



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 DECISION

DATE OF NOTICE: February 21, 2018

FILES: CU-13-17

TYPE OF APPLICATION: Conditional Use Review regarding a proposed mixed Community Services and Residential use, which would allow Mid-Valley Fellowship to use an existing single-family residence as office space for the purposes of individual counseling; administrative functions of the ministry; and housing for up to three ministry interns. Off-street parking for the proposed use is to be provided on the adjacent property at 528 2nd Avenue SE.

REVIEW BODY: Planning Commission (Type III process)

PROPERTY OWNER: City of Albany; 333 Broadalbin Street SW, Albany, OR 97321

PROPERTY OWNER: Mid-Valley Fellowship; P.O. Box 3141; Albany, OR 97321

APPLICANT: Duan Walker, Executive Director; Mid-Valley Fellowship; P.O. Box 3141; Albany, OR 97321; 541-928-2164; duan@midvalleyfellowship.org

ADDRESS/LOCATION: 522 & 528 2ND AVE SE, ALBANY, OR 97321

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-06DC; Tax Lot 1800 & 1900

ZONING: Mixed Use Residential (MUR) District

OVERLAY: Hackleman Historic District

On February 19, 2018, the City of Albany Planning Commission granted **APPROVAL WITH CONDITIONS** for the application referenced above. The Planning Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code and consideration of public testimony. 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 Project Planner Laura LaRoque at laura.laroque@cityofalbany.net or 541-917-7640 or Planning Manager Bob Richardson, at 541-917-7555.

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.

Signature on file

Planning Commission Chair

Appeal Deadline: **March 3, 2018**
Approval Expiration Date (If not appealed): **February 21, 2021**

Attachments: Attachment A - Location Map; Attachment B - Revised Site Plan (dated February 15, 2018)

CONDITIONS OF APPROVAL

- Condition 1 **Consistency with Plans.** The proposed development shall occur consistent with the plans and written proposal submitted by the applicant, except as modified by approved revisions and conditions of approval, and shall comply with all applicable state, federal, and local laws.
- Condition 2 **Bicycle Parking.** Prior to issuance of a certificate of occupancy, at least two bicycle parking spaces shall be installed, with at least one covered, in conformance with the requirements at ADC 9.120(13)(e-h).
- Condition 3 **Vehicle Parking.** Prior to issuance of a certificate of occupancy, at least four paved off-street vehicle parking spaces shall be provided on-site:
- a. Four paved off-street parking spaces shall be improved with wheel bumpers and permanent striping in accordance with the standards of ADC 9.120(6) and ADC 9.120(8).
 - b. All required accessible parking spaces in association with the use as proposed and approved shall be in conformance with ADC 9.120(12).
- Condition 4 **Restrictive Covenant Agreement -** Prior to issuance of an occupancy permit, the applicant shall enter into a restrictive covenant agreement with the City of Albany for the purpose of guaranteeing vehicle access and off-street parking for the use as proposed and approved. This agreement shall be recorded with Linn County.
- Condition 5 **Exterior Lighting.** All exterior lighting fixtures, including pole mounted lights, shall be of a shielded, full cut-off design.
- Condition 6 **Final Landscape & Irrigation Plan.** Prior to the issuance of a final occupancy permit, the applicant shall submit for review and approval by the Community Development Department final landscape and irrigation plans to show the standards of ADC 9.160 and 9.240 are met.
- a. The landscaping plans shall include a minimum five-foot buffer area along the east property line abutting the gravel overflow parking area, as shown on the revised site plan (Attachment B):
 1. At least one row of trees. These trees will be not less than 10-feet high at the time of plating for deciduous trees and spaced not more than 30 feet apart; and five-feet high at the time of plating for evergreen trees and spaced not more than 15 feet apart.
 2. At least five five-gallon or 10 one-gallon shrubs for each 1,000 square feet of required buffer area.
 3. The remaining area treated with attractive ground cover (e.g. lawn, bark, rock, ivy, evergreen shrubs).
 - b. The landscaping and site plans shall provide details showing that the vision clearance area and the plantings contained therein meet the standard of ADC 12.180.
 - c. Prior to issuance of a final occupancy permit, all required landscaping and irrigation shall be installed unless a completion guarantee is provided in accordance with ADC 9.190.
- Condition 7 **Historic Review Approval.** Conditional Use approval does not constitute a Historic Review approval. A Historic Review permit may be required for future development or exterior alterations on the site, including installation of signs.

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.

INFORMATION FOR THE APPLICANT

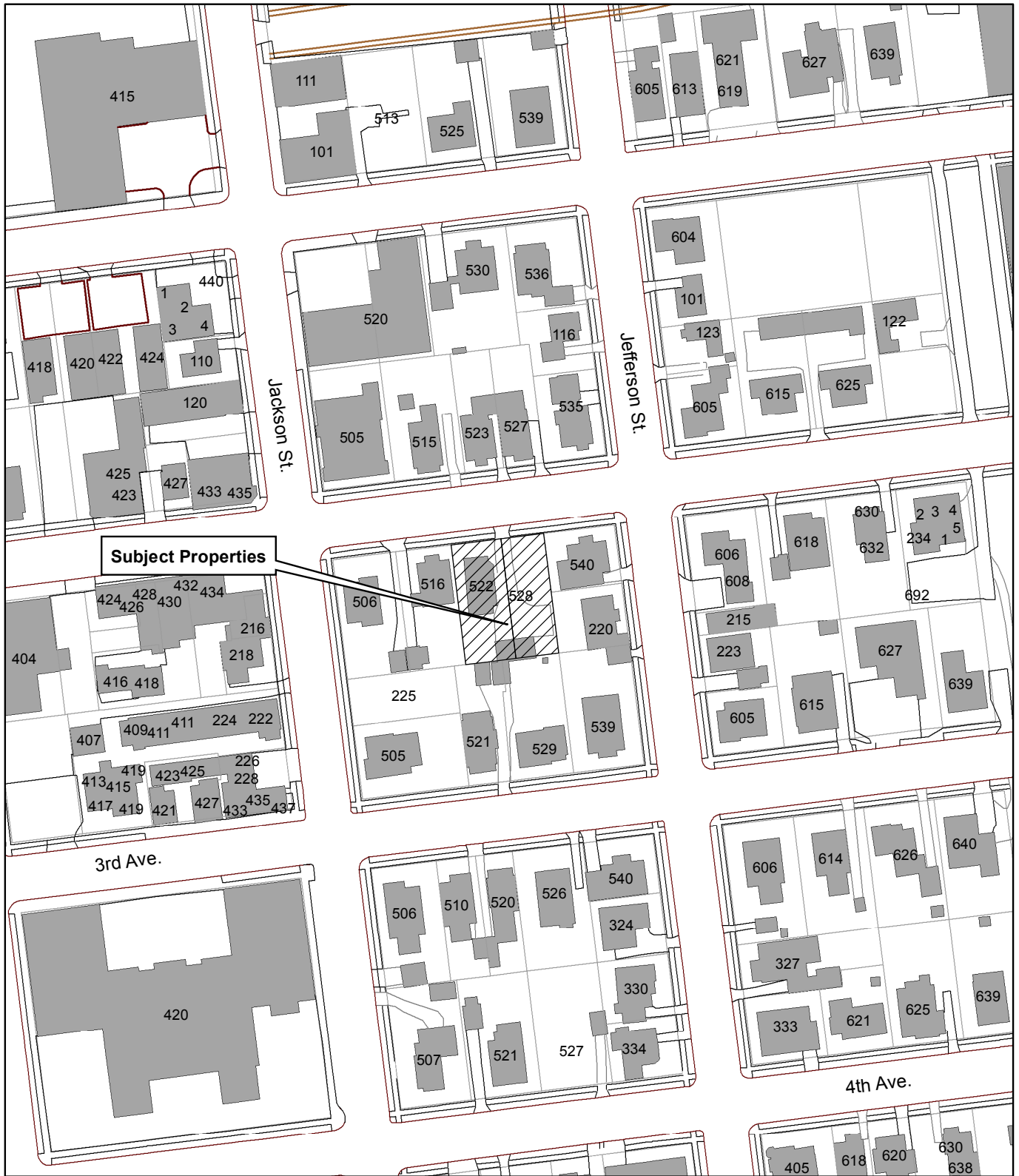
Please read through the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must also comply with state, federal, and local law.

PLANNING


Land use approval does not constitute Building or Public Works permit approvals.

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.


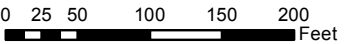


**Location Map: 522 & 528 2ND AVENUE SE, ALBANY, OR 97321;
Linn County Assessor's Map No. 11S-03W-06DC; Tax Lot 1800 & 1900**



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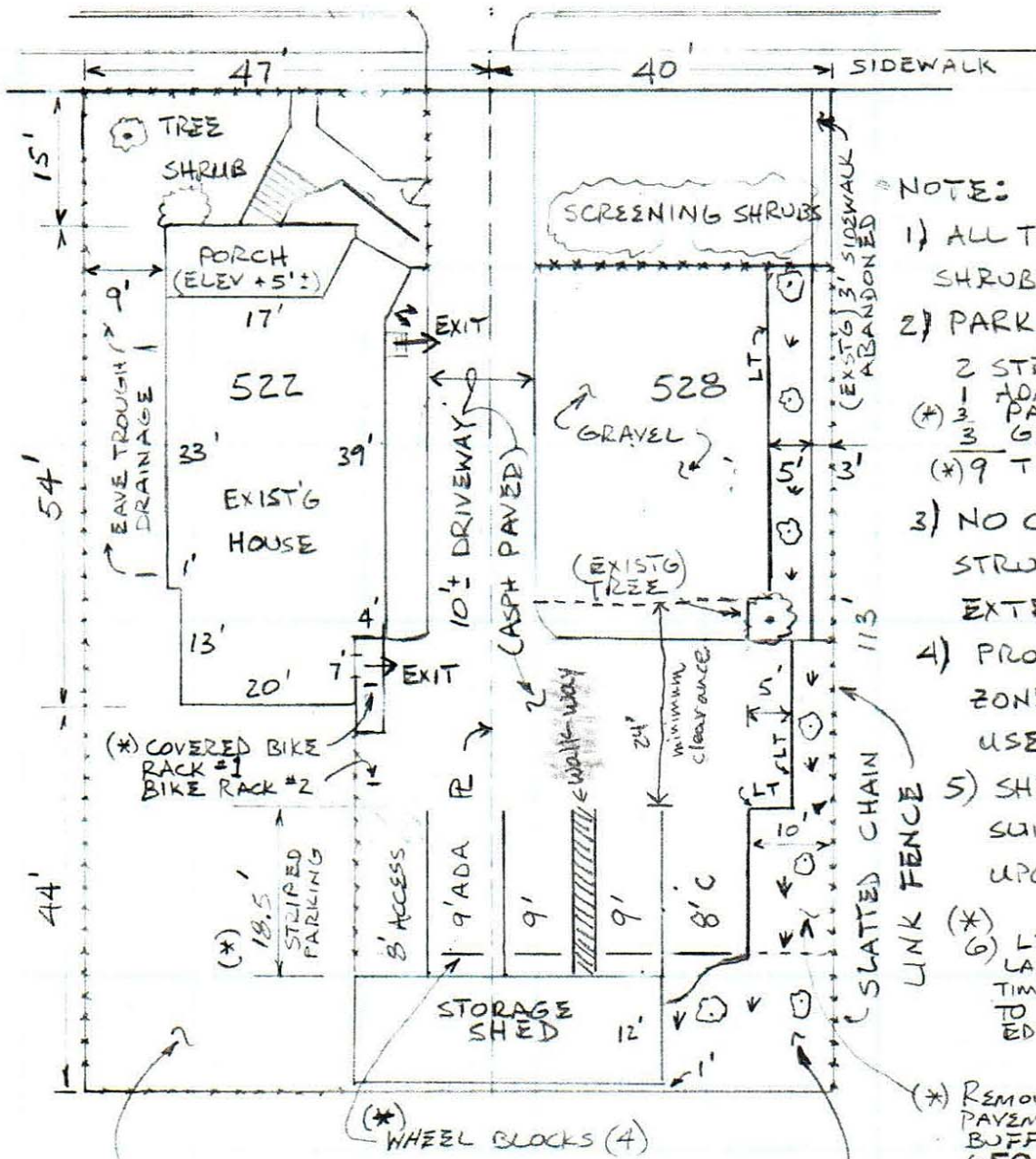
January 12, 2018

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

2nd AVE
ONE WAY

NORTH



- NOTE:
- 1) ALL TREES & SHRUBS TO REMAIN
 - 2) PARKING:
 - 2 STREET
 - 1 ADA PAVED
 - (*) 3 PAVED
 - 3 GRAVEL
 - (*) 9 TOTAL
 - 3) NO CHANGES TO STRUCTURES EXTERIOR
 - 4) PROPERTIES ZONED MIXED USE RESIDENTIAL
 - 5) SHED NOT SUITABLE FOR UPGRADES
- (*) (6) LT = 4x6 LANDSCAPE TIMBERS, ANCHORED TO CURB PARKING EDGES
- (*) REMOVE 250 SF ± PAVEMENT FOR BUFFER 650 SF +/- TOTAL PLANTED BUFFER

TAX LOT 1800 113' x 47' = 5311 SF

TAX LOT 1900 113' x 40' = 4520 SF

(*) NOTE:
TWO DOUBLE BULB MOTION DETECTION LIGHT FIXTURES EXIST AT EXITS TO LIGHT DRIVEWAY/PARKING - SHIELDED & ADJUSTABLE

(*) REFUSE CONTAINERS TO BE SCREENED INSIDE THE STORAGE SHED

w/ 1- SARBORVITAE @ 15' C-C
10-IGAL NATIVE GRASSES & BARK DUST

SITE PLAN
1" = 20'