



## 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)

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### NOTICE OF FILING

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DATE OF NOTICE: March 9, 2018

FILES: SP-02-18

TYPE OF APPLICATION: Site Plan Review for new construction of a 3,200-square-foot metal residential accessory structure with an 18-foot wall height.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER: Shelbey Coulter; 3480 Earl Avenue NE, Albany, OR 97322

ADDRESS: 3480 Earl Avenue NE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 10S-03W-33DC; Tax Lot 7300

ZONING: Open Space (OS), Residential Medium Density (RM)

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed development. We invite your written comments on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is **5:00 p.m. on March 23, 2018**.

A location map and a site plan of the proposed development are attached to this notice. All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit the Planning Division office in City Hall, 333 Broadalbin Street, or call **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

According to the Albany Development Code (ADC), the proposed use is allowed on this property subject to approval of a Site Plan Review permit. The proposed application will be evaluated for consistency with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the ADC. These standards address features such as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria (ADC 2.450).

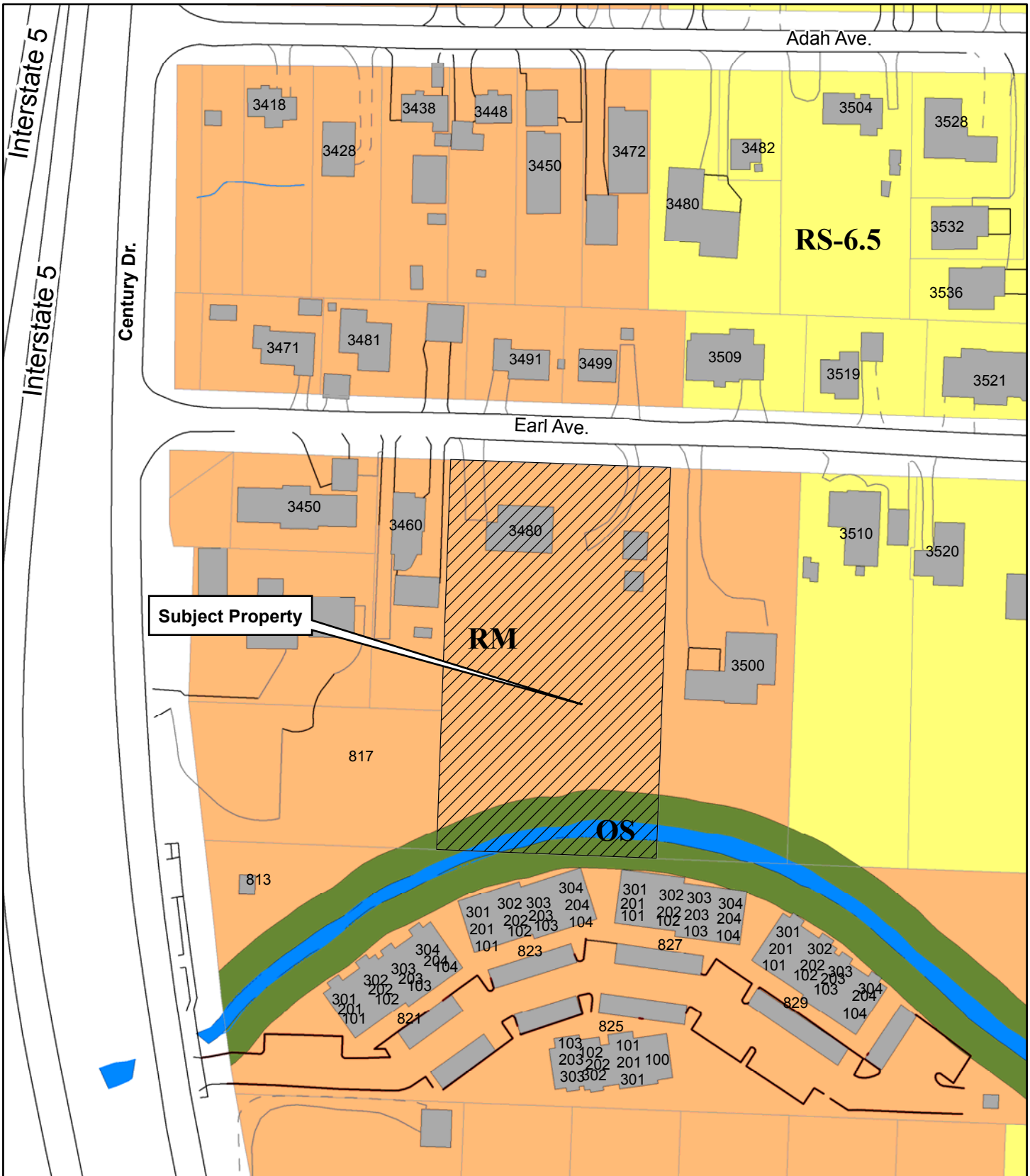
APPROVAL CRITERIA AND STANDARDS FOR THIS REQUEST:

SITE PLAN REVIEW (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.

ADDITIONAL REVIEW STANDARDS FOR THIS SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 9, and 12

Attachments: Location Map, Site Plan



**Location Map: 3480 Earl Avenue NE, Albany, OR 97322**

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

0 25 50 100 150 200 Feet

February 2, 2018

Planning Division

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

