



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Phone: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF PUBLIC HEARING

<u>HEARING BODY</u>	Landmarks Advisory Commission
<u>HEARING DATE</u>	Wednesday, May 2, 2018
<u>HEARING TIME</u>	6:00 p.m.
<u>HEARING LOCATION</u>	Albany City Hall, Council Chambers, 333 Broadalbin Street SW

GENERAL INFORMATION

DATE OF NOTICE:	April 10, 2018
FILE:	HI-02-18
TYPE OF APPLICATION:	Historic Review of New Construction for a single-family home and detached garage on a vacant lot within the Hackleman Historic District.
REVIEW BODY:	Landmarks Advisory Commission
APPLICANT/OWNER:	Bob Mitchell; 1120 Linnwood Drive NE; Albany, OR 97322; 541-979-6611; bgmhomes@peak.org
APPLICANT REP.:	Jennifer Goodman; Bob Mitchell Homes; 1120 Linnwood Drive NE; Albany, OR 97322; 541-979-6611; bgmhomes@peak.org
ADDRESS/LOCATION:	705 5th Avenue SE, Albany, OR 97321
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-07AB; Tax Lot 9000
ZONING:	Hackleman Monteith (HM) District with Historic /HD Overlay

The Planning Division has received the Historic Review of New Construction application referenced above and has scheduled a public hearing before the Landmarks Advisory Commission. We are mailing notice of this public hearing to property owners within 300 feet of the subject site. We invite your comments either in writing prior to the day of the public hearing or in person at the hearing. Your comments will be considered when the Landmarks Advisory Commission makes a decision on this 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 Wednesday, April 25, 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, 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 Oregon Revised Statute (ORS) 227.178.

YOUR COMMENTS

All testimony and evidence must be directed toward the approval standards for this 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 Landmarks Advisory Commission an adequate opportunity to respond to each issue raised, 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 (or appellant if the case is an appeal) will testify, followed by testimony from other people in support of the application. After those 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 the 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.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

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.

APPROVAL STANDARDS FOR THIS APPLICATION

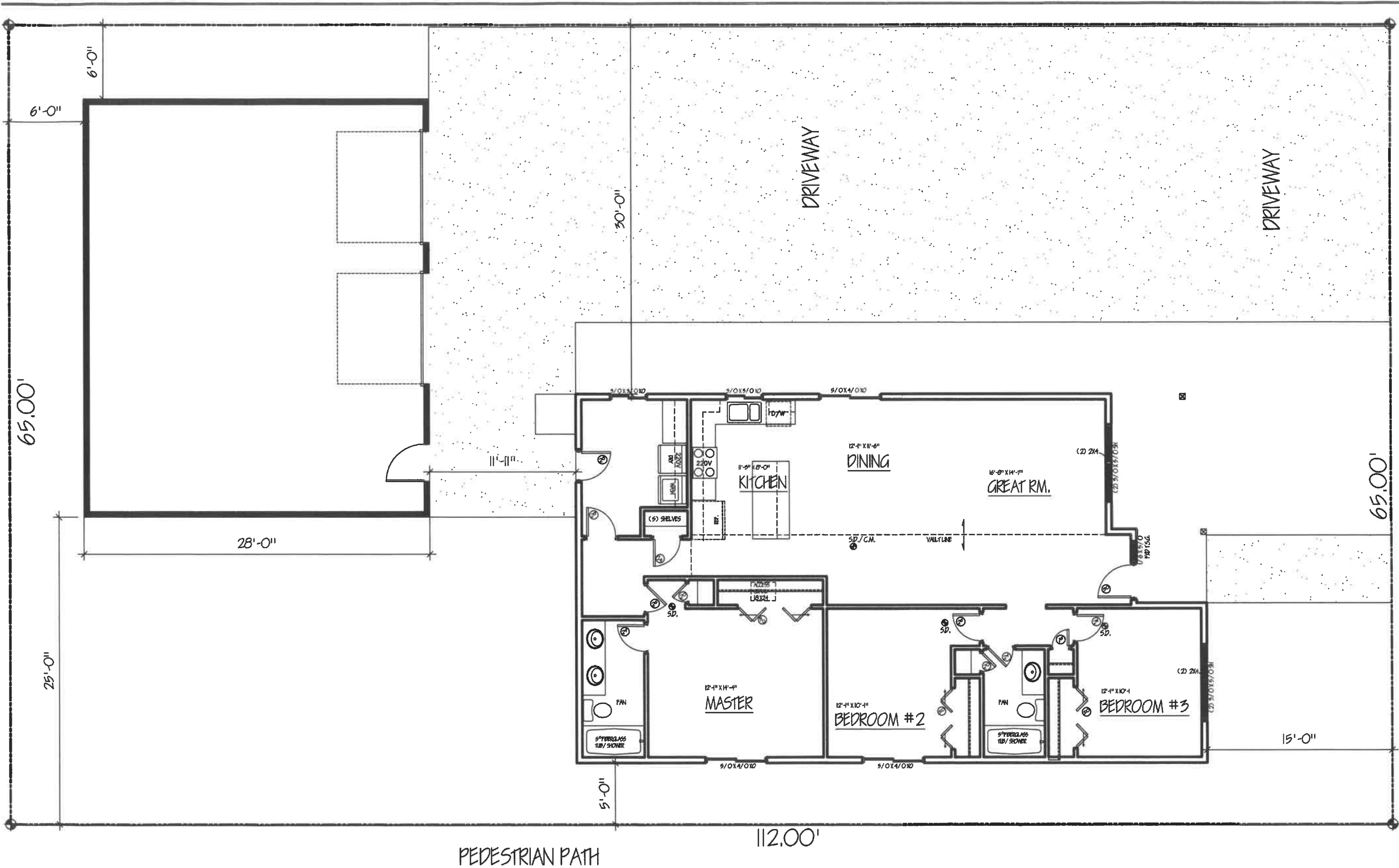
NEW CONSTRUCTION (ADC 7.270)

The Landmarks Advisory Commission must find that the request meets the following applicable criteria:

- (1) Within the Monteith and Hackleman Districts:
 - (a) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
 - (b) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
 - (c) Building materials are reflective of and complementary to existing buildings within the district.

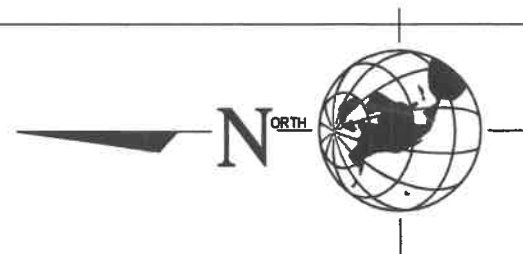
In addition, any alterations to buildings participating in Oregon's Special Assessment of Historic Property Program will also require review and approval by the State Historic Preservation Office.

Attachment: Location Map, Site Plan



705 5TH S.E.

- (SPECIES & DIA AS NOTED)
TREE (DIA AS NOTED)
- FIRE HYDRANT
- SEWER STUBOUT
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- GAS STUBOUT
- WATER STUBOUT
- WATER VALVE
- PROPERTY CORNER
- MONUMENT FOUND AS NOTED
- CONTOUR (ASSUMED ELEV)
- EASEMENT / SETBACK LINE
- CONCRETE CURB
- UTILITY LINE (AS NOTED)
- PROPERTY BOUNDARY



DATE: 1-23-2018
SCALE: 1/8" = 1'-0"
FILE #
PROJECT:

SITE PLAN