



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-20-23

September 1, 2023

Application Information

Proposal:	To construct a new 2,592-square-foot residential accessory building.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Alyssa Schrems, Planner II
Applicant:	Parker Lehr; 2909 NW Gibson Hill Road, Albany, OR 97321
Property Owners:	Misty & Jeff Lehr; 2909 NW Gibson Hill Road, Albany, OR 97321
Address/Location:	2909 Gibson Hill Road NW, Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 10S-04W-35AD; Tax Lot 500
Zoning:	Residential Single Dwelling Unit (RS-10)

On September 1, 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 July 1, 2023. 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 **Alyssa Schrems**, project planner, at 541-791-0176 or Current Planning Supervisor 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: September 11, 2023

Approval Expiration Date (if not appealed): September 1, 2026

cd.cityofalbany.net



Attachments: Location Map, Site Plan, Elevations

Condition of Approval

Condition 1 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

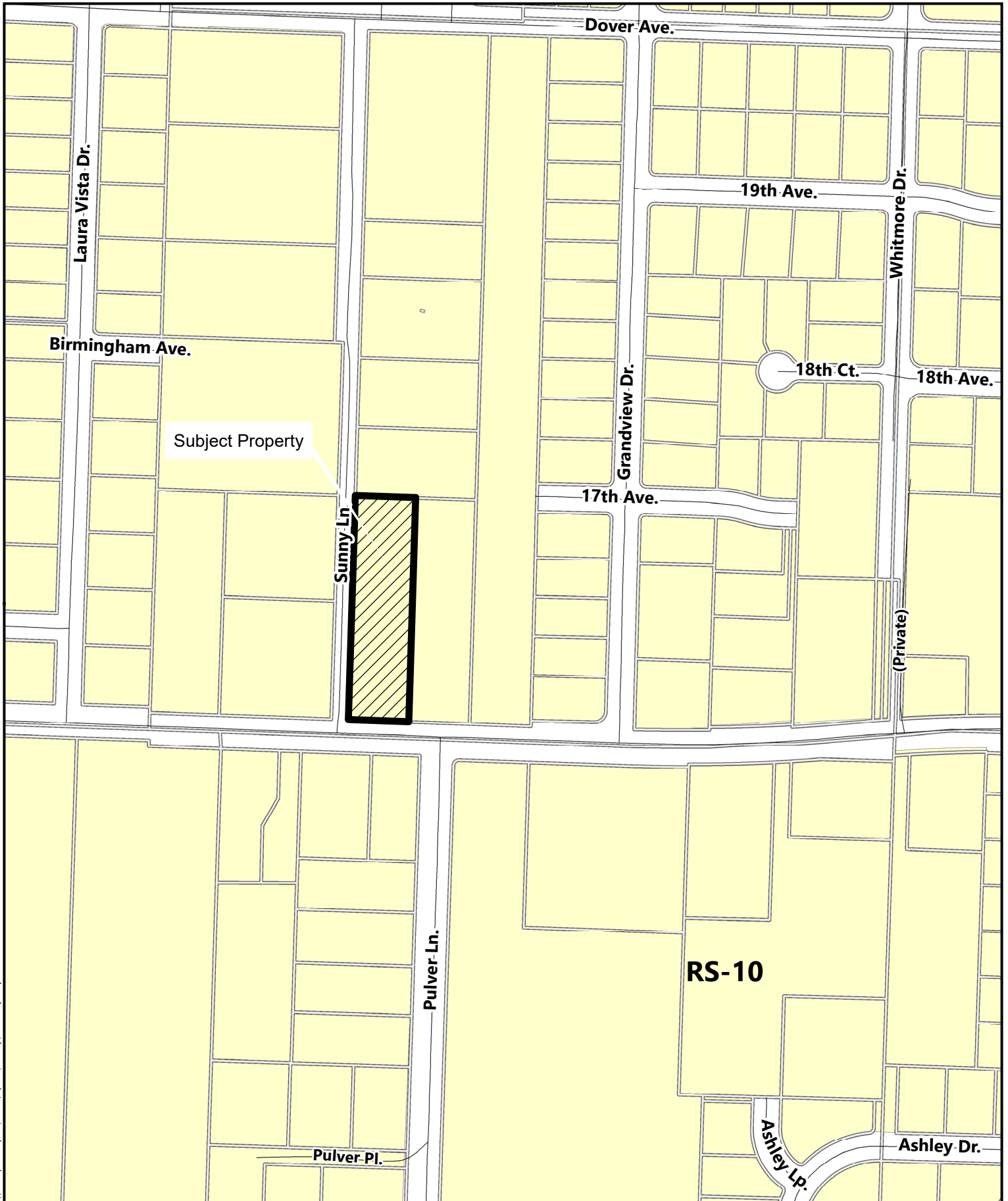
Permits

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 the 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 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.

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).



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0 50 100 200
Feet

2909 NW Gibson Hill Road

Date: 7/12/2023 Map Source: City of Albany

Location Map

1809

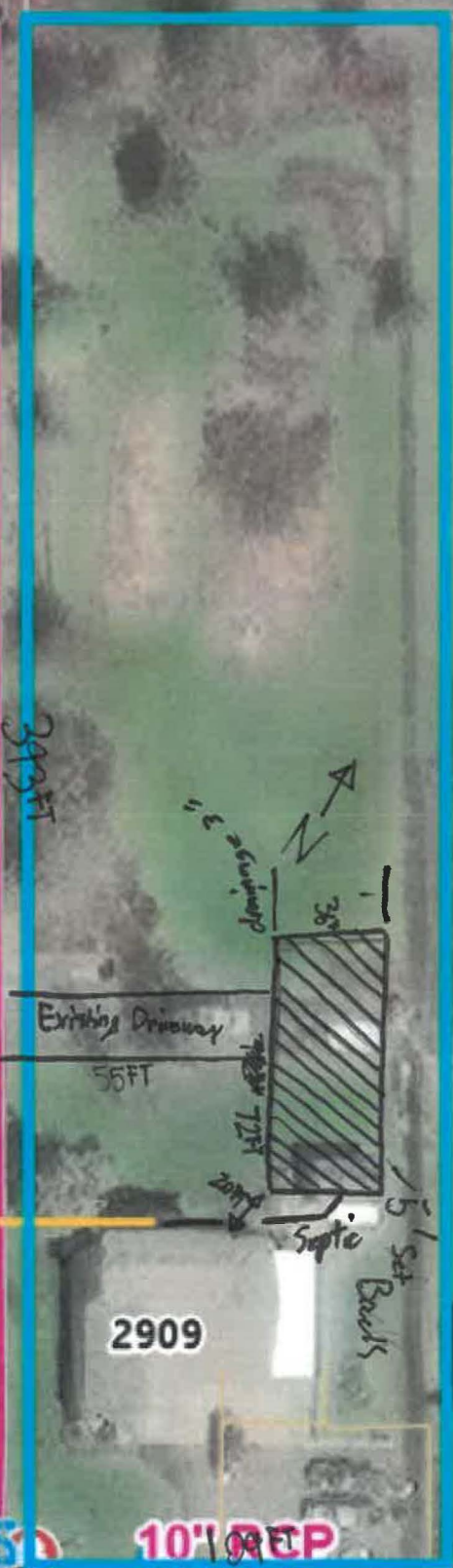


8" CP

8" DI

10" PVC

12" RCP



2909

2889

2857

10" RCP



12" RCP

12" RCP

24"

Hill Rd

24" PE

24" PE

8" PVC

bsor Hill Rd

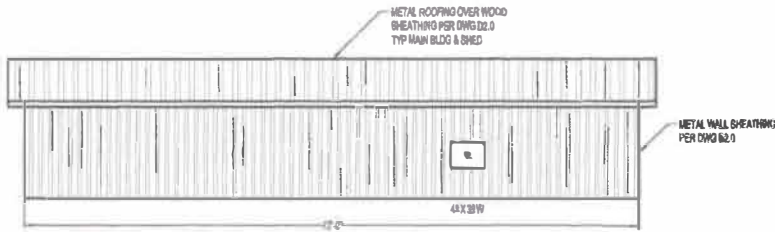
18" RCP



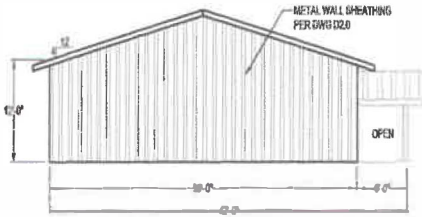
FRONT EAVE



RIGHT GABLE



REAR EAVE



LEFT GABLE

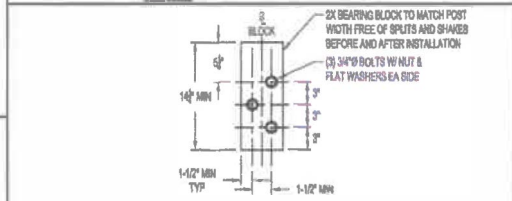
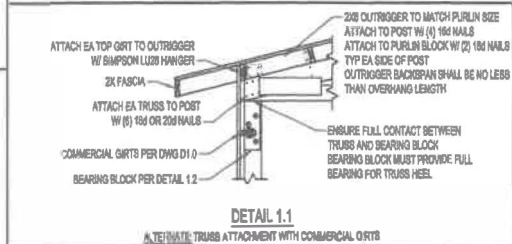
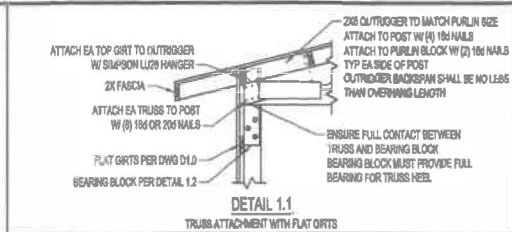
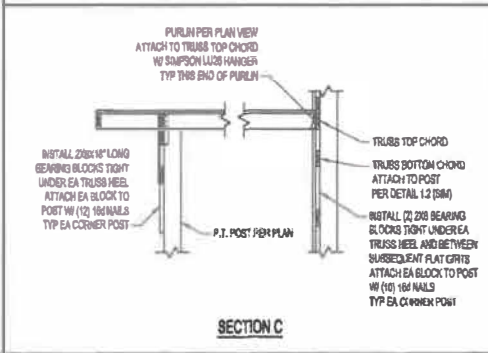
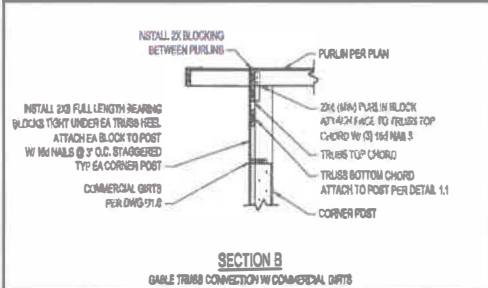
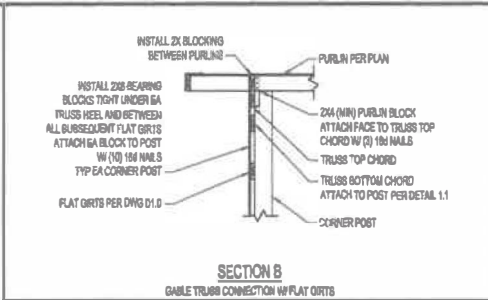
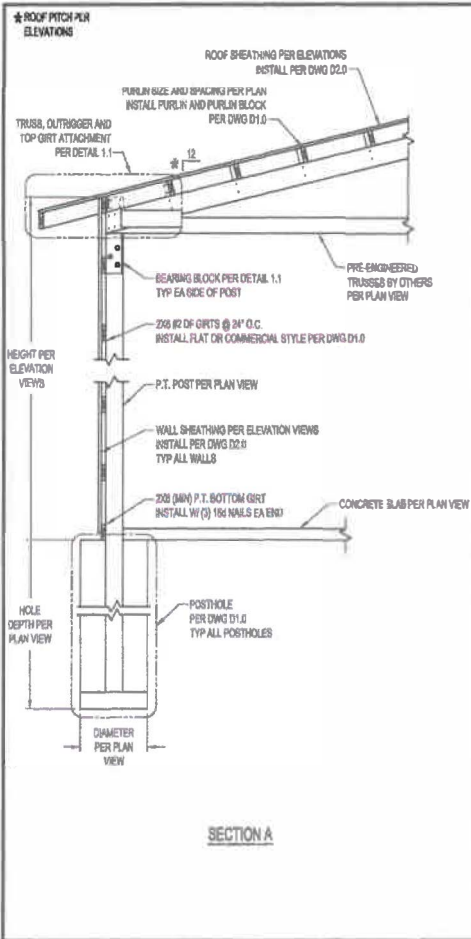
TABLE 2

SHEAR WALL	TYPE	FASTENING		
		EDGES	FIELDS	FASTENERS
SW1	WOOD SHEATHING	Ø C.C.	12\"/>	

GENERAL NOTES
 1. INSTALL SHEAR PANEL PER DWG D2.0



ELEVATIONS			
DRAWING NO: E1.0	OWNER: PARKER LEHR	LOCATION: 2809 NW GIBSON HILL RD.	
REV: 0	SHEET: 4	ALBANY, OR. 97321	
PROJECT NO: 12305045	DATE: 1 JUN 2023	SCALE: 3/32" = 1'-0"	DRAWN BY: SA
 South Valley Engineering 4742 Liberty Rd, S of I-5 • Salem, OR, 97302 Ph. (503) 302-7020 • Fax (503) 535-6344 www.southvalleyengineering.com			



NOTE: ALL DIMENSIONS ARE MINIMAL
DIMENSIONS AND MAY BE INCREASED
BUT NOT DECREASED

SECTIONS & DETAILS

DRAWING NO.: S1.0
DESIGNER: PARKER LEHR

REV.: 0
SHEET: 5
LOCATION: 2908 NW GIBSON HILL RD.
ALBANY, OR. 97321

DATE: 1 JUN 2023
SCALE: 3/8" = 1'-0"
DRAWN BY: SA

South Valley Engineering
4742 Liberty Rd. # 213 • Salem, OR, 97303
Ph: (503) 343-7826 Fax: (503) 628-6343
www.southvalleyengineering.com

REGISTERED PROFESSIONAL
ENGINEER
7/3/2023
OREGON
AUG 9, 2002
STEPHEN R. HENNINGFORD
RENEWALS: 6/30/25