



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Conditional Use Review and Site Plan Review

CU-03-20 & SP-13-20

August 4, 2020

Application Information

Type of Application:	Conditional Use to utilize an existing building, construct a covered outdoor play area, and change use from counseling center to an early learning center. Site Plan Review for tree felling to remove 23 trees.
Property Owner:	Jim Merryman, Merryman Living Trust 4714 Springhill Drive, Albany, OR 97321
Applicant:	Christina M. Larson, Varitone Architecture PO Box 3420, Albany, OR 97321
Representative:	Fred Patterson, YMCA 3201 Pacific Boulevard SW, Albany, OR 97321
Address/Location:	1054 29th Avenue SW
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-04W-13AC Tax Lot 409
Zoning:	OP (Office Professional) District

On August 3, 2020, the City of Albany Planning Commission granted **APPROVAL WITH CONDITIONS** of the application referenced above. The Planning Commission based its decision on the project's conformance with the review criteria listed in the Albany Development Code. 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, Travis North, at 541-791-0176 or Planning Manager David Martineau at 541-917-7561.

The City's decision may be appealed to the City Council if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision.



Planning Commission Chair

Appeal Deadline: August 14, 2020

Approval Expiration Date (if not appealed): August 3, 2023

Conditions of Approval

- Condition 1 Exterior Lighting.** All exterior lighting fixtures, including pole mounted lights, shall be of a shielded, full cut-off design
- Condition 2 Final Landscape and Irrigation Plan.** Prior to issuance of a building permit, a final landscape and irrigation plan shall be submitted for review and approval by the Community Development Department. The plan must meet the landscaping standards of either ADC 9.140(2) or 9.140(3), buffering standards of ADC 9.240, and irrigation standards of ADC 9.160.
- Condition 3 Fence Detail.** Prior to issuance of a building permit, the applicant shall provide a detail of the proposed fence.
- Condition 4 Site Improvements.** Prior to issuance of a certificate of occupancy, all proposed and required site improvements (e.g., landscaping, screening, lighting, etc.), shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.

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 Albany Development Code 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.

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.

Attachments: Information for the Applicant, Location Map, Daycare Site Plan, Tree Felling Site Plan

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 Municipal Code (AMC) or Development Code (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.

Engineering

3. 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.

Building

The Building division has reviewed the proposal for conformance to applicable Codes and has the following comments:

4. The accessible parking shall comply with Section 1104.2 of the Oregon Structural Specialty Code (OSSC) and shall not exceed a two percent slope in any direction.
5. An accessible route shall be provided from the public way and accessible facilities to the accessible entrances as required in Section 1109.15.3 of the OSSC.

ODOT

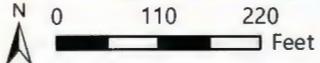
1. Any work in highway right-of-way would require contacting ODOT District 4 Maintenance office for a permit application (541-757-4211).
2. If the proposed tree felling will need either the sidewalk or any lane of traffic on OR99E closed during the operation, the applicant will need to contact ODOT District 4 Maintenance office to discuss potential permit requirements (541-757-4211).

Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\prepreviews\2020\PR-11-20 (1054 29th Ave)\PR-07-20_Locationmap.mxd

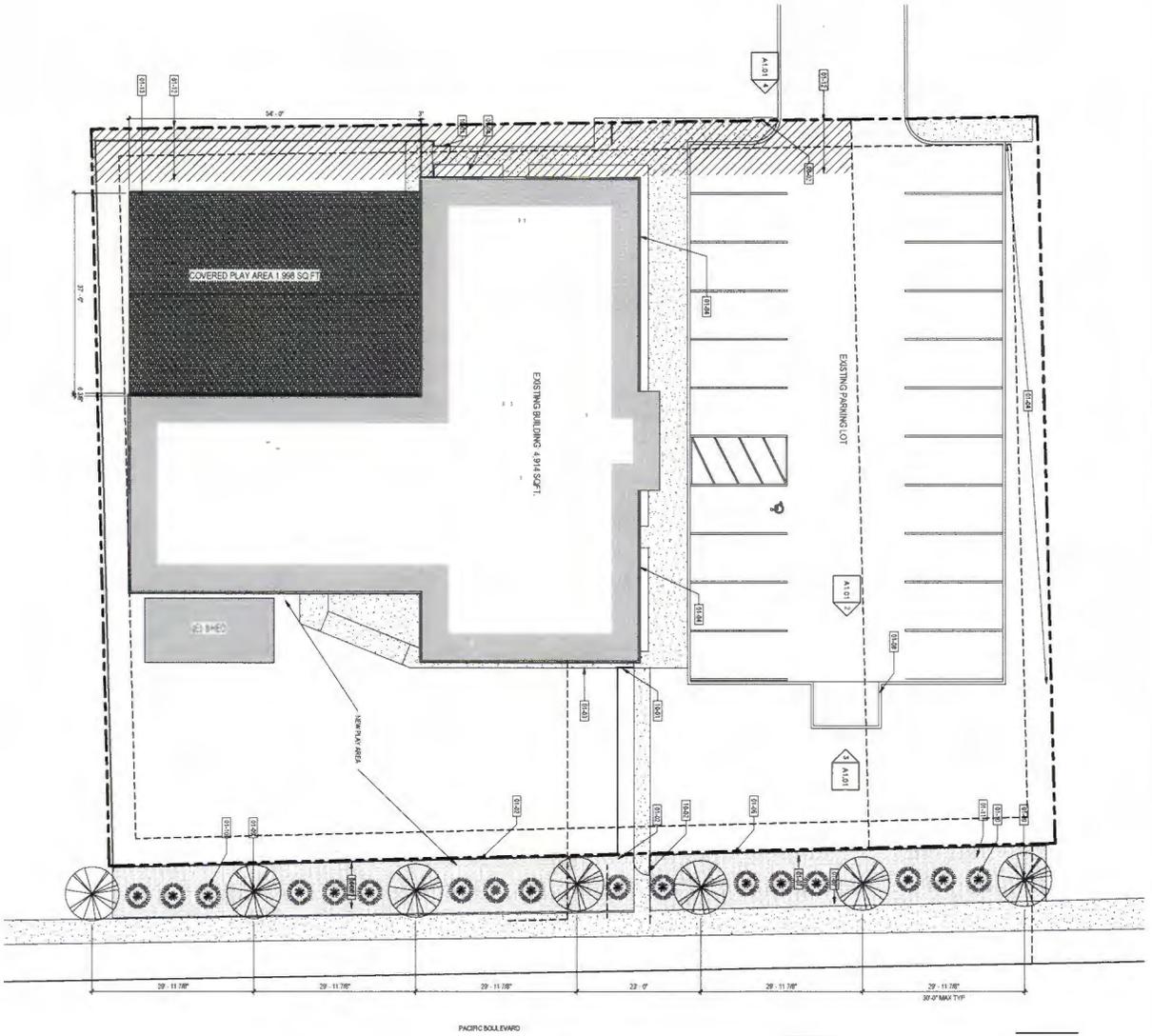


Date: 1/28/2020 Map Source: City of Albany

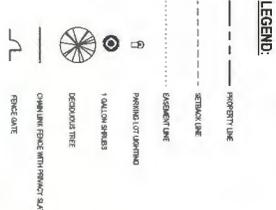
1054 29th Ave SW

Location / Zoning Map

1 SITE PLAN PROJECT NORTH
3/11/10



KEYNOTE LEGEND	
Keynote Description	
E101	EXISTING BUILDING TO REMAIN (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E102	EXISTING PLAY AREA TO REMAIN (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E103	EXISTING PARKING LOT TO REMAIN (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E104	NEW PLAY AREA TO BE INSTALLED (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E105	NEW PLAY AREA TO BE INSTALLED (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E106	NEW PLAY AREA TO BE INSTALLED (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E107	NEW PLAY AREA TO BE INSTALLED (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E108	NEW PLAY AREA TO BE INSTALLED (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
E109	NEW PLAY AREA TO BE INSTALLED (SPRINKLER TO BE REINSTALLED TO MEET LOCAL AND STATE REQUIREMENTS)
A101	EXISTING UTILITY MARKERS TO REMAIN



4 SIGNAGE
3/11/10



3 [E] TRASH ENCLOSURE STREET
3/11/10



2 [E] TRASH ENCLOSURE FRONT
3/11/10



A1.01

SITE PLAN

Revision	Date

TENANT IMPROVEMENT
ALBANY YMCA LEARNING CENTER
1054 SW 29TH AVE. ALBANY, OR 97321

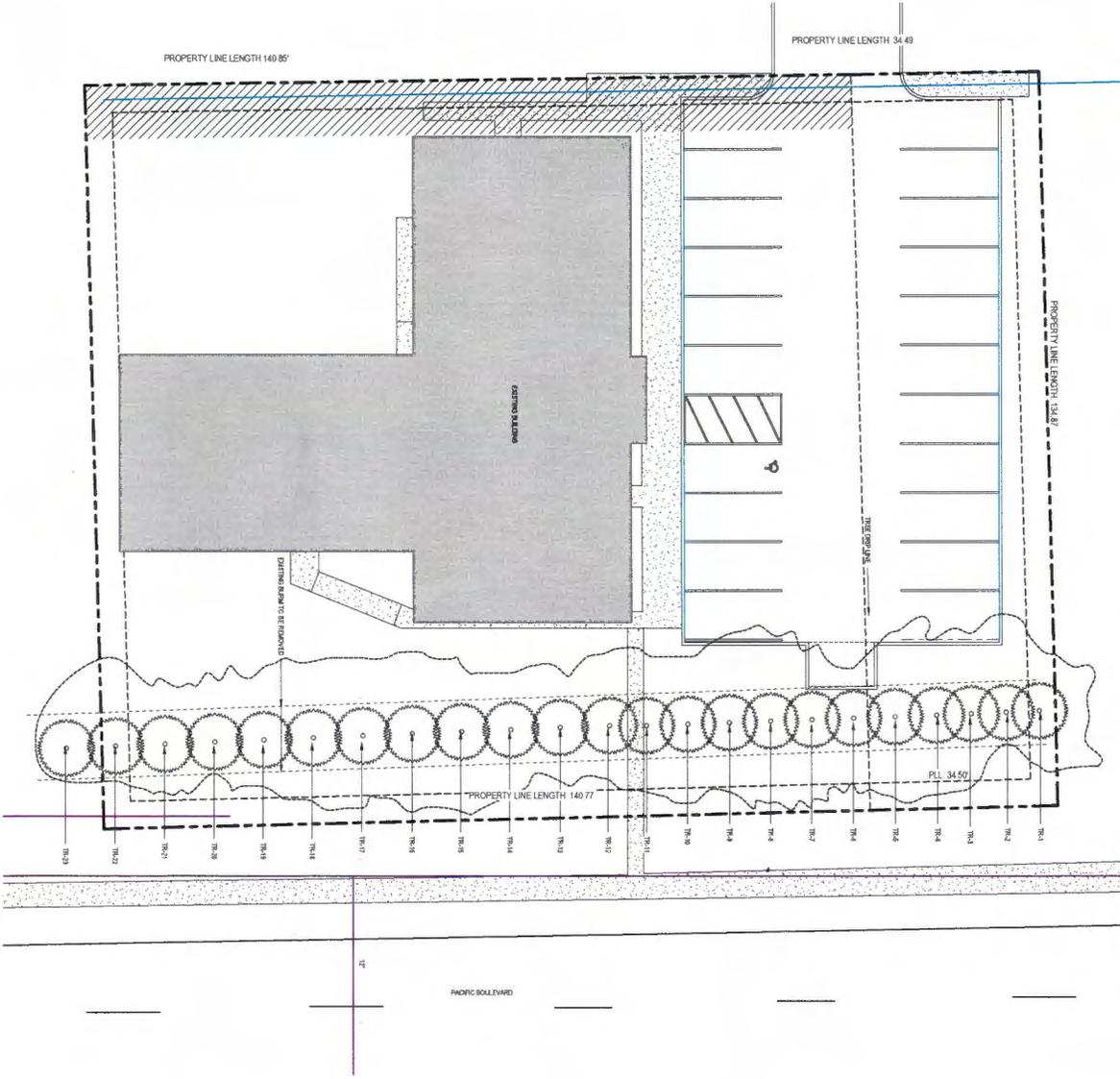
REGISTERED ARCHITECT
ALBANY, OREGON
1987
1054 SW 29TH AVE. ALBANY, OR 97321
PH: 541-467-2564

REGISTERED CONTRACTOR
ALBANY, OREGON
1987
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541-467-2564



Attachment B 3.1 - Sign Plan - Confidential

1 TREE FELLING PLAN
T-F-1



THE DISPOSITION

TREE NUMBER	TREE SPECIES	DBH (IN)	HEIGHT (FT)	STATUS	REMARKS
TR-1	SPRING BLOSSOM	2.5	12	REMOVE	
TR-2	SPRING BLOSSOM	2.5	12	REMOVE	
TR-3	SPRING BLOSSOM	2.5	12	REMOVE	
TR-4	SPRING BLOSSOM	2.5	12	REMOVE	
TR-5	SPRING BLOSSOM	2.5	12	REMOVE	
TR-6	SPRING BLOSSOM	2.5	12	REMOVE	
TR-7	SPRING BLOSSOM	2.5	12	REMOVE	
TR-8	SPRING BLOSSOM	2.5	12	REMOVE	
TR-9	SPRING BLOSSOM	2.5	12	REMOVE	
TR-10	SPRING BLOSSOM	2.5	12	REMOVE	
TR-11	SPRING BLOSSOM	2.5	12	REMOVE	
TR-12	SPRING BLOSSOM	2.5	12	REMOVE	
TR-13	SPRING BLOSSOM	2.5	12	REMOVE	
TR-14	SPRING BLOSSOM	2.5	12	REMOVE	
TR-15	SPRING BLOSSOM	2.5	12	REMOVE	
TR-16	SPRING BLOSSOM	2.5	12	REMOVE	
TR-17	SPRING BLOSSOM	2.5	12	REMOVE	
TR-18	SPRING BLOSSOM	2.5	12	REMOVE	
TR-19	SPRING BLOSSOM	2.5	12	REMOVE	
TR-20	SPRING BLOSSOM	2.5	12	REMOVE	
TR-21	SPRING BLOSSOM	2.5	12	REMOVE	
TR-22	SPRING BLOSSOM	2.5	12	REMOVE	
TR-23	SPRING BLOSSOM	2.5	12	REMOVE	

- LEGEND:**
- PROPERTY LINE
 - RETAINMENT LINE
 - EASEMENT LINE
 - SPRING BLOSSOM
 - PRIVATE DRIVE
 - PRIVATE DRIVE
 - STORM WATER DRAIN
- NOTE: LOCATION OF UTILITIES PROVIDED BY ALBANY MUNICIPAL WATER LINE

OWNER: ALBANY YMCA LEARNING CENTER
 PROJECT: TENANT IMPROVEMENT
 DATE: 06/01/2023

DATE: 06/01/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

**TENANT IMPROVEMENT
 ALBANY YMCA
 LEARNING CENTER**
 1054 SW 22TH AVE, ALBANY, OR 97321

VARITONE
 231 2nd Avenue SW
 Albany, Oregon 97321
 Ph: 541-487-2954



Attachment B-2, 2024 Plan, Tree Removal