



COMMUNITY DEVELOPMENT

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

Natural Resource – Boundary Refinements

Checklist and Review Criteria (Type I)

Significant Natural Resource Overlay proposed to be corrected (check one):

- Significant Wetland (/SW) Riparian Corridor (/RC) Habitat Assessment (/HA)

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (*subject to change every July 1*); Staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Email all materials to cd.customerservice@cityofalbany.net. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

APPLICATION CHECKLIST

- PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**
- WETLAND DELINEATION OR DETERMINATION, IF REFINING A SIGNIFICANT WETLAND.** Attach a copy of the DSL-approved delineation or determination.
- SUBMITTAL REQUIREMENTS.**

When a proposed use or activity requires a Natural Resource Impact Review, in addition to what is required for any concurrent land use applications or building permits, the applicant shall submit a scaled site plan to the City that shows:

- Label and show the lengths of all existing property lines of the property, and total land area;
- Topographic contours at two-foot intervals;
- If revising the /SW, show proposed location-based DSL-approved delineation or determination (supply copy of the DSL documents);
- If revising the /RC, show proposed location based on Ordinary High Water mark (OHW) or revised /SW, whichever is applicable (*NOTE: OHW must be determined by a qualified professional hydrologist or professional land surveyor*);
- If revising the /HA, show proposed location based OHW (*NOTE: OHW must be determined by a qualified professional hydrologist or professional land surveyor*);
- Label and show existing vegetation and species composition;
- The 100-year flood boundary and elevation.

OVERVIEW (ADC 6.430):

The boundaries for the Significant Natural Overlay Districts are approximate. The boundaries of the Significant Wetland overlay district are based on the locations of the significant wetlands identified in the City's Local Wetland Inventory, as reflected in Plate 6 of the Comprehensive Plan. The Riparian Corridor overlay, and Habitat Assessment overlay districts were estimated by measuring from the edge of the water, which is based on an aerial photograph.

District boundary corrections and refinements will be processed administratively. District corrections will be made to correct map errors, such as when the map does not properly reflect the Local Wetland Inventory data. A district boundary refinement is an alteration made, based on professional analyses, to refine the boundary of the Significant Natural Resource overlay districts. District refinements must be made in accordance with the provisions in this code to determine the location and extent of the following:

- Riparian Corridor overlay districts (/RC) as measured from the Ordinary High Water (OHW) mark of rivers, lakes, and streams, and from the upland edge of adjacent significant wetlands. If a DSL-approved wetland delineation or determination results in a change to the boundary of the significant wetland adjacent to the riparian corridor, the Riparian Corridor overlay boundary will be adjusted accordingly.
- Habitat Assessment overlay districts (/HA) as measured from the OHW mark of East and West Thornton Lakes. If an ODFW-approved habitat assessment results in a change to the boundary of the habitat area, the habitat assessment overlay boundary will be adjusted accordingly.
- Ordinary High Water Mark Changes to the Riparian Corridor or Habitat Assessment overlay boundaries must be based on the location of the OHW that includes supporting information submitted by a qualified professional hydrologist or professional land surveyor.
- Significant Wetlands overlay district (/SW) by delineations of significant wetlands that are approved by the Oregon Department of State Lands (DSL) or by onsite wetland determinations by DSL when delineations are not needed for other purposes. DSL-approved delineations or determinations shall be required when development is proposed within 30 feet of the overlay district and will supersede the LWI mapping.