



## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Site Plan Review & Conditional Use Review 222 and 236 First Avenue SE

CU-08-18 and SP-32-18

January 18, 2019

### Application Information

Proposal:	Conditional Use Review to construct 7 parking spaces on a vacant property and Site Plan Review for site improvements to the adjacent property associated with the remodel of an existing 18-unit apartment building.
Review Body:	Hearings Board
Applicant/Property Owner:	Glorietta Bay LLC; 100 Ferry Street NW; Albany, OR 97321
Applicant Representative:	Candace Ribera, Scott Lepman Company; 100 Ferry St. NW; Albany, OR 97321
Civil Engineer:	Brian Vandetta, Udell Engineering and Surveying; 63 East Ash Street; Lebanon, OR 97355
Address/Location	222-236 First Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CD, Tax Lots 5000, 5100
Zoning:	Central Business (CB)

On January 17, 2019, the City of Albany Hearings Board granted **Approval with Conditions** of the applications referenced above. The Hearings Board 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. For more information, please contact **Anne Catlin, Project Planner**, or David Martineau, Planning Manager, at 541-917-7550.

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.

Hearings Board Chair

**Appeal Deadline: January 28, 2019**

**Approval Expiration Date (if not appealed): January 17, 2022**

[cd.cityofalbany.net](http://cd.cityofalbany.net)



## Conditions of Approval

### Compatibility

- Condition 1 Prior to issuance of the final certificate of occupancy, a final landscape and irrigation plan shall be submitted for review and approval by the Albany Planning Division and all landscaping and irrigation shall be installed in accordance with an approved final landscape plan. The final landscape plan shall include planting and irrigation details, calculations, and notes as necessary to verify the required landscaping standards of ADC 9.140(2), ADC 9.150, and irrigation standards of ADC 9.160 are satisfied.
- Condition 2 Prior to installation, all landscape materials shall be inspected and approved by the Albany Planning Division to ensure consistency with the approved plans.
- Condition 3 Prior to issuance of the final certificate of occupancy, all proposed and required site improvements (e.g. vehicle and bicycle parking, landscaping, refuse screening, lighting, etc.), shall be constructed and installed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and comply with applicable ADC standards.

### Lighting

- Condition 4 Prior to issuing a building permit for the project, the applicant shall submit a lighting plan or detailed drawings to the Albany Planning Division for review and approval, which illustrates the type, height, illumination, and location of lighting proposed for the development. The lighting must be directed down, contained on site, and shielded, full cut-off design.

### Utilities

- Condition 5 Before the City will issue building permits for parking lot improvements, the applicant must make improvements or financially assure the construction of improvements to the storm drainage system in the abutting alley. Specifically, the applicant shall either:
- a. construct a public storm drain pipe in the alley that will connect to the drainage system in Baker Street and repair the alley in the area of the pipe installation to assure that the alley will drain properly. This option will require that the storm drain piping from the development (building and parking lot) is directly connected to the new public storm drain piping; OR
  - b. The applicant shall make improvements to the eastern portion of the alley to assure that runoff is properly routed to the existing public drainage system. This option would allow development on the site to sheet flow into the alley without making a direct connection to the public storm drain piping. The limits of the improvement must be approved by the City Engineer.
- Condition 6 Before the City will issue building permits for this project, the applicant shall pay any systems development charges required by the development.

### Parking Areas

- Condition 7 Prior to issuance of an occupancy permit, the applicant shall record an easement that allows the creation and use of a parking space over the shared property line between Tax Lots 5000 and 5100, 222 First Avenue SE and 236 First Avenue SE.

Condition 8 Prior to the City issuing a building permit, a final landscape plan shall be submitted for review and approval by the Albany Planning Division that includes planting details, calculations, and notes as necessary to verify the required landscaping standards of ADC 8.460(3) and 8.470 are satisfied.

**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 assure compliance with all applicable regulations.**

**Attachments:** Information for the Applicant, Location Map, 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 assure 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 conditions of approval and approved plans. Planning division staff must approve any changes to the plans.

### 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.

System development charges for sanitary sewer and water may be due at the time of building permit and/or water service installation permit issuance.

### Building

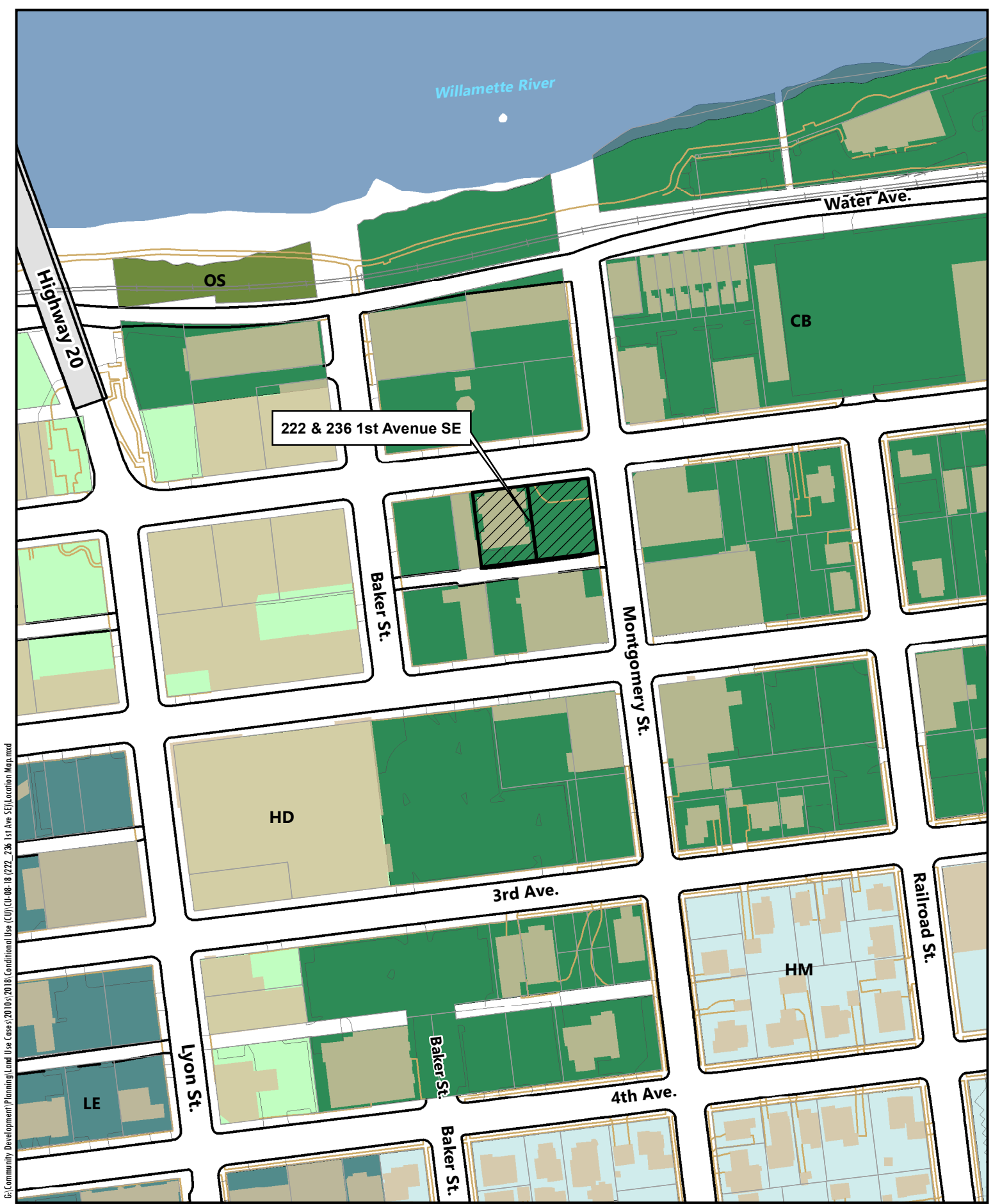
The Building division has reviewed the proposal for conformance to applicable Codes and has the following comments:

1. The proposed remodel and change of use of portions of the structure and new facilities shall comply with the requirements of the Oregon Structural Specialty Code adopted by the state of Oregon at the time of application for building permits.
2. The accessible parking shall comply with Section 1106 of the Oregon Structural Specialty Code (OSSC) and shall not exceed a 2 percent slope in any direction.
3. An accessible route shall be provided from the public way and accessible facilities to the accessible entrances (OSSC Section 1105) as required in Section 1104 of the OSSC.

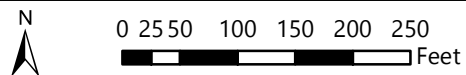
### Fire Department

The fire department has reviewed the site improvements for conformance to the 2014 Oregon Fire Code (OFC) and has the following comments.

**If fire sprinklers are installed in the building**, the location of any Fire Department Connections (FDCs) that will serve any fire sprinkler system(s) protecting your buildings shall be installed at a location approved by the Albany Fire Department and shall be provided with approved STORZ fitting. ***The FDC shall be located near the site entrance as not to obstruct subsequent arriving fire apparatus and within 40 feet of a fire hydrant*** (public fire hydrants whenever possible).



G:\Community Development\Planning\Land Use Cases\2010s\2018\Conditional Use (CU)\CU-08-18 (222 - 236 1st Ave SE)\Location Map.mxd



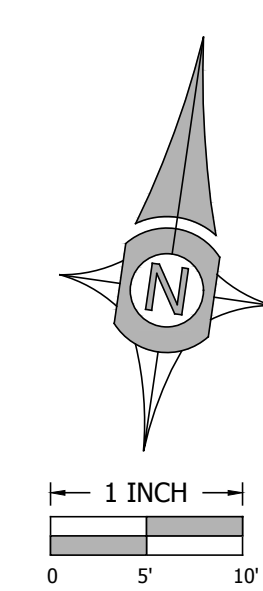
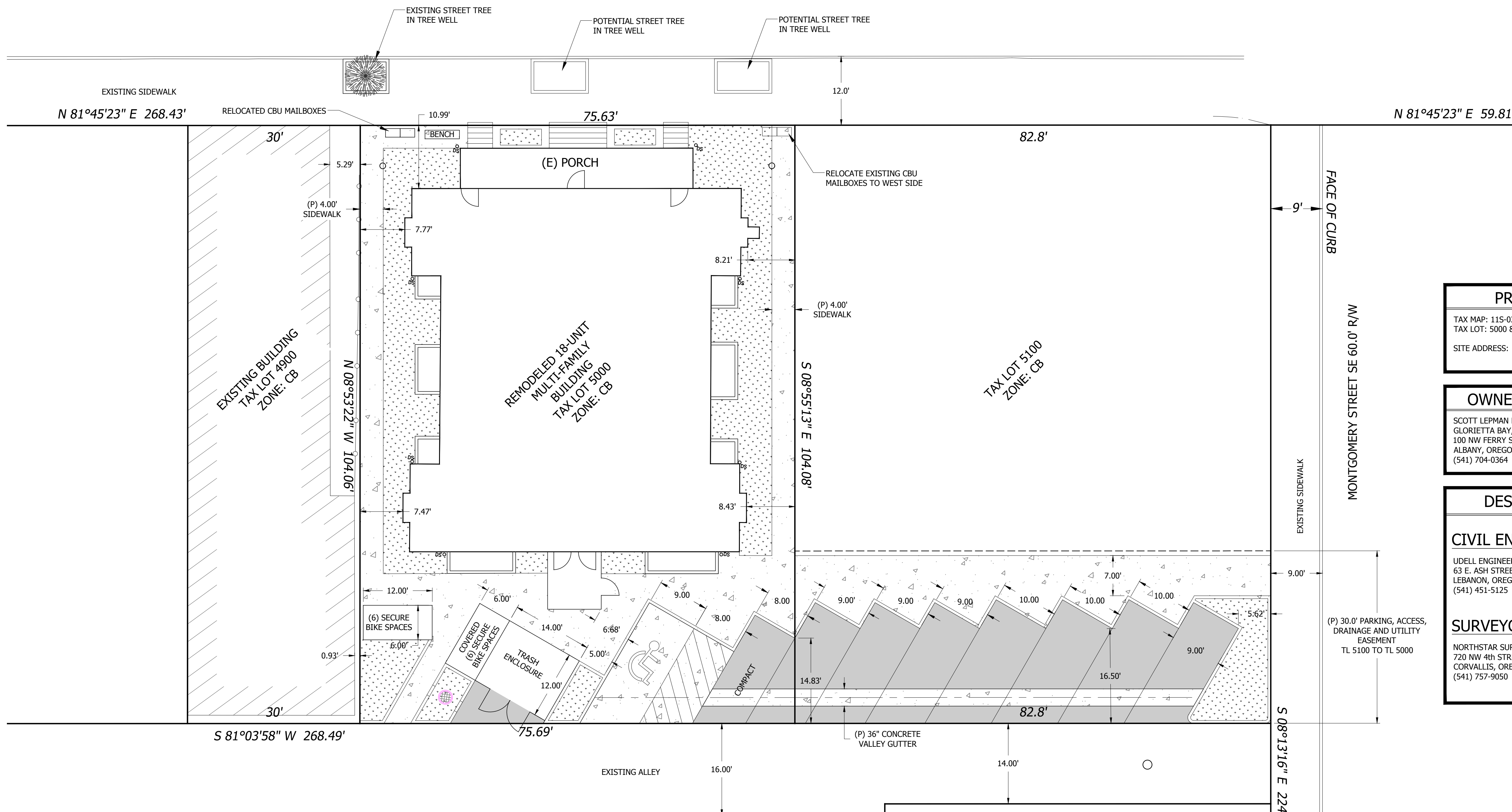
Date: 9/5/2018 Map Source: City of Albany

# 222 & 236 1st Avenue SE

Location / Zoning Map



1st AVENUE SE 66' R/W



**PROPERTY**  
TAX MAP: 11S-03W-06CD  
TAX LOT: 5000 & 5100  
SITE ADDRESS: 222 & 236 1st AVENUE SE  
ALBANY, OR 97321

**OWNER/DEVELOPER**  
SCOTT LEPMAN DBA  
GLORIETTA BAY, LLC  
100 NW FERRY STREET  
ALBANY, OREGON 97321  
(541) 704-0364

**DESIGN TEAM**  
**CIVIL ENGINEER**  
UDELL ENGINEERING AND LAND SURVEYING, LLC  
63 E. ASH STREET  
LEBANON, OREGON 97355  
(541) 451-5125

**SURVEYOR**  
NORTHSTAR SURVEYING, INC.  
720 NW 4th STREET  
CORVALLIS, OREGON 97330  
(541) 757-9050

**CLIENT:**  
GLORIETTA BAY, LLC  
100 NW FERRY STREET  
ALBANY, OREGON 97321  
(541) 709-0364

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

**PROPOSED SITE & DIMENSIONING PLAN**  
**LEPMAN 1st AVENUE ALBANY, OREGON**

DATE: OCTOBER 23, 2018  
PROJECT: 18-130  
DRAWN BY: MLM  
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

**PROJECT AREA SUMMARY**

SUBJECT PROPERTY	TOTAL PARCEL SIZE	SUBJECT TO REVIEW	CURRENT ZONING	PROPOSED ZONING	MAX. LOT COVERAGE ALLOWED	LANDSCAPE ACREAGE	PROPOSED LOT COVERAGE	BUILDING AREA	SIDEWALK AREA	PARKING AREA
TL 5000, 11S-03W-06CD	0.18 ACRES	0.18 ACRES	CB	CB	100%	1324 S.F. 0.03 ACRES	86%	4347 S.F. 0.10 ACRES	1620 S.F. 0.04 ACRES	613 S.F. 0.01 ACRES
PORTION TL 5100, 11S-03W-06CD	0.20 ACRES	0.055 ACRES	CB	CB	100%	221 S.F. 0.005 ACRES	100%	N/A	821 S.F. 0.02 ACRES	1375 S.F. 0.03 ACRES

**LEGEND**

- LANDSCAPED AREAS
- ASPHALT PAVING
- SIDEWALK OR CONCRETE PAVING

**PLAN REVISIONS**

PER CITY REVIEW	DATE
	9-27-2018

Sheet **C100**  
SCALE: SEE BARSCALE