



Rules of Conduct for Public Hearings

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.

NOTICE OF PUBLIC MEETING CITY OF MILLERSBURG PLANNING COMMISSION

Wednesday, June 13, 2018
6:00 p.m.

Agenda

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. MEETING MINUTE APPROVAL
 - 1) Planning Commission Meeting & Public Hearing – 5-15-18
- E. QUASI-JUDICIAL PUBLIC HEARINGS
 - 1) Land Use File SP 18-01 City of Millersburg Fire Station. *The City of Millersburg is proposing to construct a fire station on 1.82 acres. The station and site improvements will include approximately 0.5 acres, located entirely within the area that has been cleared of wetland constraints. The remainder of the site will remain undeveloped.*
- F. CITY PLANNER UPDATE
- G. ADJOURNMENT

Upcoming Meetings:

None

LINKING AGRICULTURE

WITH INDUSTRY



4222 N.E. OLD SALEM RD.

ALBANY, OREGON 97321

PHONE (541) 928-4523
FAX (541) 928-8945

CITY OF MILLERSBURG PLANNING COMMISSION MEETING

Tuesday, May 15, 2018
6:00 p.m.

Minutes

A. CALL TO ORDER: Acting Commission President Ed Perlenfein called the meeting to order at 6:00pm.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL:

Members Present: Ryan Penning, Steve Vogler, Scott Stimpson, Dennis Gunner, Connie Lepin, and Ed Perlenfein

Members Absent: Jimmy Kirkendall John Sullivan, and Anne Peltier

Staff Present: Kevin Kreitman, City Manager; Jake Gabell, Deputy Recorder; and Matt Straite, City Planner

D. MEETING MINUTE APPROVAL

1) Planning Commission Meeting & Public Hearing – 4-17-18

Action: **Motion to Approve the Minutes made by Steve Vogler, seconded by Scott Stimpson**

Commissioner Gunner: Aye

Commissioner Lepin: Aye

Commissioner Perlenfein: Aye

Commissioner Stimpson: Aye

Commissioner Vogler: Aye

E. Public hearing opened by Acting Commission President, Ed Perlenfein.

F. QUASI-JUDICIAL PUBLIC HEARINGS

1) Land Use File PA 18-02 Samaritan Health Partition. *The applicant is requesting approval to partition 4.73 acres into 2 industrial parcels of 2.67 acres and 1.48 acres. In addition, a 0.58 acre street dedication bisects the 2 proposed parcels.*

- i. City Planner, Matt Straite, presented a staff report for the Samaritan Health Partition.
- ii. Lyle Hutchens, Samaritan Health representative gave a presentation and noted that the applicant is in agreeance with the conditions of approval.
 - 1. Questions about the current condition of the property, wetlands, and partition reasoning by Commission members.
 - 2. Nancy Lucht, 38777 Morningstar Road NE, expressed concerns about drainage in the future building of the property.

Public hearing on the application closed by the acting President.

Action: **Motion to Approve the Land Partition made by Commissioner Steve Vogler and seconded by Commissioner Dennis Gunner.**

Commissioner Gunner:	Aye
Commissioner Lepin:	Aye
Commissioner Perlenfein:	Aye
Commissioner Stimpson:	Aye
Commissioner Vogler:	Aye

G. New agenda item: City Planner Update

- 1) Matt Straite requested that the June Planning Commission be moved to Wednesday, June 13, 2018.
- 2) Mr. Straite provided clarification on the latitude the Planning Commission has on changing standards or requirements unless the code specifically allows it.

H. ADJOURNMENT: meeting adjourned at 6:30 pm.

Respectfully submitted:

Reviewed by:

Jake Gabell
Deputy City Recorder

Kimberly Wollenburg
City Recorder

Upcoming Meetings:

May 17, 2018 @ 6:00 p.m. – Second Budget Committee Meeting & Public Hearing

May 22, 2018 @ 4:00 p.m. – City Council Work session



Proposal: The City of Millersburg is proposing to construct a fire station on 1.82 acres. The station and site improvements will include approximately 0.5 acres, located entirely within the area that has been cleared of wetland constraints. The remainder of the site will remain undeveloped. The station will consist of a 1836 sf modular building with four bedrooms and three bathrooms and a 1296 sf portable bay. The modular building will be used as sleeping quarters and office space for two to three emergency response personnel. The portable bay will be used to house response equipment. Site improvements include two new 24' wide driveways off Conser Road, asphalt pavement for all vehicular and parking areas, and a 15' landscape buffer along Conser Road. Seven parking spaces will be provided. Landscaping will consist of grass areas around the perimeter of the developed space.

I. BACKGROUND

- A. Applicant: City of Millersburg
4222 NE Old Salem Road
- B. Location: The parcel has no address but is located just west of 4050 NE Old Salem Road.
- C. Review Type: The proposed Site Development Review requires a limited land use review before the Planning Commission. The Planning Commission was scheduled to review the application on June 13, 2018. The Planning Commission decision can be appealed to the City Council. Any appeal of the City Council's decision relating to this matter will be considered by the Oregon Land Use Board of Appeals (LUBA).
- D. Public Notice and Hearing: Notice was mailed to all property owners within 100 feet of the proposed location, posted in City Hall on May 22, 2018 and posted on the City's website here - <http://cityofmillersburg.org/planning-commission/>
- E. Review Criteria: Article 2 §2.400(2) Site Plan Review Criteria
- F. Current Zoning: General Industrial (GI)
- G. Proposed Zoning: N/A
- H. Property Size: 1.82 Acres
- I. Background: The proposed fire station is considered temporary to the Albany Fire Department who will staff the station because it is anticipated that the station will only be used for about 8-10 years. For the purposes of Land Use Decisions, this is not considered temporary, therefore the station is being reviewed as a permanent development.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:

The applicant's materials were transmitted to the following agencies/departments on May 21, 2018: City of Albany, Albany Fire Department, Linn County Sheriff's Office, City of Millersburg Engineer, Oregon Department of State Lands, PacificCorp, Linn County Planning and Building Department, Linn County GIS, Jefferson Fire, Northwest Natural Gas, United States Postal Service, and Republic Services. To date, the following comments have been received:

- The City of Albany Fire Department provided comments
- Jefferson Fire District email dated May 30, 2018

Public:

Notice of the June 13, 2018 meeting was mailed to all property owners within 100 feet of the property. To date, no written comments have been received by staff.

III. CRITERION

CITY OF MILLERSBURG DEVELOPMENT CODE

The applicable site plan review criteria are from section 2.400(2).

(2) Decision Criteria. After an examination of the Site and prior to approval, the Planning Commission must make the following findings:

(a) That the proposed development or use does not conflict with the City's Comprehensive Plan.

ANALYSIS: Section 9 of the Comprehensive Plan contains a list of Land Use Goals and Policies. Section V of this report goes through the pertinent policies from the Comprehensive Plan. In summary, based on staff's review, the project is consistent with the plan.

FINDING: Based on the analysis above, the project meets the required criteria.

(b) That the proposed development or use complies with the standards of the land use zone and does not conflict with city codes and ordinances that are applicable to the application.

ANALYSIS: Based on staff's review of the proposed Fire Station, the project meets most of the zoning ordinance requirements and development standards from the Millersburg Zoning Code. Some items require conditions of approval to meet the code requirements. These specific standards are discussed in detail below. With proposed conditions of approval the project can meet the standards. Section IV below provides a more detailed review of pertinent standards.

FINDING: Based on the analysis above, the project does not meet the required criteria; however, with proposed conditions of approval, the criteria can be met.

(c) That the proposed development will not have an adverse impact on traffic flow or to pedestrian, bicycle and vehicular safety, and future street right-of ways are protected.

ANALYSIS: The proposed fire station will provide fire service to the community. Traffic from the project will include both fire apparatus (trucks) and private vehicles for the staff working the facility. The station will provide four bedrooms with an anticipated staff of two to three per shift and the typically two response vehicles per call. The volume of traffic will therefore be minimal and will not impact the existing flow, safety or require significant street improvements.

FINDING: Based on the analysis above, the project meets the required criteria.

(d) That proposed signs or lighting will not, by size, location, color or operation, have an have an adverse impact on traffic, limit visibility or have an have an adverse impact on adjacent properties.

ANALYSIS: No signage is proposed through this permit.

FINDING: This criteria does not apply.

(e) That water, wastewater disposal and utilities are available and have the capacity to serve the proposed development or use and can be extended in the future to accommodate future growth beyond the proposed land division.

ANALYSIS: Existing sewer and water lines are available within the Conser Road right-of-way. Based on review of the project materials by the City Engineer, the lines have adequate capacity to accommodate the project.

FINDING: Based on the analysis above, the project meets the required criteria.

(f) That the proposed development or use does not have an adverse impact on existing or proposed drainageways including flow disruptions, flooding, contamination or erosion and required drainage facilities are provided that have the capacity to serve the proposed development or use.

ANALYSIS: Conser Road has existing storm water lines that front the project site. On-site drainage will be accommodated using the existing storm drain line in Conser Road. The site is surrounded by wetlands. The applicant has provided a wetland delineation of the property that shows the identified footprint of development is all outside the wetlands. The project is avoiding all onsite wetlands, thus no mitigation or State permits are required.

FINDING: Based on the analysis above, the project meets the required criteria.

(g) That the proposed development will not have an adverse impact, potential hazards or nuisance characteristics as identified in Section 2.140, Item 21 of the Application Site Plan consistent with the standards of the Zoning District and complies with the applicable standards of all regulatory agencies having jurisdiction.

ANALYSIS: The project is not anticipating any potential hazards beyond those usually associated with typical households.

FINDING: Based on the analysis above, the project meets the required criteria.

(h) That the proposed development or use does not conflict with the standards of other regulatory agencies having jurisdiction.

ANALYSIS: Staff transmitted the project to several different agencies for review. At the time this staff report was published, Jefferson Fire indicated that they have no comments, and Albany Fire provided some comments and conditions of approval. No other comments were received indicating any conflicts with standards of other jurisdictions.

FINDING: Based on the analysis above, the project meets the required criteria.

IV. STANDARDS

The proposed design complies with all the specifications and design requirements of Chapter 4, specifically the GI zone setbacks, and Chapter 5, Development Standards. The following analysis summary is provided for items that required additional explanation and/or additional conditions of approval to show clear consistency:

SECTION 5.119 WETLANDS & RIPARIAN AREAS

The City of Millersburg does not have a Local Wetlands Inventory (LWI). The City requires all applicants to identify riparian areas, wetlands and floodplains on the Application. All applications are required to comply with State Law and with the standards required by this Code. Refer to Sections 7.100, 7.200 and 7.300 for additional Special Area Standards.

ANALYSIS: The project site features wetlands based on the wetland delineation report (attached). Pursuant to code requirements, the project was submitted to DSL for review. DSL did not provide any comments, however they had already provided the wetland delineation report. No actual development (structures) or street/utility construction are proposed within the wetland areas. Therefore, there will be no impacts to the wetlands resulting from this application.

FINDING: Based on the analysis above, the project meets the standard.

SECTION 5.120 PARKING

(10) Off-street parking shall be sufficient to accommodate the needs of the on-site use and shall not be less than the off-street parking requirements specified in Section 5.121. Fractional space requirements shall be counted as a whole space. When square feet are utilized to determine the required parking spaces, the area measured shall be the gross floor area of the building primary to the use but shall exclude any area within a building used for off-street parking, loading, or service functions not primary to the use. When the requirements are based on the number of employees, the number counted shall be those working on the premises during the largest shift at peak season.

ANALYSIS: The use, a fire station, is not listed in Section 5.121. The code explains that uses not listed shall base parking on comparable uses. In this case, the applicant, the City, reviewed parking needs from other fire stations to derive the appropriate amount of spaces. Seven spaces are provided which should be adequate for the use.

FINDING: Based on the analysis above, the project meets the standard.

SECTION 5.122 TRANSPORTATION STANDARDS

(5) (h) Property access to arterial or collector streets will be provided only where adequate access to another street or driveway is not feasible.

ANALYSIS: Conser Road is an Arterial, however, no roads are planned to the rear or sides of the site, and wetlands limit access possibilities as well. No other access is feasible.

FINDING: Based on the analysis above, the project meets the standard.

SECTION 5.134 LANDSCAPING

(1) (b) A site and species-specific, detailed landscape and irrigation plan shall be submitted to the City for review and approval with all applications. Existing trees, plantings and special site features shall be shown on all submitted plans and shall clearly indicate items proposed to be removed and those intended to be preserved. The plan shall be drawn to a scale that is a multiple of 1 inch equals 10 feet, shall include required fencing, buffering, screening, tree plantings, and any monument locations. The plans shall be of professional quality, and must be acceptable to the City. On-site development shall not be approved until the City determines that the plans comply with the standards of this Section. All required landscaping and related improvements shall be completed or financially guaranteed prior to the issuance of a Certificate of Occupancy.

ANALYSIS: No detailed landscape plans were provided.

FINDING: Based on the analysis above, the project does not meet the standard; however with the condition of approval below, the project complies.

PROPOSED CONDITION OF APPROVAL: Prior to any grading on the site the applicant shall provide detailed landscape plans showing full compliance with Section 5.122 including street trees.

(8) Landscape Buffering. Commercial and Industrial Buffer Plantings are used to visually enhance the City, reduce building scale, provide transition between uses, and generally mitigate incompatible or undesirable views. They are used to soften rather than block views. Where required, a mix of plant materials shall be used to achieve the desired buffering effect. Buffering is not required for singlefamily residential properties.

(a) A minimum 12-foot wide landscaped buffer is required for all commercial and industrial street facing yards and for side and rear yards where a proposed use differs from the abutting property use or zone. (e.g., proposed commercial development adjacent to a residential use).

(b) A buffer depth is 12-feet unless otherwise specified as part of the conditions specified for an approval. A buffer length is equal to the length of the property line with the street or the abutting use.

(c) A buffer area may only be occupied by landscaping, utilities, driveways, walkways, bikeways, and accessways. No buildings, or parking areas shall be allowed in a buffer area unless a Variance to this requirement has been approved by the City.

(9) Landscape Screening. Screening is used to obscure or block unsightly views or visual conflicts and where privacy and security are desired. Fences, hedges, berms and walls may be used for screening.

(a) Screening may be required for the following uses in lieu of Buffering as part of the City's Site Plan Review or Conditional Use approvals:

1. Any use other than a single-family residence that abuts a single-family residence or Single-family Residential Zone including commercial, industrial, public and multi-family developments shall have their yard setbacks landscaped and screened to protect the abutting single-family residential properties.
2. Any Multi-family Development, Manufactured Dwelling Park, Subdivision or Planned Development.
3. Any Parking Lot exceeding 8 Spaces.
4. Any Industrial or Utility use abutting Residential, Commercial or Public Uses.
5. Except for one and two family dwellings, garbage collection areas, and service facilities located outside the building shall be screened from public view and landscaped.

ANALYSIS: A buffer is required on the east side as the zone changes at the property line. A space is shown on the plans that could accommodate the required landscape area however no landscape plan was provided. The required 12-foot buffer from the street is shown on the plans.

FINDING: Based on the analysis above, the project does not meet the standard; however with the condition of approval below, the project complies.

PROPOSED CONDITION OF APPROVAL: The landscape plans to be submitted shall include a 5 foot landscape buffer, complying with the requirements of Section 5.122, including screening, on the east side of the development. The buffer need not run the entire parcel length, rather the buffer is only needed 185' from the street as that's the length of the proposed development.

V. CITY OF MILLERSBURG COMPREHENSIVE PLAN

City of Millersburg Comprehensive Plan

The City of Millersburg Comprehensive Plan implements the 19 State Goals. Based on staff review, the project is consistent with all goals and policies of the Comprehensive Plan. The following are *relevant and pertinent* policies from the Comprehensive Plan.

Chapter 9.5- Land Use

Policy 16- Close coordination shall be maintained between the school district, fire districts, serving utilities, Linn County, the City of Albany, and other governmental agencies having facilities or programs in the area."

ANALYSIS: The City of Millersburg and the Albany Fire Department have been working together to have Albany Fire serve the City.

FINDING: Based on the analysis above, the project is consistent with the Policy.

Chapter 9.6- Public Facilities & Services

Policy 1- The city supports the continued development of the Jefferson and Albany rural fire protection districts for city fire protection.

ANALYSIS: The proposed station is an effort to provide Albany Fire with adequate facilities to provide expanded coverage in the City.

FINDING: Based on the analysis above, the project is consistent with the Policy.

VI. RECOMMENDATION

Based on the above findings of fact, and the conditions of approval, the proposed project satisfies the applicable criteria. Staff recommends the Planning Commission approve Application No. SP 18-01 pursuant to the conditions of approval listed below.

VII. ALTERNATIVE RECOMMENDATION

Should the Planning Commission not elect to approve the proposed development, they could continue the item for further discussion or deny the application citing the specific criteria not satisfied by the application.

VIII. CONDITIONS OF APPROVAL¹

General Conditions:

1. This land use approval shall substantially comply with the submitted preliminary site plans and elevations included as Exhibit C and D, except as indicated in the following conditions. Additional development or change of use may require a new development application and approval.
2. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to construction.

Prior to Any Ground Disturbing Activity:

1. The developer's engineer is required to provide a site specific drainage plan to temporarily collect, route, and treat surface water and ground water during each construction phase. The construction plans shall specifically identify how the storm drainage system and erosion sediment control measures will be phased during construction, such that at any time during construction the approved plans shall be capable of providing full erosion and sediment control, collection, routing, and treatment of storm water runoff and ground water. No site construction will be allowed to take place if the storm drainage system and erosion sediment control measures are not installed per plan and functioning properly.
2. Obtain a 1200C Erosion Control Permit for all the disturbed ground, both on and off site that is in excess of one acre in addition to meeting all Albany Construction Standards (ACS). The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals. A copy of the approved and signed permit shall be provided to the City prior to any ground disturbing activities.

Prior to grading/building permit issuance:

¹ At the time this staff report was published, staff had not received conditions of approval from the City Engineer. Additional conditions of approval will be introduced at the hearing.

1. Prior to any grading or building permit issuance for the site, the applicant shall provide detailed landscape plans showing full compliance with Section 5.122 including street trees.
2. The landscape plans to be submitted shall include a 5 foot landscape buffer, complying with the requirements of Section 5.122, including screening, on the east side of the development. The buffer need not run the entire parcel length, rather the buffer is only needed 185' from the street as that's the length of the proposed development.
3. Receive engineering approval of the public improvement plans.

Prior to Building Permit Issuance:

Prior to Final Occupancy:

1. Install the sanitary sewer in compliance with the current Oregon Plumbing Specialty Code.
2. Ensure that site meets all Albany Fire requirements outlined in their letter dated May 21.
3. Sidewalks shall be constructed at time of construction.
4. All public improvements shall be completed, inspected, and approved, as applicable, by the City.
5. Plant all required street trees prior to a certificate of occupancy.
6. Install the landscaping according to the landscape plan prior to the issuance of the occupancy permits or pay a security bond for 125% of the cost of the landscaping payable to the City. If the landscaping is not completed within six months, the security may be used by the City to complete the installation. Landscaping shall be completely installed or provide for erosion control measures around any disturbed or exposed areas.
7. Landscaping shall be completely installed or provide for erosion control measures around any disturbed or exposed areas.

IX. NOTICES TO THE APPLICANT

The Applicant should also be aware of the following standards and processes that are required for development. These are not part of the decision on this land use case and are provided as a courtesy to the Applicant. Please contact City Hall with any questions.

1. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
2. The developer is responsible for all costs associated with any remaining public facility improvements and shall ensure the construction of all public streets and utilities within and

adjacent to the tentative map as required by these conditions of approval, to the plans, standards, and specifications of the City of Millersburg.

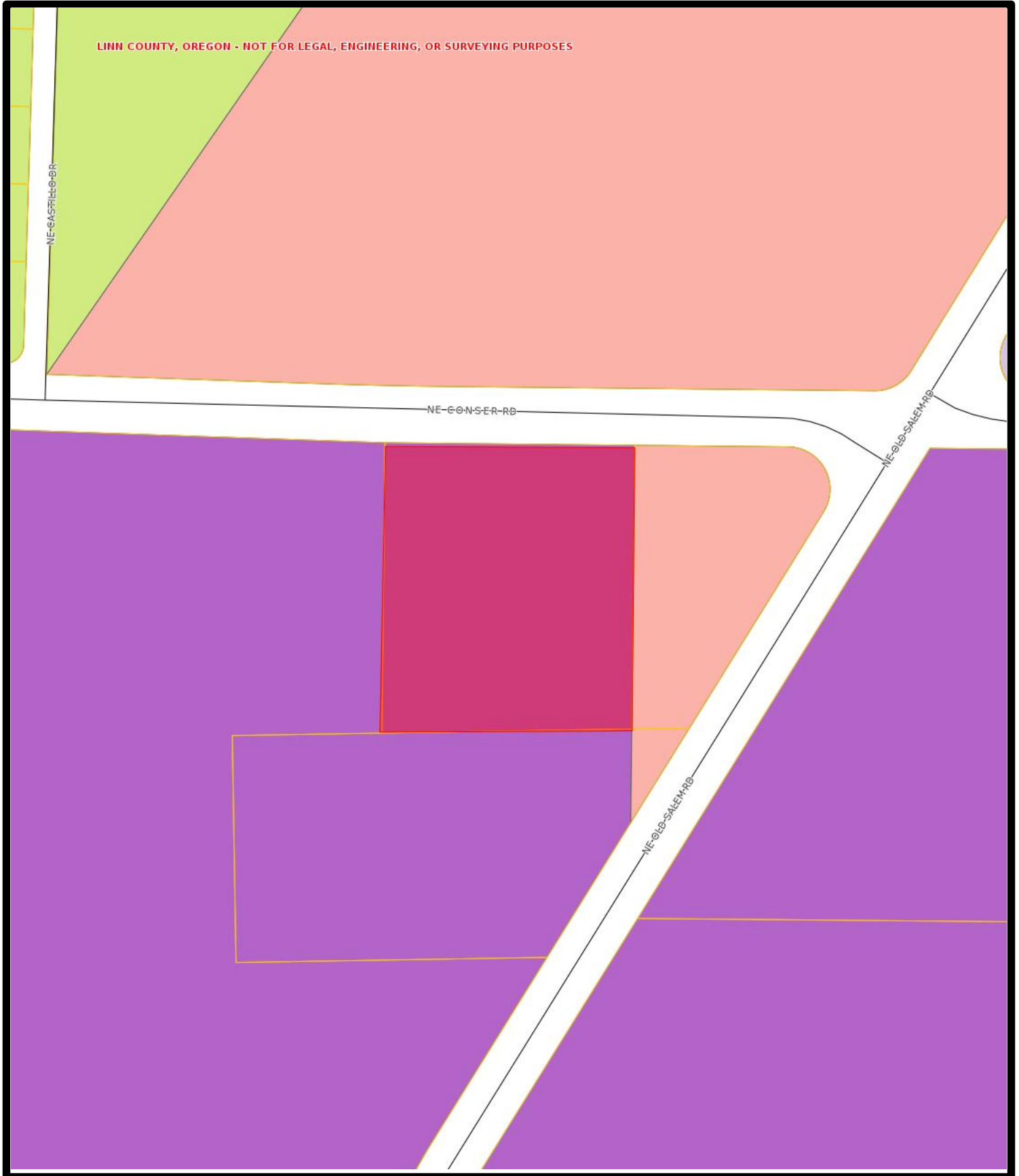
3. **This approval is valid for a period of one (1) year from the date of the decision notice.** Extensions may be granted by the City as afforded by the Millersburg Development Code.
4. The continual operation of the property shall comply with the applicable requirements of the Millersburg Development Code.
5. Placement of construction trailers on the subject property shall require a Temporary Use Permit per Section 6.164 of the Millersburg Development Code.
6. This approval does not negate the need to obtain permits, as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.
7. Retaining walls within public easements or the public right-of-way shall require engineering approval. Retaining walls with a height of 4 feet or higher located on private property will require a permit from the building department.
8. The Applicant shall comply with the fire protective standards administered by the Linn County Building Official and the Albany Fire District. Hydrant and turnaround locations shall be provided by the Applicant and approved by the Albany Fire District and the City.
9. In the event there is engineered fill on any public roads or lots, the applicant's soils engineer and testing lab shall obtain and record compaction tests and submit results for the review and approval of the City Engineer.
10. Driveways shall conform to Section 5.120 of the Millersburg Development Code, with individual driveway slopes not exceeding a grade of 14%.
11. Decks, fences, sheds, building additions, and other site improvements shall not be located within any easement unless otherwise authorized in writing by the City Engineer.
12. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
13. Noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working in the development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.
14. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris, including food and drink waste. All waste shall leave the construction site through proper disposal containers or construction fencing enclosures. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

X. EXHIBITS

A. Zoning Map

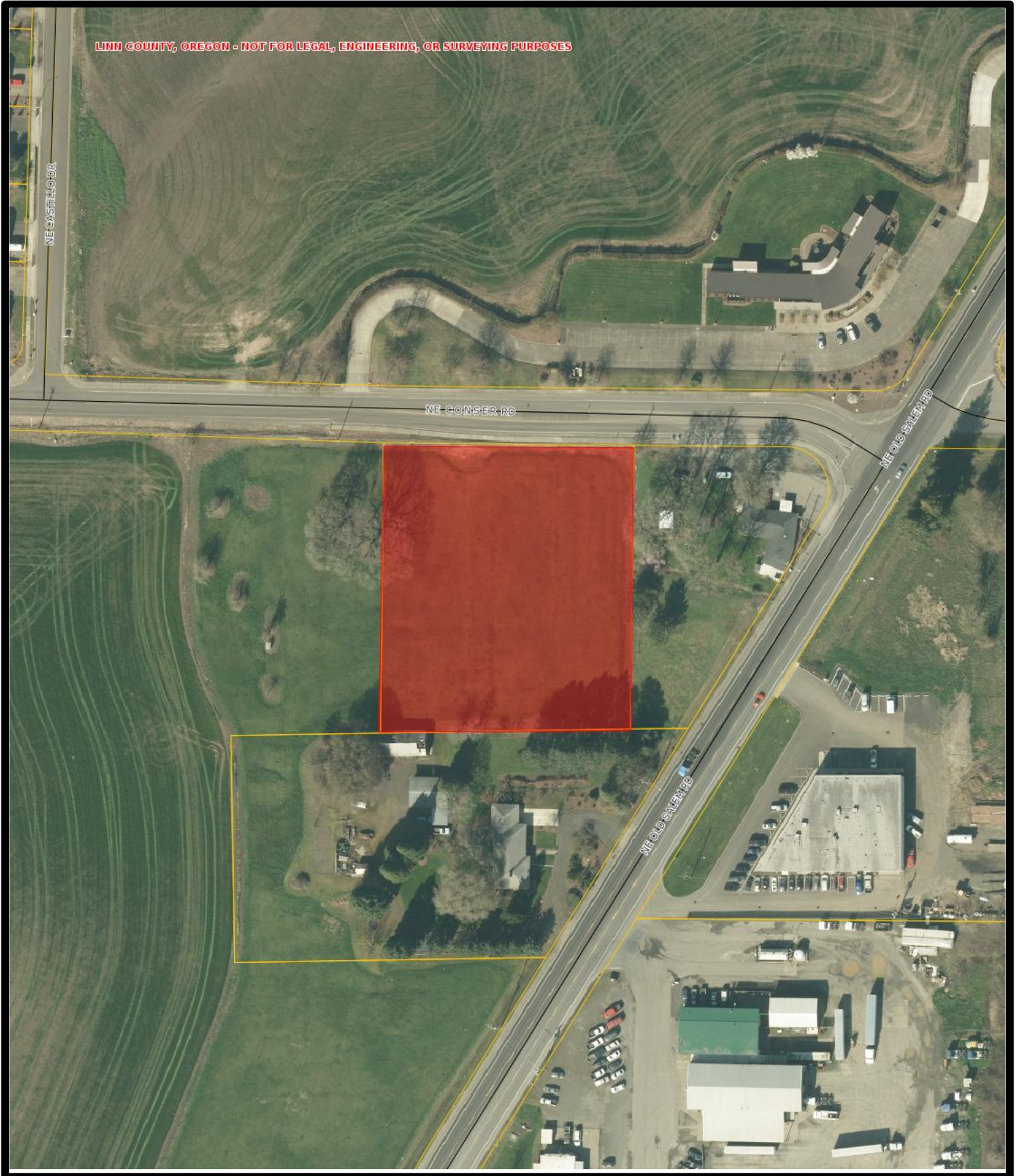
- B. Vicinity Map
- C. Applicant's Site Plan and Description
- D. Elevations
- E. Wetland Delineation
- F. Albany Fire Department Letter dated May 21, 2018
- G. Jefferson Fire District Email dated May 30, 2018

Zoning Map



This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain usability of the information.

Vicinity Map



This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain usability of the information.

CITY HALL
DRIVEWAY

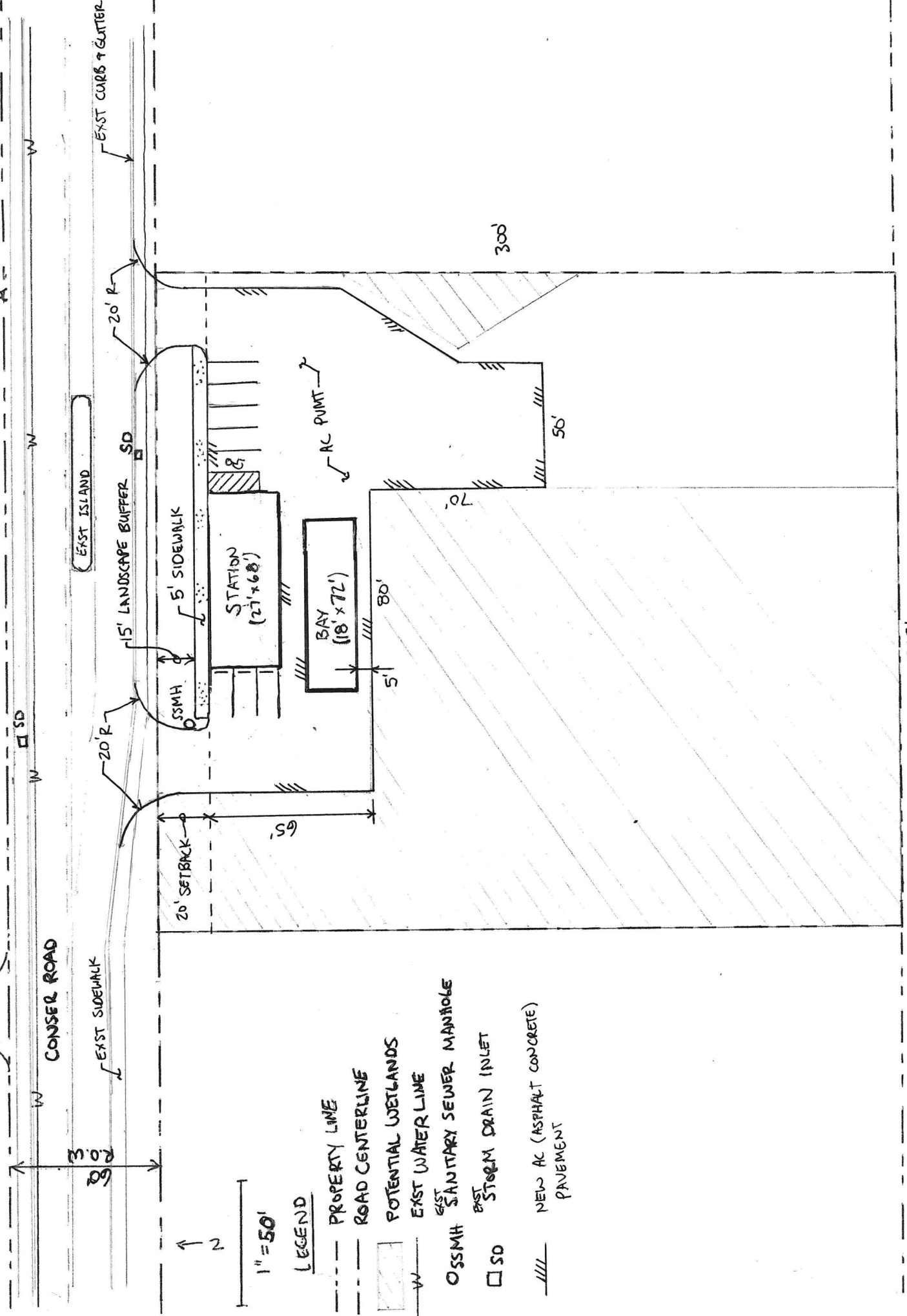
CONSER ROAD

EAST ISLAND

1" = 50'

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- ▨ POTENTIAL WETLANDS
- - - EXIST WATER LINE
- SS MH ^{EXIST} SANITARY SEWER MANHOLE
- SD ^{EXIST} STORM DRAIN INLET
- //// NEW AC (ASPHALT CONCRETE) PAVEMENT

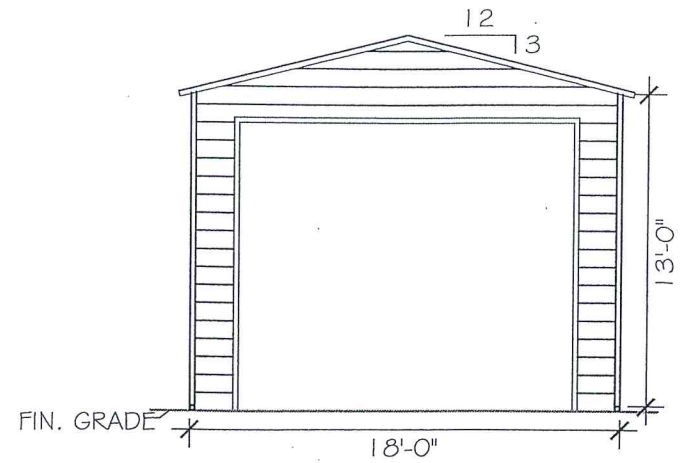


Project Description

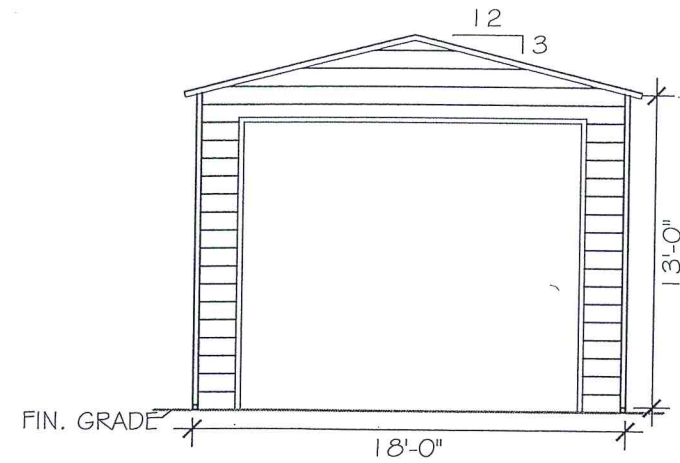
The City of Millersburg is proposing to construct a fire station on tax lot 10S03W280000110. The parcel is 1.82 acres. Of the 1.82 acres, approximately 0.81 acres has been determined to be free of wetland constraints by the Department of State Lands (DSL) through a wetland determination conducted on April 11, 2018. The station and site improvements will include approximately 0.5 acres, located entirely within the area that has been cleared of wetland constraints. The remainder of the site will remain undeveloped.

The station will consist of a modular building and portable bay. The modular building will be approximately 27'x68' (1836 sf) with four bedrooms and three bathrooms. The portable bay will be 18'x72' (1296 sf) with vehicle access on each end. The modular building will be used as sleeping quarters and office space for two to three emergency response personnel. The portable bay will be used to house response equipment.

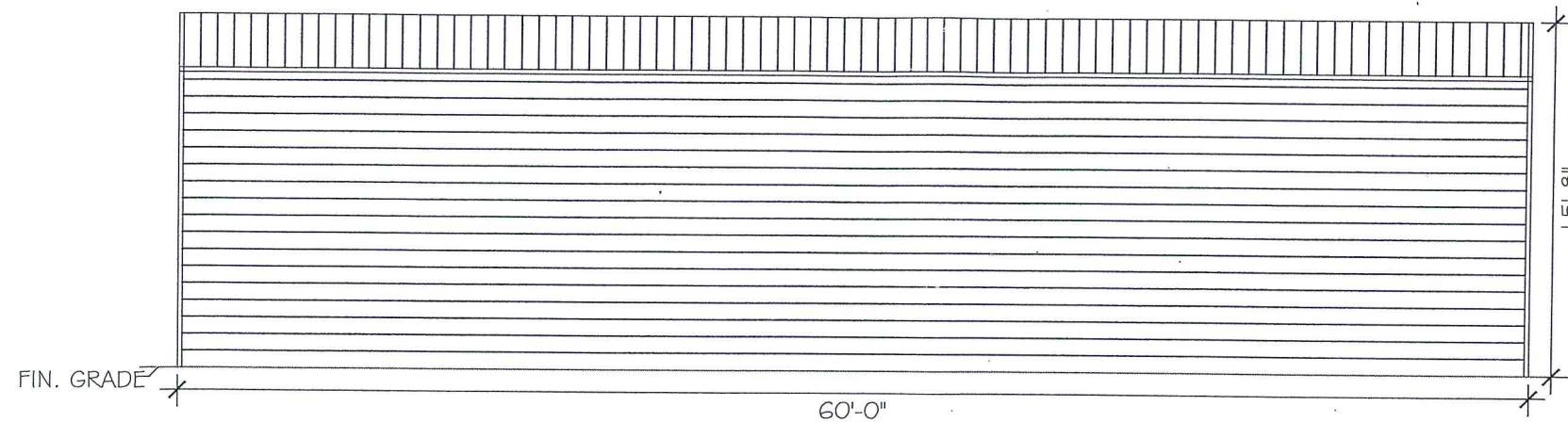
Site improvements include two new 24' wide driveways off of Conser Road, asphalt pavement for all vehicular and parking areas, and a 15' landscape buffer along Conser Road. Seven parking spaces will be provided. Landscaping will consist of grass areas around the perimeter of the developed space.



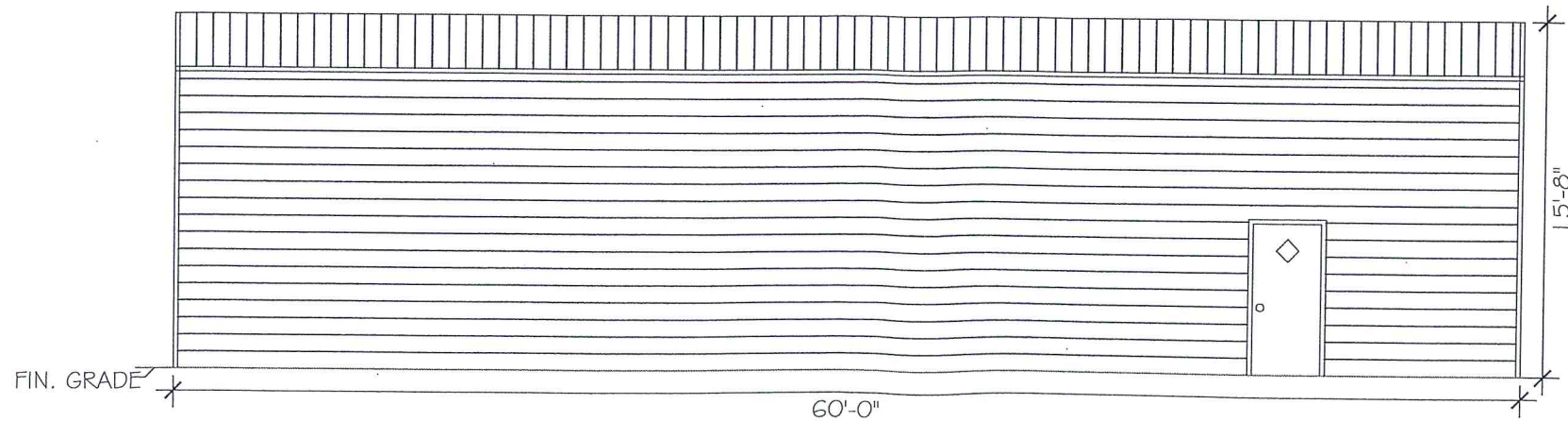
FRONT END WALL ELEVATION
SCALE: 1/8" : 1'



BACK END WALL ELEVATION
SCALE: 1/8" : 1'

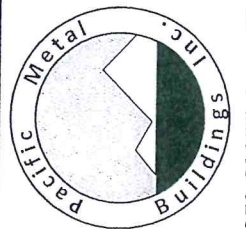


LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

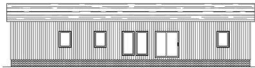
OWNER: CITY OF ALBANY FIRE DEPARTMENT	LOCATION:	1120 HILL STREET SE ALBANY, OR 97322	
	SHEET TITLE:	ELEVATIONS	
DRAWING NO.:	MBDO2F97CB2	PROJECT NO.:	232-16-0287
DRAWN BY:	AF	CHECKED BY:	
DATE:	3/14/2016	SHEET NO.:	2 OF 7



270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777



EXPIRES: 12/31/2017
DATE SIGNED: MARCH 15, 2016



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

Model No. 10 104 FT. (10) PLAN (CONCRETE)
 104 FT. 10 104 FT. (10) PLAN (CONCRETE)

CMH	
104 FT. 10 104 FT. (10) PLAN (CONCRETE)	104 FT. 10 104 FT. (10) PLAN (CONCRETE)
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ELEVATION	

ONSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS

BATCH
WD#2018-0201

775 Summer Street NE, Suite 100, Salem OR 97301-1279 (503) 986-5200

An onsite wetland determination has been conducted on the property described below.

County: Linn

City: Millersburg

Representative Name & Address: Janelle Booth City of Millersburg 4222 Old Salem Rd Albany OR 97321

Township: 10S

Range: 03W

Section: 28

Q/Q: _____

Tax Lot(s): 110

Project Name: Future Development

Date of Site Visit 02/28/2018

Site Address/Location: Empty lot across from City Hall

There are no jurisdictional wetlands or waterways on the property. Therefore, no state removal-fill permit is required.
Notes:

There are wetlands on the property that are subject to the state Removal-Fill Law.

A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.

A state permit may be required for any amount of fill, removal, or ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.

A wetland delineation is needed. If site development is planned, the delineation report should be submitted to the Department for review and approval.

A state permit will not be required for any work within the hatched area on the attached map because there are no wetlands present. The rest of the tax lot is considered wetland and permit is required for >50 cubic yards of removal and or fill.

A permit may be required by the Army Corps of Engineers for fill in wetlands: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: Please call Lauren Brown at 503-986-5218 if you have any questions.

Determination by:   Date 04/11/2018

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

This is a preliminary jurisdictional determination and is advisory only

Copy To: Enclosures: map

Millersburg, Planning Department

Janelle Booth, jbooth@cityofmillersburg.org

Andrea Wagner, USACE

FOR OFFICE USE ONLY

Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received: <u>03/06/2018</u>	<input type="checkbox"/> For ENF.
LWI Area: <u>n/a</u> LWI Code: <u>n/a</u>	Latitude: <u>44.679169</u> Longitude: <u>-123.062998</u>	Related DSL File #:	
Has Wetlands? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk	ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Adjacent Waterbody: <u>n/a</u>	NWI Quad: _____	<input checked="" type="checkbox"/> Mailings Completed	<input checked="" type="checkbox"/> Data Entry Completed

7

MRF : tax lot 110

Woodburn silt loam, 0 to 3 percent slopes

Amity silt loam

10S03W28
100

10S03W28
110

10S03W21
4600

Legend

SSURGO_STATSGO_15
Hydric Classification

- not hydric
- hydric
- hydric inclusions
- Linn_tax_17

10S03W28
102

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





TO: Matt Straite, City Planner
FROM: Lora Ratcliff, Senior Deputy Fire Marshal
DATE: May 21, 2018
SUBJECT: (West of) 4050 NE Old Salem Rd – Modular Fire Station with Detached Bays - Fire Department Comments

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) per your request 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 new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).

The proposal appears to meet these criteria using public streets. No on-site fire access will be required.

2. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area will be required to be served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)

The proposal appears to meet this criterion as there are two public hydrants across Conser Rd from the proposed project.

3. IF FIRE SPRINKLERED: Location of any Fire Department Connections (FDCs) that may serve any fire sprinkler system(s) protecting your buildings shall be installed at a location approved by the Albany Fire Department and shall be provided with approved STORZ fitting. The FDC shall be located near the site entrance as not to obstruct subsequent arriving fire apparatus and within 40 feet of a fire hydrant (public fire hydrants whenever possible) and at least 1 ½ times the height of the building away from the structure, to be outside the collapse zone. (OFC 903.3.7 and Albany Fire Department requirements)
4. IF FIRE SPRINKLERED: The Fire Department requests that the buildings for this project be provided with an exterior accessible room or rooms that will provide direct access to any fire sprinkler system risers. The main Fire Alarm Control Panel (FACP) should be located in one of these rooms, with these rooms sized to accommodate all of the fire protection equipment and two fire fighters. Fire sprinkler and fire alarm coverage zone diagrams should be mounted to the walls, with these rooms sized to provide a minimum of 3 feet walking clearance to this fire protection equipment.
5. IF FIRE SPRINKLERED: All buildings shall be provided with an approved fire department key box mounted at a location to be approved by the Fire Department at the time of your Building Permit submittal review. (OFC 506)

Lora Ratcliff
541-917-7728
Lora.ratcliff@cityofalbany.net

LAR/lar

RE: Request to review Millersburg project SP 18-01

 DELETE REPLY REPLY ALL FORWARD

...



Scott Shepherd <scott.shepherd@jeffersonfire.org>

Wed 5/30/2018 11:11 AM

Mark as unread

To: Matt Straite;

Jefferson Fire review and the request driveway access and water supply have been meet. If there are plans to enlarge the station in the future and depend on size of that building you may want to consider additional water source.

From: Matt Straite <mstraite@cityofmillersburg.org>**Sent:** Monday, May 21, 2018 1:26 PM**To:** corcutt@linnsheff.org; dsterling@co.linn.or.us; Billers@nwnatural.com; sflickinger@co.linn.or.us; jseale@co.linn.or.us; Scott.Seaton@pacificorp.com; jeff.r.lehmeyer@usps.gov; scott.shepherd@jeffersonfire.org; Chris.LaBelle@cityofalbany.net; Janelle Booth <jbooth@cityofmillersburg.org>; planninglist@cityofalbany.net**Subject:** Request to review Millersburg project SP 18-01

The City of Millersburg is requesting your review of the attached project. Please see project transmittal for more information or contact me.

Matt Straite
City Planner
City of Millersburg
541.928.4523