



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
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NOTICE OF PUBLIC HEARING

ORIGINAL MEETING WAS CANCELLED AND RESCHEDULED TO THE FOLLOWING

<u>HEARING BODY</u>	Planning Commission	CITY COUNCIL
<u>HEARING DATE</u>	Monday, November 7, 2016	Wednesday, December 7, 2016
<u>HEARING TIME</u>	5:15 p.m.	7:15 p.m.
<u>HEARING LOCATION</u>	Albany City Hall Council Chambers, 333 Broadalbin Street SW	

GENERAL INFORMATION

DATE OF NOTICE: October 18, 2016

FILE: DC-02-16

TYPE OF APPLICATION: Text Amendments to the Albany Development Code, to allow Recreational Vehicle Parks to be considered through a Conditional Use Review in the Residential Medium Density (RM) zone, in the area located east Century Drive, north of Knox Butte Road, west of Clover Ridge Road and south of Dunlap Avenue. The specific code amendment is included on the following page.

REVIEW BODY: Planning Commission and City Council (Type IV, Quasi-Judicial Decision)

APPLICANT: City of Albany, Community Development Department

The proposal referenced above is scheduled for a public hearing before the Planning Commission and City Council. We are mailing notice of this public hearing to owners of property located within 300 feet around the area defined by east Century Drive, north of Knox Butte Road, west of Clover Ridge Road and south of Dunlap Avenue. We invite your comments, either in writing before the day of the public hearing, or in person at the hearing. Your comments will be taken into account when the Planning Commission and City Council makes a decision on the proposal.

A copy of the proposal, all proposed text amendments to the Albany Development Code, 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, October 10, 2016 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 **Melissa Anderson**, Project Planner, at melissa.anderson@cityofalbany.net, 541-704-2319, 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.

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.

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 and City Council 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 staff or any person who has testified 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.

APPROVAL STANDARDS FOR THIS REQUEST

Albany Development Code (ADC)

DEVELOPMENT CODE AMENDMENTS (ADC 2.290)

- (1) The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing language.
- (2) The proposed amendments are consistent with Development Code policies on purpose and with the purpose statement for the base zone, special purpose district, or development regulation where the amendment is proposed.

Proposed Amendment to the Albany Development Code

Proposed code amendments are written in red with additions underlined and deletions in ~~strike-out~~

ARTICLE 3

RESIDENTIAL ZONING DISTRICTS

SCHEDULE OF PERMITTED USES

Uses Allowed in Residential Zoning Districts								
Use Categories (See Article 22 for use descriptions.)	Spec. Cond.	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA
RESIDENTIAL: Miscellaneous								
Recreational Vehicle Parks (See Article 10)	5, 10	N	N	N	N	N	CU	CU

Y = Yes, allowed, no Site Plan review required
 CD = Cluster Development, see Art. 11
 CU = Conditional Use approval required, Type III procedure
 CUII = Conditional Use approval required, Type II procedure
 N = No, not allowed
 PD = Planned Unit Development, see Art. 11
 S = Site Plan Review required

SPECIAL CONDITIONS

3.080 General. Where numbers appear in the column labeled “special conditions” or in a cell in the Schedule of Permitted Uses, the corresponding numbered conditions below shall apply to the particular use category as additional clarification or restriction:

- (5) In the RM District, the following criteria must be met in addition to the Conditional Use criteria for permitting RV overnight parks:
 - (a) The entire site must be located within 750 feet of the Interstate 5 right-of-way, and the RV park access is limited to an Interstate 5 frontage road or city streets servicing primarily industrial or commercial development; or
 - ~~(b) The RV park access is limited to the Interstate 5 frontage road or streets servicing primarily industrial or commercial development.~~
 - (b) The entire site is located within the area east of Century Drive, north of Knox Butte Road, west of Clover Ridge Road and south of Dunlap Avenue.