



Community Development

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

NOTICE OF PUBLIC HEARING

HEARING BODY

PLANNING COMMISSION

HEARING DATE

Monday, July 1, 2019

HEARING TIME

5:15 p.m.

HEARING LOCATION

Council Chambers, Albany City Hall, 333 Broadalbin Street SW

DATE OF NOTICE:	June 11, 2019
FILES:	SP-01-19, WG-01-19 and FP-01-19
TYPE OF APPLICATION:	Site Plan Review, Willamette River Greenway Use and Floodplain Development Review for construction of a 105-unit apartment complex with associated site improvements (parking, landscaping, common open space areas).
REVIEW BODY:	Planning Commission (Type II)
PROPERTY OWNER/APPLICANT:	Willamette River View Holdings, LLC; 3545 Deerfield Drive South, Salem, OR 97302
APPLICANT'S REPRESENTATIVE:	Zach Pelz, AKS Engineering & Forestry, LLC; 4300 Cherry Avenue NE, Keizer, OR 97303
ADDRESS/LOCATION:	595 Geary Street NE; 1905, 1925 & 1935 Linn Avenue & 533 Alco Street
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-05BD & 11S-03W-05CA; Tax Lots 200, 300, 1001, 1100, 6800, 6801, 6802 and 6805
ZONING:	RM (Residential Medium Density)

The City of Albany has received the application referenced above. In accordance with Albany Development Code (ADC) 1.350(4), the Community Development has received a request for a public hearing on this proposal. We are mailing notice of this public hearing to property owners within 1,000 feet of the subject property. We invite your comments, either in writing prior to the day of the public hearing or in person at the hearing. Comments will be taken into account when the Planning Commission makes their decision on these applications.

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 for the Planning Commission hearing will be available at the Planning Division located in City Hall and the City's website at the following link: <http://www.cityofalbany.net/departments/community-development/planning/all-projects> by 5:00 p.m. on Monday, June 10, 2019. Copies will also be provided upon request at a reasonable cost. For more information, please contact **Melissa Anderson, Project Planner**, at 541-704-2319, (melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division, 333 Broadalbin Street SW, 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 is 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 in writing, or in person during the public hearing, 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 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 Planning staff. Then the applicant will testify, followed by testimony from 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 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.

Approval Standards for This Request

Site Plan Review Criteria, Albany Development Code (ADC) 2.450:

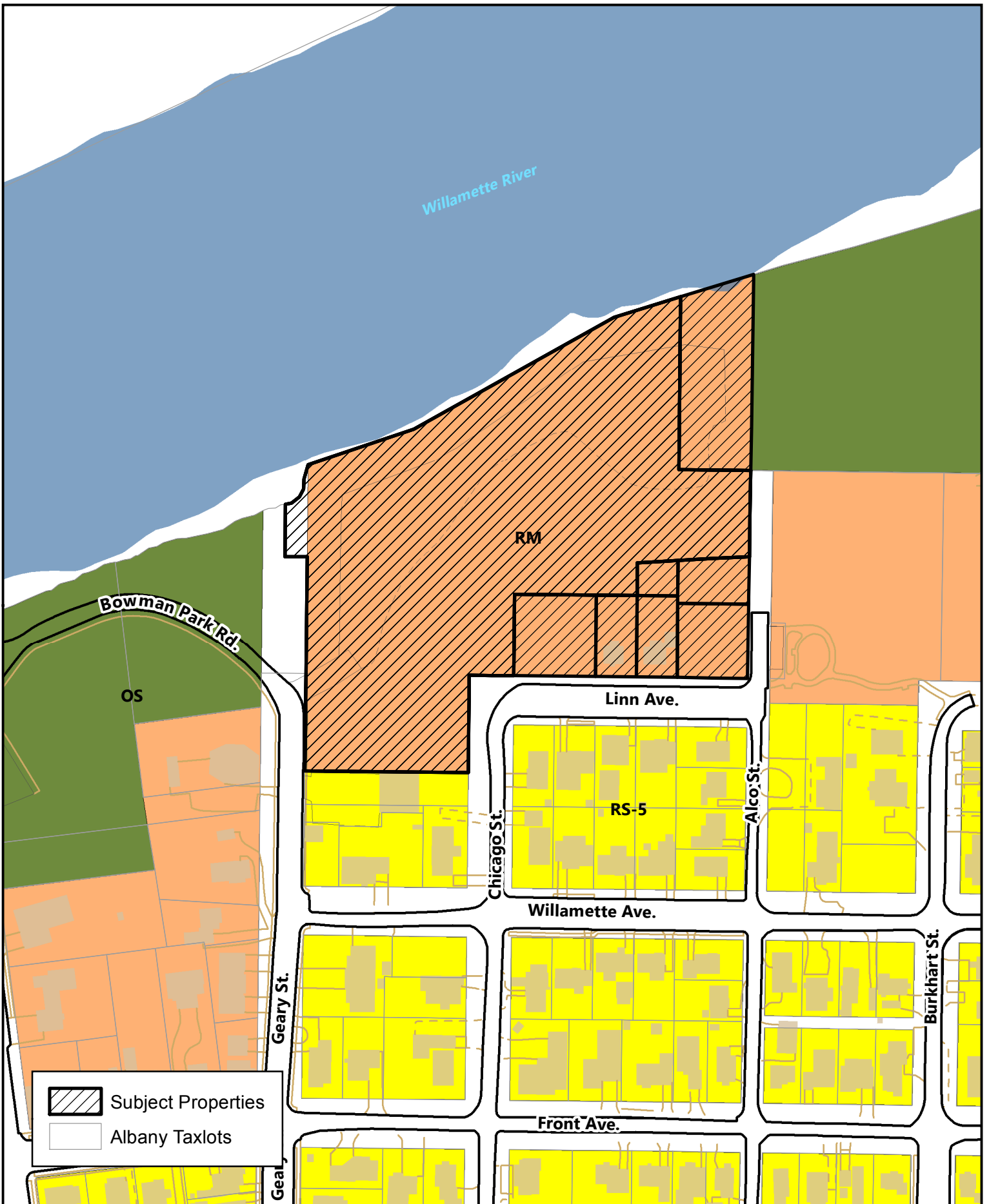
- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
- (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.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Willamette River Greenway Review Criteria, ADC 6.540

Floodway Restrictions, ADC 6.100; Site Improvement, Land Division and Manufactured Home Park Standards in the Floodplain, ADC 6.110; Grading, Fill, Excavation, and Paving in the Floodplain, ADC 6.111 Design Standards, Multiple-Family Development, ADC 8.200-8.305

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 8, 9, 11 & 12.

Attachments: Location Map, Site Plan



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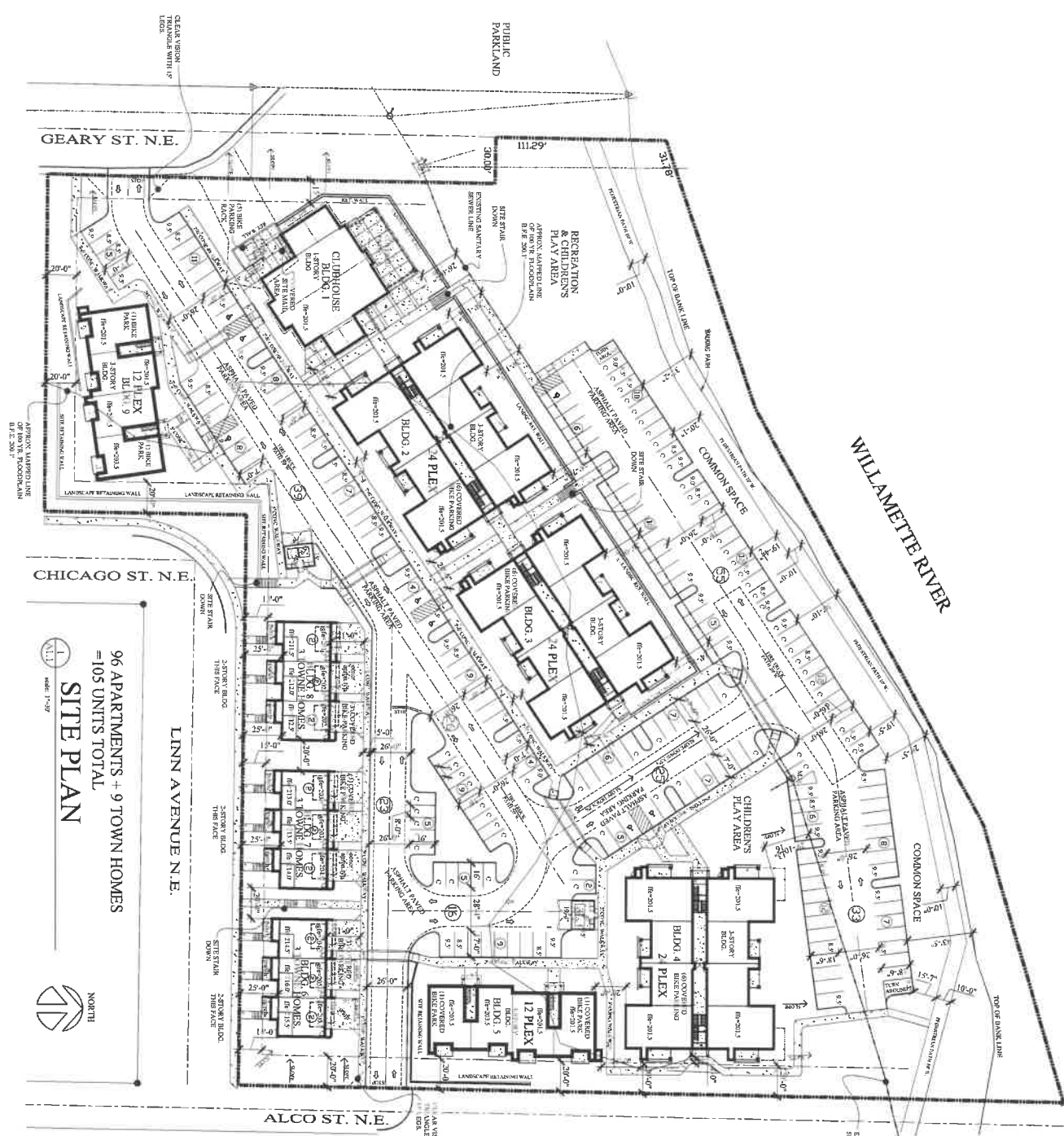


0 25 50
Feet

Date: 1/11/2019 Map Source: City of Albany

595 Geary Street NE

Location / Zoning Map



96 APARTMENTS + 9 TOWN HOMES
 = 105 SITES TOTAL
SITE PLAN
 MADE 1-1-20



SITE PLAN DATA.

GENERAL NOTES:

1. THIS SITE PLAN IS FOR THE PROPOSED DEVELOPMENT OF THE PROJECT AS SHOWN ON THE ATTACHED SITE PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
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SITE PLAN

DATE: 1/28/2019
 SCALE: 1"=20'
 DRAWN: E.A.B.
 JOB NO: 1804

THE BANKS
 RIVERSIDE MULTI-FAMILY LIVING
 595 GEARY ST. N.E.
 ALBANY, OR

DEVELOPER:
 WILLAMETTE RIVER VIEW HOLDINGS LLC
 354 DEERFIELD DR. S.
 SALEM, OR 97302
 (503) 400-2363

SCOTT R. BECK ARCHITECT

361 N.E. Third Avenue
 Canby, Oregon 97013
 (503) 266-9270

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

A1.1