



COMMUNITY DEVELOPMENT

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

Revised Notice of Decision

Site Plan Review

SP-18-23

August 31, 2023

Application Information

Proposal:	Site Plan Review application for the construction of an approximately 9,860-square-foot, office building with associated site improvements.
Review Body:	Staff (Type I-L review)
Property Owner:	Pacific Prosperity, LLC, 33201 SE Peoria Road, Corvallis, OR 97333
Applicant:	Eyecare Associates Albany Building, LLC, 3125 Ryan Drive SE, Salem, OR 97301
Address/Location:	Unassigned Address, east of 2125 Pacific Boulevard SW
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-13AA Tax Lot 3309
Zoning:	Community Commercial (CC)
Existing Land Use:	Vacant with a partially improved parking lot

On August 18, 2023, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) **with an effective date of December 28, 2022**. 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 the project planner, **Liz Olmstead** at 541-917-7640 or Current Planning Manager David Martineau at 541-917-7555.

The City's decision may be appealed to the Planning Commission if a person with standing files a Notice of Intent to Appeal not later than 10 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.

Signature on file

Community Development Director

Appeal Deadline: September 11, 2023

Approval Expiration Date (if not appealed): August 18, 2026

Attachments: Information for the Applicant, Location Map, Site Plan

Conditions of Approval

- Condition 1 Access easement.** Prior to building permit issuance, the applicant must record a reciprocal access easement providing access to the subject property through the property located at 2125 Pacific Boulevard SW. A copy of the recorded easement must be provided to the Community Development Department.
- Condition 2 Bicycle Parking.** A bicycle parking plan in compliance with ADC 9.120(13) shall be submitted for review and approval by the Community Development Department. Bicycle parking must be installed prior to the issuance of a certificate of occupancy.
- Condition 3 Landscaping and Irrigation.** 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 and irrigation standards of ADC 9.140, 9.150, and 9.160.
- Condition 4 Exterior Lighting.** Site lighting shall be directed down, contained on site, and shielded, full cut-off design in accordance with ADC 9.120(14).
- Condition 5 Pedestrian Connections.** Prior to the issuance of any occupancy, pedestrian access from the public right-of-way to the proposed development shall be constructed.
- Condition 6 Sewer Connection.** Before the applicant can make a new sewer service connection to the public sewer system, an Encroachment Permit must be obtained from the Public Works Department.
- Condition 7 Access.** Prior to issuance of building permits, the applicant shall relocate the City of Albany's canal access gate to the northeast corner of the site and provide 15-foot-wide access easement to the canal.
- Condition 8 Easement.** Prior to issuance of building permits, the applicant must dedicate a 15-foot-wide easement centered over the water main along the northern boundary line and a 15-foot-wide public utility easement over the water main along the eastern boundary line measured from the eastern property line.
- Condition 9 Stormwater Detention.** Prior to any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities in compliance with the City's Engineering Standards.
- Condition 10 Vacation of Easement.** Prior to building permit issuance, the applicant must vacate the existing 25-foot access easement (Vol. 160 Pg. 327) along the south property line as shown on the submitted site plan. A copy of the vacated easement must be submitted to the Community Development Department prior to building permit issuance.

The issuance of this decision 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.

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 Albany Municipal Code (AMC) or Development Code 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 ensure 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.
3. This proposal must be initiated within three years of the date of this letter of approval.

Building

The Building Division within Community Development has provided the following comments:

1. The proposed project may require permits that will need to be applied for at www.cityofalbany.net/permits. For questions about permitting requirements, please email cd.customerservice@cityofalbany.net.
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Engineering

1. 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.
2. An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030)

Fire

1. 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)

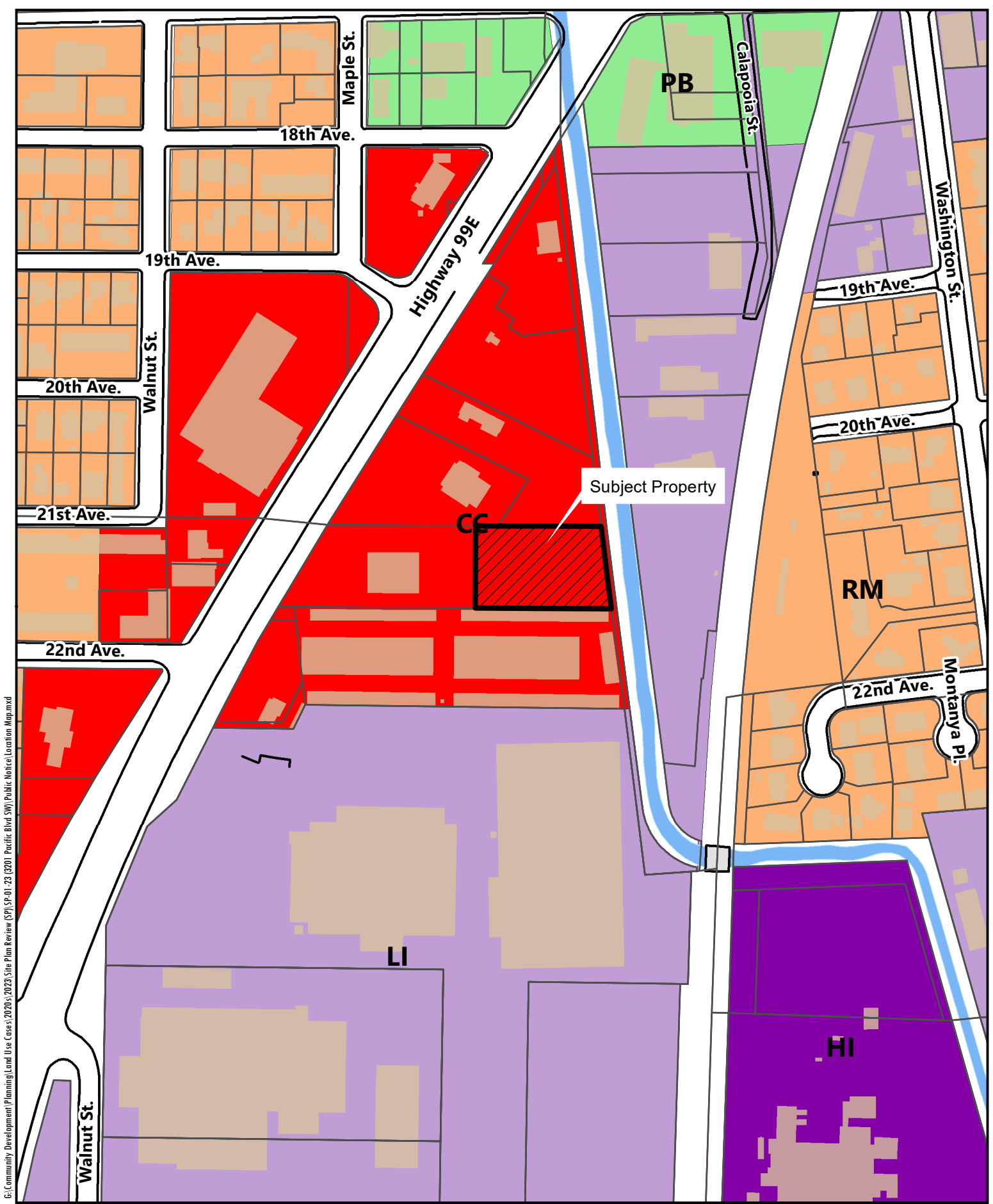
If this project utilizes an access easement which will double as an Emergency Vehicle Access, before the City will approve issuance of a building permit for this parcel, the applicant must provide the Building Official with evidence that the following will occur before construction materials are brought on to the site (OFC 503):

An Emergency Vehicle Access Easement recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances, and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof and said easement shall be made part of any submittal.

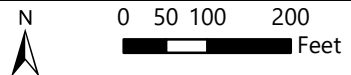
A "no-parking" restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire access.

2. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)
3. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required shall be as specified in Appendix B of the fire code. (OFC 507.3)

Three compliant hydrants will be required if VB construction.



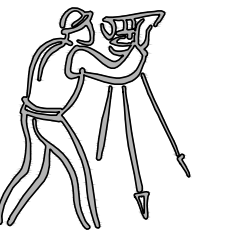
G:\Community Development\Planning\Land Use Cases\2020s\2023\Site Plan Review (SP)\SP-01-23 (201 Pacific Blvd SW)\Public Notice Location Map.mxd



Unassigned Address (11S-04W-13AA Tax Lot 3309)

Date: 6/28/2023 Map Source: City of Albany

Location Map



CLIENT:
 NORTHWEST CUSTOM
 CONSTRUCTION, INC.
 C/O: LAYNE WESTBERG
 PO BOX 3049
 ALBANY, OR 97321

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

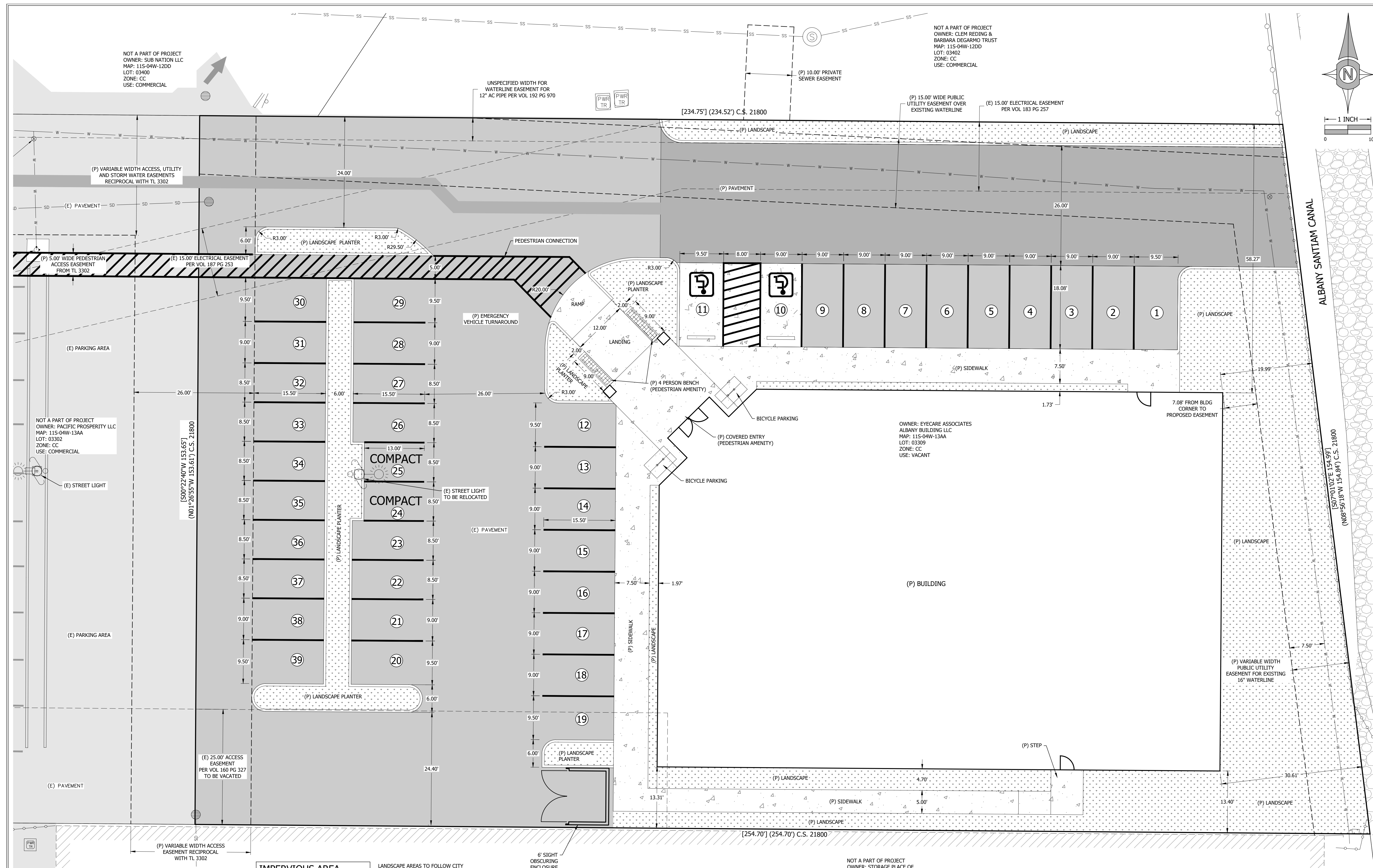
PROPOSED SITE PLAN
 EYECARE ASSOCIATES
 MEDICAL OFFICE
 ALBANY, OR

DATE: JULY 17, 2023
 PROJECT: 23-021 WESTBERG EYECARE ASSOC
 DRAWN BY: BSV, NDJ
 CHECKED BY: NDJ

REVIEW COPY
 NOT FOR
 CONSTRUCTION

Sheet **C103B**

SCALE: SEE BARS SCALE



NOT A PART OF PROJECT
 OWNER: SUB NATION LLC
 MAP: 115-04W-12DD
 LOT: 03400
 ZONE: CC
 USE: COMMERCIAL

NOT A PART OF PROJECT
 OWNER: CLEM REDING &
 BARBARA DEGARMO TRUST
 MAP: 115-04W-12DD
 LOT: 03402
 ZONE: CC
 USE: COMMERCIAL

NOT A PART OF PROJECT
 OWNER: PACIFIC PROSPERITY LLC
 MAP: 115-04W-13AA
 LOT: 03302
 ZONE: CC
 USE: COMMERCIAL

OWNER: EYECARE ASSOCIATES
 ALBANY BUILDING LLC
 MAP: 115-04W-13AA
 LOT: 03309
 ZONE: CC
 USE: VACANT

NOT A PART OF PROJECT
 OWNER: STORAGE PLACE OF
 ALBANY LLC A
 MAP: 115-04W-13AA
 LOT: 03304
 ZONE: CC
 USE: COMMERCIAL

IMPERVIOUS AREA
 LOT SIZE 0.86 AC
 PERVIOUS AREA 0.15 AC
 IMPERVIOUS AREA 0.71 AC
 83% OF LOT IS IMPERVIOUS

PARKING SUMMARY
 BUILDING AREA 9860 SQF
 REQUIRED 39.4 STALLS
 PARKING SUPPLIED 39 STALLS

BIKE PARKING
 VEHICLE SPACES 39
 REQUIRED 3.9 STALLS
 SUPPLIED 4 SPACES

PLAN REVISIONS	DATE
SITE SHIFT WEST	JULY 17, 2023