



COMMUNITY DEVELOPMENT

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

Notice of Decision

Site Plan Review

SP-12-23

May 26, 2023

Application Information

Proposal:	To construct a new 1,050 square-foot residential accessory building
Review Body:	Staff (Type I-L review)
Report Prepared By:	Liz Olmstead, Planner II
Property Owner/Applicant:	Andrew Fehr, 1599 Lehigh Way SE, Albany, OR 97322
Address/Location:	1599 Lehigh Way SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map: 11S-03W-09CB; Tax Lot 602
Zoning:	Residential Single-Dwelling Unit District (RS-6.5)

On May 26, 2023, the City of Albany Community Development Director granted **Approval** 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). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Liz Olmstead**, project planner, at 541-917-7640 or Current Planning Manager David Martineau at 541-917-7555.

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 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 ADC 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, 2023

Approval Expiration Date (if not appealed): May 26, 2026

Attachments: Location Map, Site Plan, Elevations

cd.cityofalbany.net



Conditions of Approval

- Condition 1** The applicant must submit a site plan showing the proposed accessory structure located outside of the public sanitary sewer easement at time of building permit submittal.
- Condition 2** The applicant must include a detailed storm drainage plan with the building permit submittal. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Public Works Engineering Department and Building Division.
- Condition 3** Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal, and local laws.

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 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 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.

Building

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

3. 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.
4. 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.

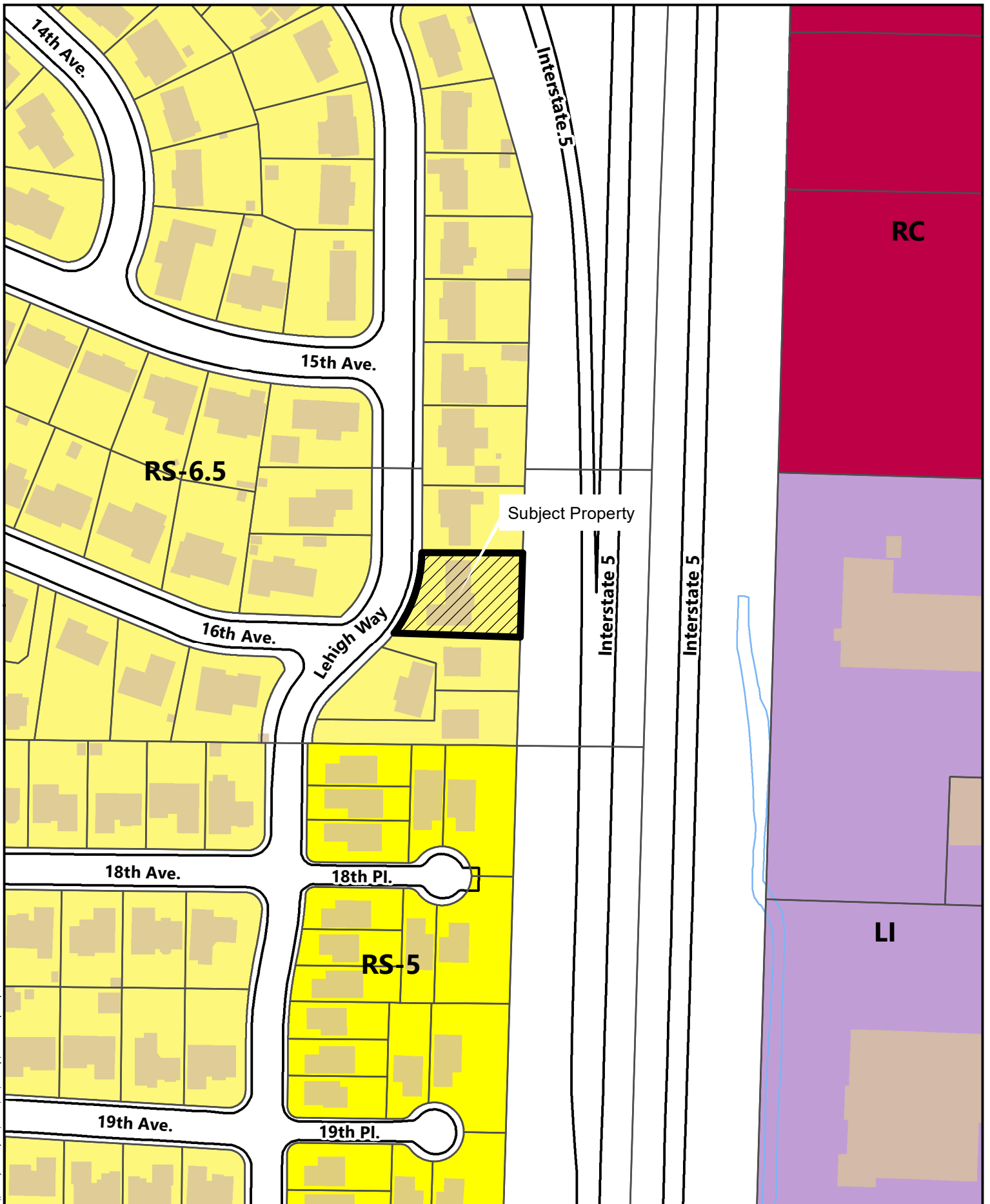
Public Works - Engineering

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 guarantee 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.

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

The fire department has reviewed the above project for conformance to the 2019 Oregon Fire Code and has no comments.



\\oc.cityofalbany.net\homes\liza\Desktop\Location Map Template.mxd



N
0 50 100 200
Feet

Date: 4/18/2023 Map Source: City of Albany

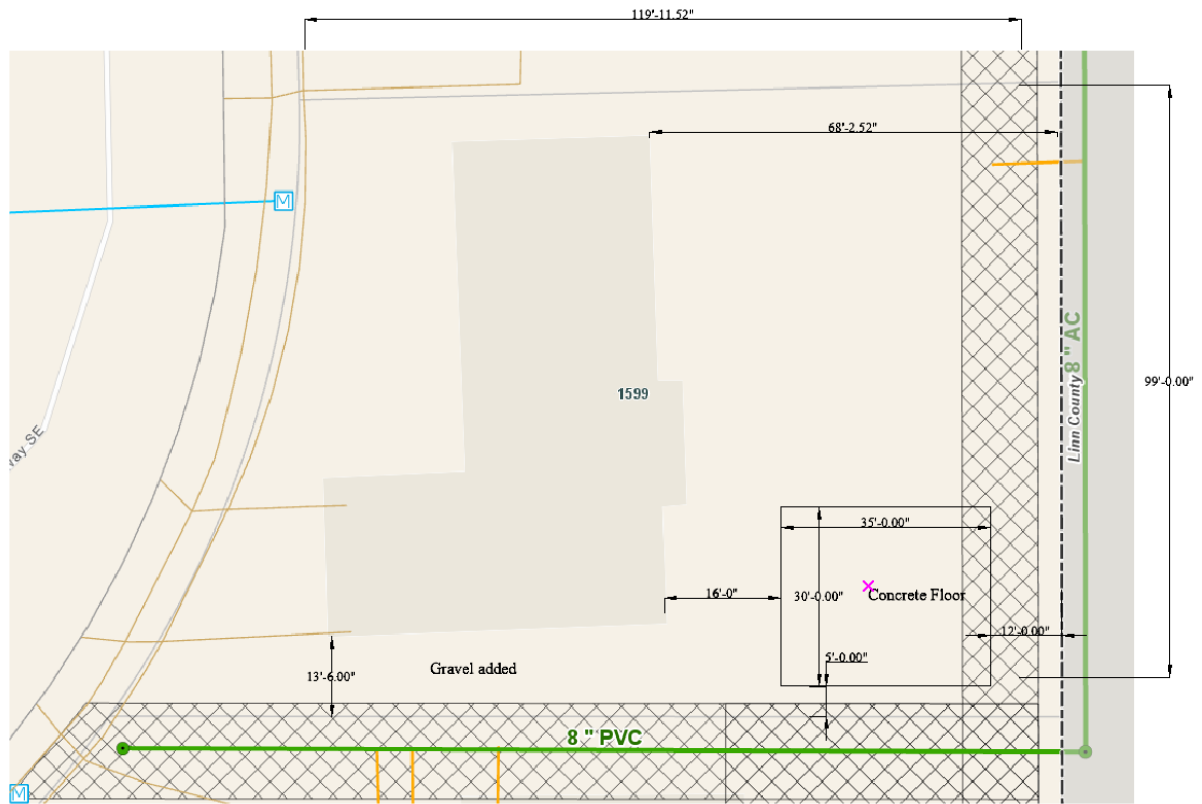
1599 Lehigh Way SE

Location Map

Site Plan

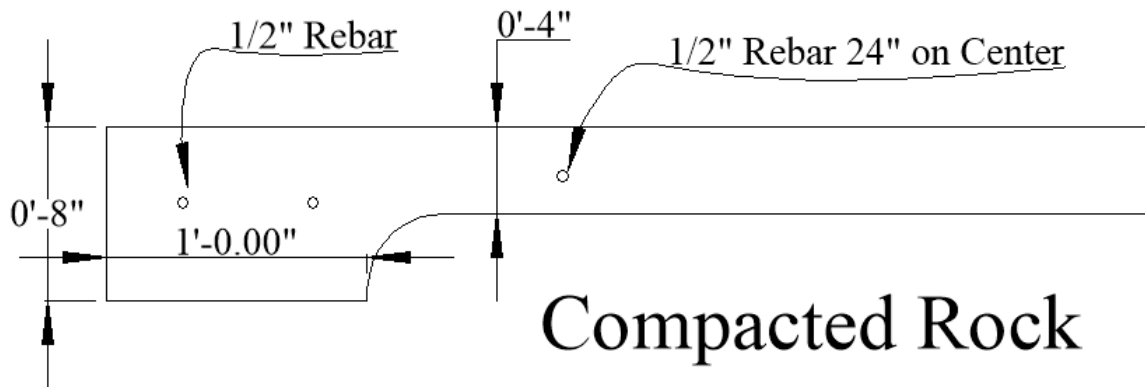
1599 Lehigh Way SE

Albany OR 97322

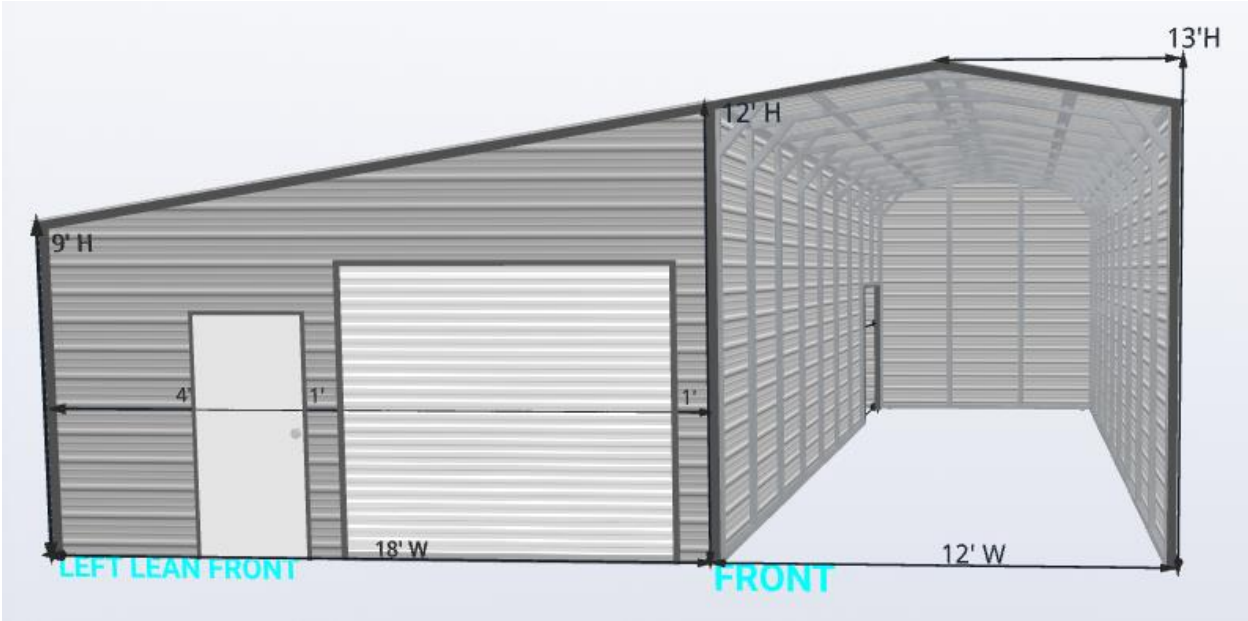


Concrete Slab edge Profile

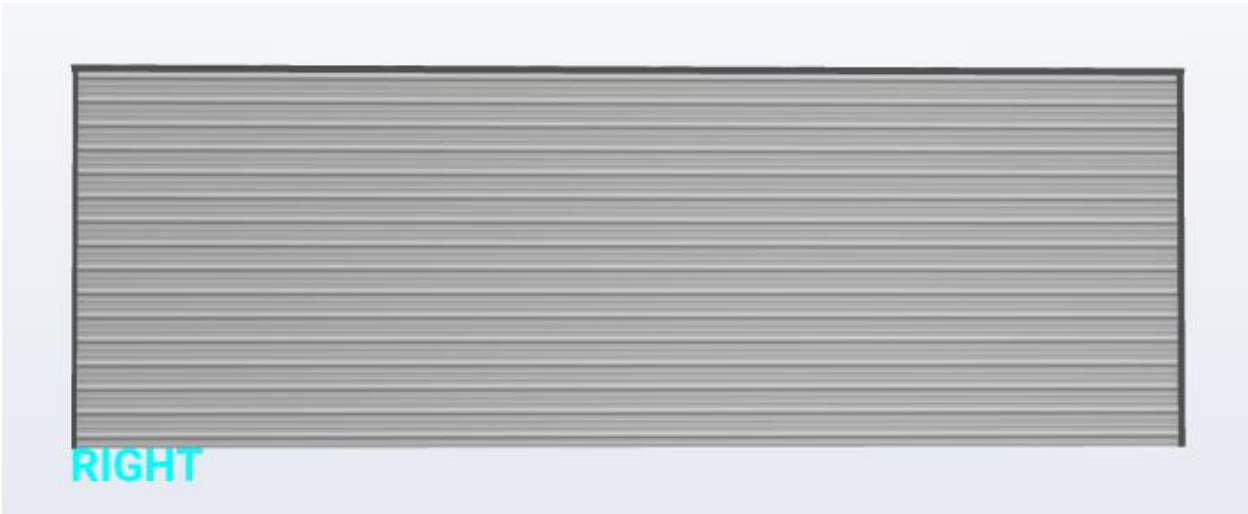
Shop is located outside the utility easement



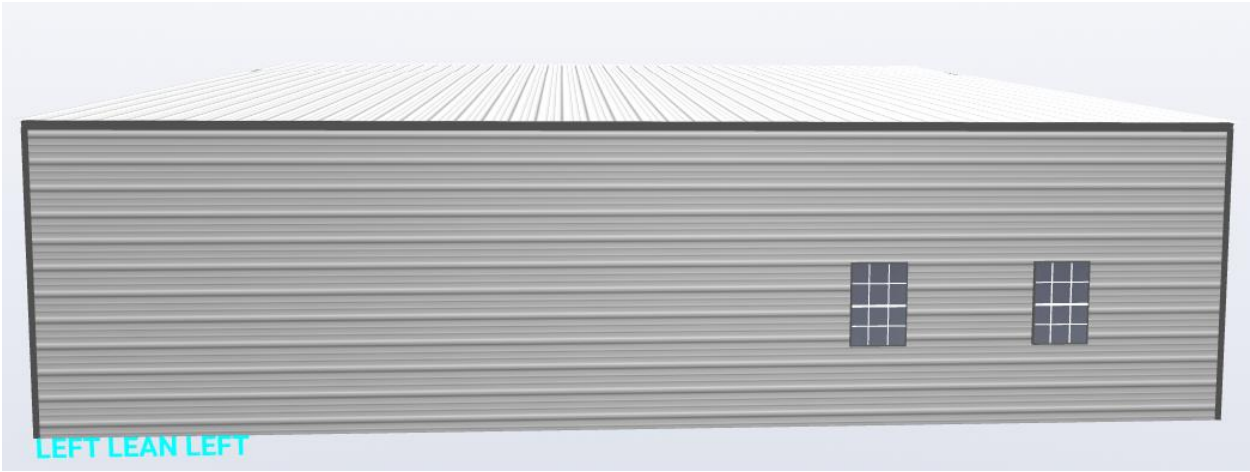
West Elevation



North Elevation



South Elevation



Framing View

