oregon Grape	3 gal.	Matching, full
RIS	13	Ribes sanguineum	Red Flowering Currant	30" ht.	Matching, full.
RON	6	Rosa nutkana	Nootka Rose	3' ht.	Matching, full
SPD	9	Spiraea douglasii	Western Spirea	3-4' ht.	Matching, full.
SYA	20	Symphoricarpos albus	Common White Snowberry	1 gal	Matching, full.

DISTURBANCE MITIGATION GUIDELINES

- PLANTINGS AS DESIGNED ARE INTENDED TO MEET SPECIFIC REQUIREMENTS. NO SUBSTITUTIONS OR SIZE CHANGES PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
- INSTALLED PLANTINGS TO PROVIDE MINIMUM 80% COVERAGE OF NATIVE TREES, SHRUBS, AND GROUNDCOVER, WITH 25-50% TREE CANOPY COVERAGE AT MATURITY.
- EXISTING CONDITIONS OF RESOURCE PRIOR TO IMPACT: THE DISTURBED AREA WAS ORIGINALLY A NON-NATIVE GRASSY SLOPE.
- PRESENCE AND REMOVAL OF INVASIVE PLANT SPECIES: MINIMAL INVASIVE SPECIES IDENTIFIED ON SITE, SPECIFICALLY HIMALAYAN BLACKBERRY. ALL INVASIVE PLANT SPECIES WITHIN MITIGATION AREA TO BE REMOVED THROUGH MANUAL REMOVAL.
- DEBRIS REMOVAL: REMOVE ALL CONSTRUCTION DEBRIS FROM THE AREA.
- SOIL PREPARATION:
 - THOROUGHLY TILL COMPACTED SOIL TO A DEPTH OF 6" MINIMUM
 - APPLY OSMOCOTE SLOW RELEASE FERTILIZER (OR APPROVED EQUAL) TO ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS AT TIME OF INSTALLATION.
 - AMENDED PLANTING MIX TO CONSIST OF 50% SANDY LOAM, 25% COMPOSTED MANURE, AND 25% FINE GROUND FIR BARK. TILL 3" INTO TOP 6" OF SOIL.
 - EXCAVATE PLANTING PITS AND PLANT TREES AND SHRUBS PER LANDSCAPE DETAILS.
- PLANTING TIMELINE: SEEDING AND SHRUB AND TREE PLANTING TO BE COMPLETED BETWEEN LATE MARCH AND THE END OF APRIL OR BETWEEN MID SEPTEMBER AND THE END OF NOVEMBER OR AS APPROVED.
- MAINTENANCE: MOW SEEDING AREA TWICE A YEAR IN SPRING AND FALL TO 4" HEIGHT. REMOVE ALL INVASIVE PLANT SPECIES.
- DRIP IRRIGATION WILL BE EXTENDED TO TREES AND SHRUBS WITHIN THE MITIGATION AREA.
- REFER TO PROJECT LANDSCAPE SPECIFICATION SECTION 32 9300 FOR ADDITIONAL REQUIREMENTS.
- WITHIN RIPARIAN ZONE, SEE NON-IRRIGATED LAWN MIX ONLY WHERE DISTURBED.

MITIGATION AREA LEGEND



OVERALL SITE LEGEND



DISTURBANCE MITIGATION PLAN

Revision Schedule		
No.	Description	Date
1		12.02.24

PRINT DATE THIS SET
10/03/2024

ISSUE DATES
Pricing -
Permit -
Construction -
Revision -
Misc. -

REGISTERED
279
David J. Dougherty
LANDSCAPE ARCHITECT
OREGON

1622 Pearl Street
Eugene, Oregon 97401

541.338.8544

dustrudarchitecture.com

The Contractor and the Owner warrant that the documents for this project are complete and correct as of the date of the architect's resolution of the work, and that the architect is not to be used for any other purpose than this project without written permission from the architect.

DRAWN BY: EH
CHECKED BY: DJD

Creekside Meadows Site Improvements

1755 SE Geary St.
Albany, OR 97322

SHEET TITLE
DISTURBANCE MITIGATION PLAN

SHEET NO.
LA-6