



# 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](http://www.cityofalbany.net)

## NOTICE OF PUBLIC HEARING

<b><u>HEARING BODY</u></b>	Planning Commission
<b><u>HEARING DATE</u></b>	Monday, February 19, 2018
<b><u>HEARING TIME</u></b>	5:15 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall Council Chambers, 333 Broadalbin Street SW

### **GENERAL INFORMATION**

DATE OF NOTICE:	January 26, 2018
FILES:	CU-13-17
TYPE OF APPLICATION:	Conditional Use Review (Type III application) to allow Mid-Valley Fellowship to convert an existing building at 522 Second Avenue SE into office space for the purposes of individual counseling and administrative functions of the ministry and housing for two to three ministry interns. Off-street parking for the proposed use is to be provided on the adjacent property at 528 Second Avenue SE.
REVIEW BODY:	Planning Commission (Type III process)
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; <a href="mailto:duan@midvalleyfellowship.org">duan@midvalleyfellowship.org</a>
ADDRESS/LOCATION:	522 & 528 Second Avenue SE, Albany, OR 97321
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-06DC; TAX LOT(S) 1800 & 1900
ZONING:	MUR (Mixed Use Residential) District
OVERLAY:	Hackleman Historic District

The Planning Division has received the applications referenced above and has scheduled a public hearing before the Planning Commission. We are mailing notice of this public hearing to owners of property located within 300 feet of the subject site. We invite your comments, either in writing before the day of the public hearing, or in person at the hearing. Your comments will be considered when the Planning Commission makes a decision on the application.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall by 5:00 p.m. on Monday, February 12, 2018, and on the City's web site at: <http://www.cityofalbany.net/departments/community-development/planning/all-projects>. Copies will be provided upon request at a reasonable cost. For more information, please contact **Laura LaRoque**, Project Planner, at [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net), 541-917-7640, or Bob Richardson, Planning Manager, at 541-917-7555. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record

requested by an applicant shall result in a corresponding extension of the 120-day time limitations of ORS 227.178.

### **YOUR COMMENTS**

All testimony and evidence must be directed toward the approval standards for the application listed in this notice. Failure to raise an issue by letter, or in person, before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Planning Commission an adequate opportunity to respond to each raised issue, precludes an appeal based on that issue.

### **PUBLIC HEARING PROCEDURE**

The public hearing will begin with a declaration of any ex parte contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision makers. This will be followed by the staff report from the Planning staff. Then the applicant will testify, followed by testimony by other people in support of the application. After the people who are in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for resumption of the hearing, and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

### **REVIEW CRITERIA FOR THIS REQUEST:**

#### **Albany Development Code (ADC)**

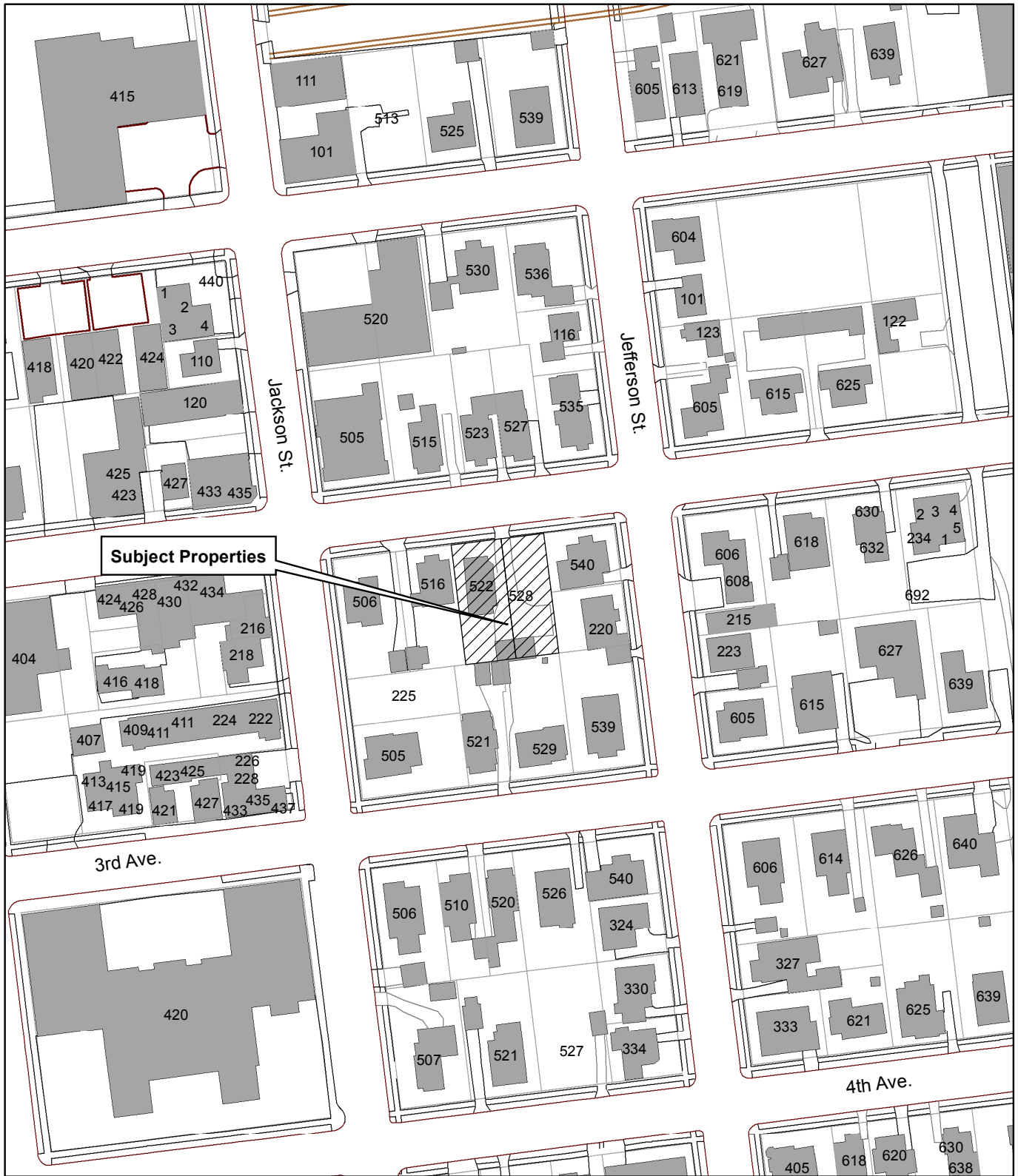
#### **CONDITIONAL USE (ADC 2.250)**

- (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 can service 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 or (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 ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 5, 7, 8, 9 & 12

***COMMENTS: Your comments on this project must relate to the above approval standards and be supported by findings of fact. Attach additional sheets if necessary; please sign and date. Thank You.***


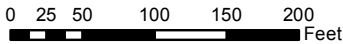
Attachments: Location Map and Site Plan



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



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 verify the

January 12, 2018

Planning Division

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

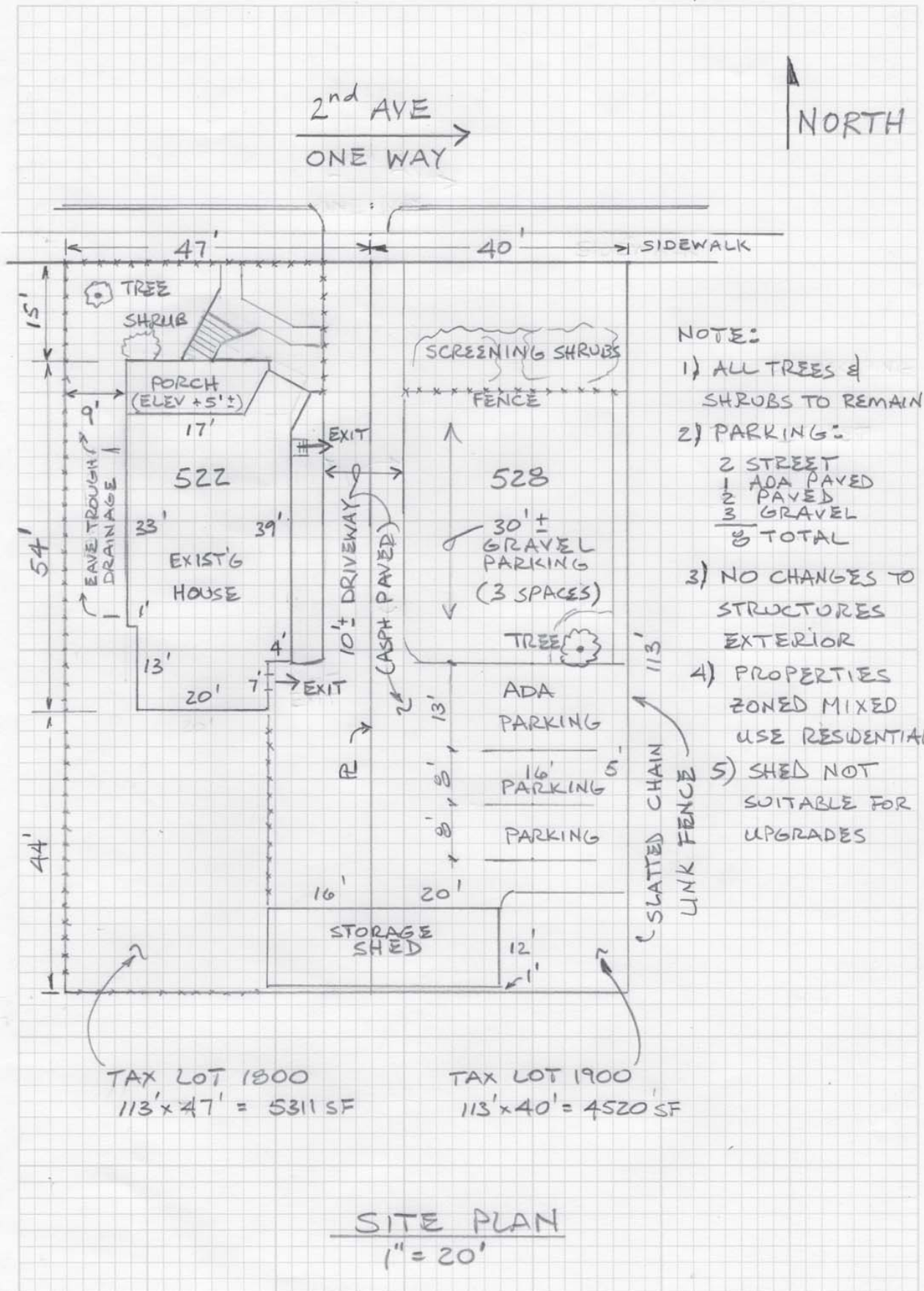
SUBJECT

MVF SITE PLAN

BY LJEICK

SHEET NO. 1 of 1 DATE 12/22/17

PROJECT NO. N/A



- NOTES:
- 1) ALL TREES & SHRUBS TO REMAIN
  - 2) PARKING:
    - 2 STREET
    - 1 ADA PAVED
    - 2 PAVED
    - 3 GRAVEL
    - 8 TOTAL
  - 3) NO CHANGES TO STRUCTURES EXTERIOR
  - 4) PROPERTIES ZONED MIXED USE RESIDENTIAL
  - 5) SHED NOT SUITABLE FOR UPGRADES

SITE PLAN  
1" = 20'