



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: September 2, 2016

FILE: SP-11-16

TYPE OF APPLICATION: Site Plan Review (Type I-L application) for new construction of a 576 square-foot metal carport with a 12-foot eave height.

REVIEW BODY: Staff

PROPERTY OWNER/
APPLICANT: Brandon Hayes; 3385 Echo Springs Place SE, Albany, OR 97322

ADDRESS/LOCATION: 3385 Echo Springs Place SE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17DA; Tax Lot 717

ZONING: RS-6.5 (Residential Single Family) District

On September 2, 2016, the City of Albany Community Development Director granted **APPROVAL** of the application referenced above with the Condition of Approval included with this Notice of Decision.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact **Mike Leopard**, at 541-917-7641, or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA), if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: September 23, 2016

Approval Expiration Date (If not appealed): September 2, 2019

CONDITIONS OF APPROVAL

1. Consistency with Plans, Other Required Permits - Development shall occur consistent with the plans and narrative submitted by the applicant, and shall comply with all applicable state, federal and local laws, including the Albany Development Code and Municipal Code. Prior to development, the applicant shall obtain all required Building and development permits.

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.

GENERAL

You must comply with state, federal, and local law. 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 ensure compliance with all applicable regulations.

PLANNING

1. The use must substantially conform to the site plan that was submitted for review. Planning staff must approve any changes to the plans. If compliance with Building Code or other applicable requirements would alter the design of the proposed development as represented for this land use approval in a manner that would not comply with all applicable standards and conditions, a subsequent land use application will be necessary to consider the altered development proposal and any variations to standards or conditions of approval.
2. Land use approval does not constitute Building or Public Works permit approvals.

BUILDING DIVISION

Building Division will require building permits for this project.

The property owner and developer or applicant are required to sign a release and indemnify waiver on a form provided by the City, if they request to obtain any building permits associated with a land use approval during the appeal period of that land use approval.

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.