



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: August 3, 2016

FILE: CU-03-16

TYPE OF APPLICATION: Conditional Use Review for a new telecommunications facility serving the existing PacifiCorp substation facility. The proposal includes a new 150-foot tall lattice tower and a new control building.

REVIEW BODY: Staff (Type II process)

PROPERTY OWNER: Pacific Power and Light, Attn: Deanna Adams; 825 NE Multnomah Street, Suite 1700, Portland, OR 97232

APPLICANT: Kevin Brady, Cardno; 5415 SW Westgate Drive, Suite 100; Portland, OR 97221

ADDRESS/LOCATION: 1917 Queen Avenue SW and 1930, 1940 & 1950 17th Avenue SW

MAP/TAX LOT: Linn County Assessor's Map No. 11S-04W-13BA Tax Lot 400 & 11S-04W-12CB Tax Lots 7500, 7401, 7400 & 7300

ZONING: R-6.5 (Single Family Residential) District

The City of Albany has received the application referenced above. We are mailing notice of this application to property owners within 200 feet of the development. We invite your written comments on these applications to be considered when staff makes a decision on these applications. Your comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **August 17, 2016**, 14 days from the date the City mails the Notice of Filing.

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call Melissa Anderson, Project Planner, at 541-917-7550. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS REQUEST:

Albany Development Code (ADC)

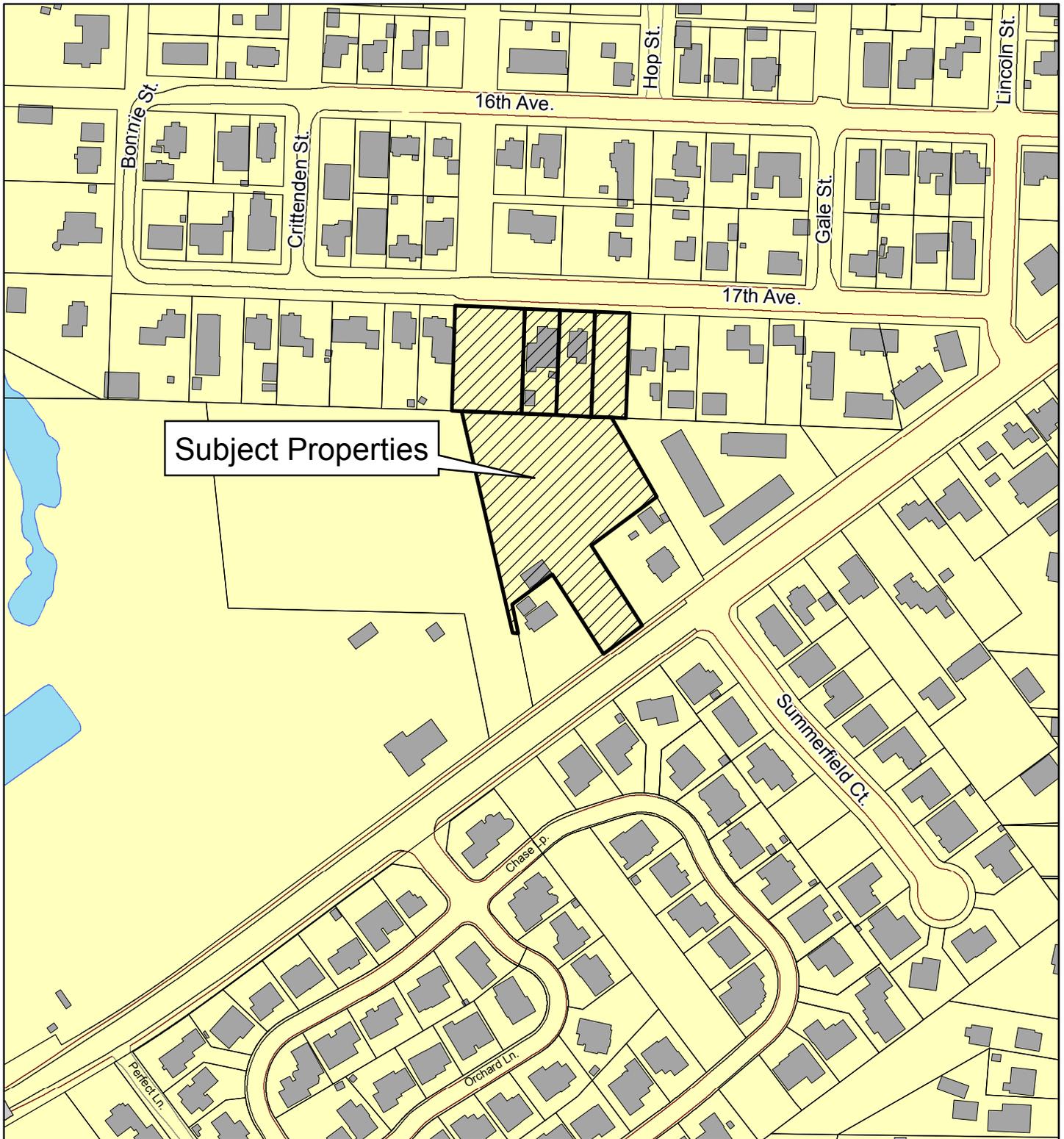
CONDITIONAL USE (ADC 2.250)

- (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- (2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping or other design features.

- (3) The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts and pedestrian safety.
- (4) Public services for water, sanitary and storm sewer, water management and for fire and police protection are capable of servicing the proposed use.
- (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, or hours of operation. (b) Privacy and safety issues.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

ADDITIONAL REVIEW STANDARDS FOR THIS CONDITIONAL USE REVIEW APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, AND 9

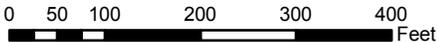
Attachments: Location Map and Site Plan



Location: 1917 Queen Avenue SW and 1930, 1940 & 1950 17th Avenue SW



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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field

August 1, 2016
 Planning Division
 City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

